

Kenwyn Parish Council

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**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON WEDNESDAY 10TH MAY 2017 AT
SHORTLANESEND VILLAGE HALL AT 8PM.**

**024/2017 PRESENT: CLLRS. R TINNEY (CHAIRMAN FOLLOWING ELECTION), B HILTON (VICE
CHAIRMAN FOLLOWING ELECTION), J DUNN, K HART, K POLKINGHORNE, J SHENTON, W
ROBINSON, J KEVERNE**

Also present: Mrs Karen Harding – Clerk to the Council, Cllr. F J Dyer, Cllr. J Burlinson, Cllr. S Horne

Miss C Harding

025/2017 TO ELECT A CHAIRMAN

Cllr. Tinney

Proposed by: Cllr. Hart

Seconded by: Cllr. Hilton

Vote: unanimous

RESOLVED: To elect Cllr. Tinney as Chairman of the Planning Committee of Kenwyn Parish Council

026/2017 TO ELECT A VICE CHAIRMAN

Cllr. Hilton

Proposed by: Cllr. Holroyd

Seconded by: Cllr. Shenton

Vote: unanimous

**RESOLVED: To elect Cllr. Hilton as Vice Chairman of the Planning Committee of Kenwyn Parish
Council**

027/2017. DECLARATIONS OF INTEREST

Cllr. Tinney, Cllr. Polkinghorne and Cllr. Dunn declared a personal interest in 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 as the applicant was known to them.

PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES MAXIMUM PER PERSON) ON PLANNING MATTERS ONLY

No public participation.

028/2017. 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

Deferred.

1. Is there sufficient onsite parking for staff and clients?
2. Fumes will be emitted from the body shop, how will this be dealt with?

D2827 Mr Osborne, Unit 10A Threemilestone Industrial Estate Threemilestone TR4 9LD - Application for advertisement consent for proposed non-illuminated fascia sign PA17/03381

Observations: Support

Proposed by: Chairman

Vote: unanimous

D2828 Mr M Barta, 78 Chyvelah Vale Gloweth Truro - Proposed conversion and extension of existing garage to form granny annexe PA17/03588

Observations: Object – there is insufficient onsite parking. This development would mean a loss of three car parking spaces. A property of this size should have a minimum of two parking spaces and three spaces would be desirable. Losing the drive and garage would result in no parking onsite.

We are concerned about there being no adequate escape in the case of fire or other emergency from the main house to the rear and around the side should this development be permitted.

Where do the existing foul waste pipes exit the house and how would they be affected by this development if it is permitted?

There is no wheelchair access to the granny annexe but rather several steep steps. This does not serve a granny annexe well. There is only one door in and out for the annexe which we don't consider safe in case of fire.

The annexe is in no way tied to the main house so it could be sold off at a later date as a separate freehold dwelling.

The proposed annexe reduces proper access to the rear garden.

Proposed by: Cllr. Shenton

Seconded by: Cllr. Hilton

Vote: unanimous

029/2017. TO RECEIVE PLANNING REPORTS

The Chairman advised both he and Cllr. Hilton had been approached by the Community Land Trust who were interested in purchasing the land being marketed by Lodge and Thomas behind Forge Way, Shortlanesend. They had wished to implement the agreement to use the land for home workers and for the benefit of the village.

The Chairman had advised he did not think the parish council would support residential development in these fields but it may have supported the type of development the Community Land Trust had in mind.

However, the Community Land Trust had advised the land was going to auction in June and it would not have the funds to purchase it. The Clerk advised there was going to be a public auction at the village hall on 22nd June 2017.

030/2017. ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

No other urgent items.

The meeting closed at 8.25pm.