

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
www.kenwynparishcouncil.gov.uk

MINUTES OF A PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 22nd MARCH 2017 AT SHORTLANESEND VILLAGE HALL AT 7PM

466/2017 PRESENT: Cllrs. R Tinney (Chairman), J Shenton (Vice Chairman), J Burlinson, J Keverne, R Ellis, K Hart

Also present: Cllrs. J Earnshaw, W Robinson, F J Dyer, T Deeble, J Dunn

Miss C Harding, Ian Jay and one other member of Threemilestone Football Club, Mr John Goodman

467/2017 APOLOGIES: Cllrs. I Holroyd & B Hilton

468/2017 DECLARATIONS OF INTEREST

Cllr. Tinney – declared a personal interest in D2820 Mr John Heller, Acland Farm Blackwater Truro Extension to straw and farm implement shed and farm storage PA17/01354

469/2017 PUBLIC PARTICIPATION (10 MINS MAXIMUM, 3 MINS MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

No public participation. Mr Goodman would speak on planning application D2821 Mr And Mrs Wood, Stepping Stones Forge Way Shortlanesend Construction of two houses with garages and off-road parking. Formation of new vehicular accesses PA17/02042 when the application was dealt with.

470/2017 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW

D2807 Mr Matthew Orton MAL-VW Ltd, Walker Business Park Threemilestone Industrial Estate Threemilestone, New premises building for Mal-VW (specialist motorhome conversions and sales). Main building including internal showroom, reception, sales offices, fabrication, storage, vehicle servicing and valet bays, with further offices, staff facilities, and storage at first floor. Separate three bay Valet building and covered wash bay. The majority of the site is laid out to provide external parking bays for the LWB vans to be converted or sold PA16/12100 **Deferred from previous meetings**

The Chairman advised further investigation would take place into Cllr. Deeble's historical report of asbestos being dumped on this site.

A comprehensive drainage report had been undertaken dealing with SUDS and percolation. The Chairman felt if the Drainage Officer was happy with the report the parish council would support it. However more information was still awaited on how the waste from the washing bays would be dealt with. Therefore, the application would be put on the next agenda.

D2815 Fiona O'Hagan RCH Treliske Estates Department, Medical Services Block A Royal Cornwall Hospitals NHS Trust Treliske Truro Works to trees subject to a tree preservation order. Crown lifting of three mature Monterey Pines to 4.5 metres over carriageway PA17/01801

This application had been supported via email discussion amongst the Planning Committee.

D2816 C/O Agent Diageo Pension Trust Ltd, Treliske Retail Park Truro Cornwall TR1 3LN Advertisement consent for individual tenant signage above entrances to each unit PA17/01722

Observations: Support but would like the current lighting times to be adhered to.

Proposed: Cllr. Keverne

Seconded: Cllr. Hart

Vote: unanimous

D2817 Agent Diageo Pension Trust Ltd, Treliske Retail Park Truro Cornwall TR1 3LN External alterations to front elevations of main retail terrace PA17/01721

Observations: Support

Proposed: Cllr. Ellis

Seconded: Cllr. Hart

Vote: unanimous

D2818 Mr John Roberts, Land E Of Ruby Farm House Three Burrows Blackwater Conversion and extension of disused barn to form residential dwelling (Revised Scheme) PA17/01536

Observations: Support

Proposed: Cllr. Ellis
Seconded: Cllr. Hart
Vote: unanimous

D2819 Mrs Diane Madeley, Glenthorne House Threemilestone Change of use required for Offices 1 and 3 from B1 office space to a beauty clinic undertaking permanent make-up, nails and eye lashes PA17/01653

Observations: Support

Proposed: Chairman
Vote: unanimous

D2820 Mr John Heller, Acland Farm Blackwater Truro Extension to straw and farm implement shed and farm storage PA17/01354

Observations: We support the Ramblers Association letter and we also support this application.

Proposed: Cllr. Hart
Seconded: Cllr. Keverne
Vote: unanimous

D2821 Mr And Mrs Wood, Stepping Stones Forge Way Shortlanesend Construction of two houses with garages and off-road parking. Formation of new vehicular accesses PA17/02042

Standing Orders were dropped in order to allow Mr John Goodman to speak and he outlined his objections.

Standing Orders were reinstated.

The Clerk had circulated the objections from Mr and Mrs Goodman which were shown on the Cornwall Council Planning Portal.

Observations: Object. This is overdevelopment of the site, the proposals are out of keeping given the bungalow development that surrounds the site. Two storey dwellings in open countryside at the rear of bungalows is not acceptable. The proposed design of the dwellings is out of keeping and would be more

appropriate on an estate of similar houses. The design and access statement does not reflect the situation in Shortlanesend where progressive bungalow strips have been built leading up to two storey dwellings therefore reducing the impact of the two storey houses. This is not the case at this particular location.

There would be unneighbourly overlooking of the existing bungalows, particularly Trevella.

The proposed entrances are unsafe as they access onto Ashley Road which at this point is a country lane with a 60mph speed limit. Plot B is very close to a bend which would prevent oncoming traffic from seeing cars leaving that house. There is no pavement at this point of Ashley Road and pedestrians walking are in danger from cars driving at up to the national speed limit on a narrow lane.

Plot B does not have sufficient onsite parking. It also sits almost adjacent to the hedge at the rear of the dwelling making access and amenity difficult. The dwellings are being crammed in to an unsuitable site.

In relation to local need Shortlanesend has already had its village almost doubled with the developments at Carvinack Farm, the Wainhomes site in School Hill and the bungalow estate at the top of School Hill – some 215 permissions/properties built. There is no need for these extra dwellings on a most unsuitable site.

Proposed: Cllr. Keverne
Seconded: Cllr. Ellis
Vote: unanimous

471/2017 TO RECEIVE PLANNING REPORTS

No planning reports.

472/2017 ANY OTHER ITEMS THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

The meeting closed at 7.50pm.