



1 Nancevallon, Higher Brea, Camborne, TR14 9DE

Clerk to the Council, Mrs Karen Harding

clerk@kenwynparishcouncil.gov.uk

Telephone 01209 610250/ 0800 2346077

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 29th NOVEMBER 2021
HELD AT SHORTLANESEND VILLAGE HALL AT 7PM**

**PRESENT: CLLR. B HILTON (CHAIRMAN), CLLR. I HOLROYD, CLLR. F J DYER MBE, CLLR. D GREEN,
CLLR. JONES, CLLR. R PENHALLURICK, CLLR. ROBINSON**

Also present: Mrs Karen Harding – Clerk to Kenwyn Parish Council, Cllr. D Tudor, 1 member of the public

073/2021 APOLOGIES – CLLR. K LA BORDE & CLLR. GAMMON

074/2021 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests in items on the agenda as required by the Kenwyn Parish Council Code of Conduct for Members and by the Localism Act 2011.

Standing Orders were suspended to allow Cllr. Tudor to address Cllr. Dyer regarding his ongoing interest in the Langarth Application which related to the Young Farmers Building and Land.

Cllr. Dyer advised he only had an interest in a small part of the application. He did not feel he needed to declare an interest. The Chairman asked the Clerk for advice. The Clerk advised if there was any interest whatsoever in the application Cllr. Dyer should declare it and leave the meeting.

Cllr. Dyer advised Cllr. Tudor she too could not talk on the application as she was the ward member.

Cllr. Dyer advised this related to his role as a parish councillor.

Standing Orders were reinstated.

Cllr. Jones – advised he was aware of the Langarth Development through his day job. He declared a non-pecuniary interest.

075/2021 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES' MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)

No public participation.

076/2021 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

Proposal Construction of extension and internal modifications
Location 3 Hawthorn Way Threemilestone TR3 6TU
Applicant Mr Daniel Murt

Observations: Support
Proposed by: Chairman
Vote: unanimous

Cllr. Dyer declared an interest and left the meeting.

Application number: PA20/09631

Proposal: Hybrid planning application for Langarth Garden Village comprising: A. A full planning application for construction of the Northern Access Road and associated access junction arrangements onto the A390, new junctions to the quiet lanes and associated infrastructure and earthworks and retaining and boundary features; B. An outline planning application with all matters reserved to create a mixed use, landscape-led community comprising a phased development of up to 3550 dwellings plus 200 extra care units and 50 units of student/health worker accommodation, including affordable housing; five local centres comprising local retail (E), offices (E), restaurants and cafes (E), drinking establishments (sui generis), hot food takeaway (sui generis), health and community facilities (F1 and E), a local care health centre (E), a blue light centre for emergency services (sui generis), up to two primary schools (F1), business and commercial floorspace (E), brewery / public house (sui generis) and associated areas of open space to include a suitable alternative natural greenspace as a strategic open space a community farm/allotments, public realm, renewable energy provision and energy centre, park and ride extension (of up to 600 spaces or 2.73 ha), cycle lanes, connections with the existing highway network including crossings of the A390, quiet lanes, drainage and associated infrastructure, including the demolition of buildings and structures, site clearance and associated earthworks and C. The Application is accompanied by an Environmental Statement.

Location: Land North Of A390 Threemilestone Cornwall

Applicant: MR Phil Mason

Observations: Support provided the following conditions are included:

1. Kenwyn Parish Council should be fully consulted and involved with the Truro Transport Strategy and Bus Service Improvement Plan where it relates to Kenwyn Parish and the A390.
2. Kenwyn Parish Council to be fully consulted and involved in all future Governance and Stewardship arrangements. This should be brought forward to the earliest opportunity.

3. Kenwyn Parish Council to be consulted in future discussions on the proposed Green Infrastructure Strategy consultation between Truro City Council and Cornwall Council where it may have an impact on Kenwyn Parish.
4. Kenwyn Parish Council to be involved in continued consultation and discussions on Bio Diversity Net Gain and the Environmental Plan. This to be brought forward to the earliest opportunity.
5. Cornwall Council to confirm its support and commitment to ensuring all the Threemilestone Improvement Projects go ahead and the S106 funding already agreed remains in place.
6. Cornwall Council to make a commitment that Langarth Garden Village will maintain its village status and that it will not be subsumed into a 'Greater Truro' in the future.

Standing Orders were suspended for Cllr. Tudor to address members on the Langarth Masterplan Application. She advised that if the application did not receive approval developers were waiting in the wings to pick off sections and develop it piece meal. She further advised this would be worse than the Langarth Garden Village proposed in this application.

Cllr. Tudor had attended many meetings, discussions, presentations and public consultation events and she advised that the public mood had changed from not wishing to see development at all to asking how young people could put their names forward for housing.

Cllr. Tudor could now see that the Garden Village concept brought with it very much needed funding such as the £48 million for the Northern Access Road.

Members were informed this was their last chance to make the development as good as it could be and she was pleased to see that the parish council would include conditions in their support for the application.

Standing Orders were reinstated.

Proposed by: Cllr. Green

Seconded by: Cllr. Robinson

Vote: unanimous

Cllr. Dyer returned to the meeting at this point.

Cllr. Tudor left the meeting at this point (7.33pm)

077/2021 TO APPROVE THE PLANNING APPLICATION SUBMISSIONS MADE UNDER DELEGATION FOLLOWING POSTPONEMENT OF MEETINGS DUE TO COVID WITHIN THE PARISH COUNCIL. SCHEME OF DELEGATION USED.

RESOLVED: TO APPROVE THE PLANNING APPLICATION SUBMISSIONS MADE UNDER DELEGATION FOLLOWING POSTPONEMENT OF MEETINGS DUE TO COVID WITHIN THE PARISH COUNCIL. SCHEME OF DELEGATION USED.

Proposed by: Cllr. Green
Seconded by: Cllr. Holroyd
Vote: unanimous

078/2021 TO CONSIDER ANY PLANNING REPORTS

No Planning Reports.

079/2021 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

The Chairman advised there were two further applications received after the agendas had gone out. He wished to deal with these, members agreed.

Application PA21/11260

Proposal Installation of Air Handling Plant within a timber fence enclosure, with associated ductwork
Location Trelawney Wing Royal Cornwall Hospitals NHS Trust Treliske Truro
Applicant Royal Cornwall Hospitals Trust
Grid Ref 179702 / 45289

Observations: Support
Proposed by: Cllr. Green
Seconded by: Cllr. Holroyd
Vote: unanimous

Application PA21/02570 Proposal Two storey modular building within hospital grounds to provide Post Recovery Unit / Lowen wards Location Royal Cornwall Hospitals Nhs Trust, Accident And Emergency Department Access To Treliske Hospital From Roundabout On Tresawles Road Treliske Truro Applicant Mr Stephen Bain KTA Grid Ref 179732 / 45250

Observations: Support
Proposed by: Chairman
Vote: unanimous

The meeting closed at 7.37pm.