

# Kenwyn Parish Council

1 Nancevallon  
Higher Brea  
Camborne  
TR14 9DE

Mrs K J Harding  
Clerk to the Council  
Tel: 01209 610250/0800 234 6077  
e mail [kenwynpc@btconnect.com](mailto:kenwynpc@btconnect.com)  
[www.kenwynparishcouncil.gov.uk](http://www.kenwynparishcouncil.gov.uk)

---

## **MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 14<sup>TH</sup> JUNE 2017 AT SHORTLANESEND VILLAGE HALL AT 7PM.**

**038/2017 PRESENT: CLLRS. R TINNEY, B HILTON, J DUNN, W ROBINSON, J KEVERNE, J SHENTON**

**Also present:** Mrs Karen Harding – Clerk to the Council, Cllr. J Burlinson, Cllr. I Holroyd Miss C Harding, Mr R Flexman, Cornwall Cllr. Dulcie Tudor, Mark O'Brien - Community Link Officer – Truro & the Roseland Community Network Area, Localism Team, Community Resilience Service Neighbourhood Directorate

**039/2017 APOLOGIES: CLLRS. K POLKINGHORNE, K HART, S Horne, F J Dyer**

### **040/2017 DECLARATIONS OF INTEREST**

Cllr. Tinney – declared a personal interest in D2390 Mr John Perry, Great Roseveth Shortlanesend Truro Cornwall TR4 9ES Proposed single storey kitchen and bedroom extension to existing dwelling PA17/05168 as he knew the applicant.

### **041/2017 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY**

No public participation.

### **042/2017. TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:**

D2826 Mr Osborne, Unit 10A Threemilestone Industrial Estate Threemilestone TR4 9LD - Proposed change of use from B1 & B8 to B2 - Car Body Repairs PA17/03382

The Chairman advised this application had already been approved by the planning officer without coming back to the parish council. Contained in the Officer Report it is stated that -

### Amenity

The proposed use of the unit as a Car Body Repair workshop would not result in any unreasonable amenity issues which would warrant refusing the application. It has been pointed out by the applicant that all substances used by the business are water based which would not result in any serious odour concerns. In terms of noise, the site is located within an industrial estate where there is expected to be some associated noise relating to certain businesses and is a suitable distance from any residential properties. The repair of car body parts is not considered to be an activity which would result in any unreasonable noise issues to the surrounding area.

Public Protection have been consulted and have not commented on the proposal. Highway The forecourt to the business provides ample parking for a number of cars, either for customers or staff members, whilst there is also nearby parking available within the estate.

### Conclusion

The use of the unit for B2 purposes is considered to be acceptable in this location, located within an established industrial estate. Given the lack of any adverse impacts, the application is recommended for approval.

Cllr. Tudor was asked to speak to the planning officer regarding his approval of the application without coming back to the parish council with responses to the queries raised. She agreed to do so.

D2829 Mr A Blair, Land Adjoining Cherry Orchard Lower Hugus Road Threemilestone -  
Outline application for residential development (of up to five houses) with all  
matters reserved PA17/03600

Deferred.

The Chairman had spoken with the planning officer on this application. The officer wished to recommend refusal and an email outlining the reasons why was expected. The officer had advised her concerns related to the site being on the edge of Threemilestone and that the development would not be well integrated to the built development of the urban area. She acknowledged that the site was in reasonable proximity to local services, and close to other dwellings and the industrial unit; however, there was a definite change in character as you exit the village which could be seen in the area. There was no information in relation to the access – only an indication that it may be where the existing gate was. Obviously, highways would require visibility splays which in turn would have an impact on the character of the area as the hedgerows may need to be removed/repositioned/lowered. There was no detailed information in relation to the access or a new footpath, or the detailed design of the development generally, to establish whether the proposals would respect the character of the area on the edge of the urban area and closely related to the World Heritage Site.

It was agreed that we would wait until we had received something in writing from the Planning Officer before we made any further comments on this application.

D2387 Mr S Fenton, Little Chywoon Farm Lane to Springfield Farm House from B3284 Allet TR4 9DL - Demolish existing Kitchen and Store and Proposed Kitchen/Utility wc & Study with First Floor Bathroom & Master Bedroom PA17/04651

Observations: Support

Proposed by: Cllr. Robinson

Seconded by: Cllr. Hilton

Vote: unanimous

D2388 Mr And Mrs Dhumale, Shangri-La Lane to Clifton Cottage from Junction South West of Beech Villa Besore Threemilestone - Erection of domestic garage with store and kennels PA17/03460

Observations: Support

Proposed by: Cllr. Hilton

Seconded by: Cllr. Robinson

Vote: unanimous

D2389 Mr & Mrs Wood, Land North of Stepping Stones Forge Way Shortlanesend Land North of Stepping Stones Forge Way Shortlanesend - Proposed construction of dwelling with detached garage and a new vehicular access PA17/04526

Observations: Support but would ask that the access is approved by the Highways Officer and that correct visibility splays are in place.

Proposed by: Chairman

Vote: unanimous

D2390 Mr John Perry, Great Roseveth Shortlanesend Truro Cornwall TR4 9ES Proposed single storey kitchen and bedroom extension to existing dwelling PA17/05168

Observations: Support

Proposed by: Cllr. Robinson

Seconded by: Cllr. Hilton

Vote: unanimous

#### **043/2017. TO RECEIVE PLANNING REPORTS**

Cllr. Hilton and Cllr. Holroyd had attended the Planning Training Event put on by Cornwall Council. This covered Neighbourhood Plans, appeals, applications that go to committee for decision and

various other planning matters. They both felt the training was probably aimed at new councillors with no previous experience.

**044/2017. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT**

No other urgent items.

**The meeting closed at 7.30pm.**