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**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON MONDAY 9<sup>TH</sup> JANUARY 2023 HELD AT THREEMILESTONE COMMUNITY CENTRE AT 7PM**

**PRESENT: CLLR. B HILTON (CHAIRMAN), CLLR. R PENHALLURICK (VICE CHAIRMAN), CLLR. I HOLROYD, CLLR. D GREEN, CLLR. A JONES, CLLR. F J DYER MBE, CLLR. K LA BORDE**

**Also present: Mrs K J Harding – Clerk to Kenwyn Parish Council**

Cornwall Cllr. D Tudor (part of meeting), the Planning Agent for Application PA22/11174 (part of meeting), 1 applicant (part of meeting), 8 members of the public

**159/2022 APOLOGIES: CLLR. M HARRY & CLLR. ROBINSON**

**160/2022 DECLARATIONS OF INTEREST**

**Cllr. Green** declared an interest in **Application PA22/10310** as he lived in the same street.

**Cllr. Holroyd** declared an interest in **Application PA22/11439** as he knew the applicant.

**Cllr. Dyer** declared a prejudicial interest in **Application PA22/07181** and left the room whilst the application was discussed.

**161/2022 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES' MAXIMUM PER PERSON ON PLANNING MATTERS ONLY)**

No public participation.

**162/2022 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:**

**The Chairman altered the running order of the agenda to allow the agent and applicant to leave after the discussion.**

**Application PA22/11174**

**Proposal** Construction of two dwellings in lieu of Class Q Barn Conversion Approval

**Location** Bussavean Farm Kenwyn Truro Cornwall

**Applicant** Carenza and Thomas Folland

**Grid Ref** 180673 / 47168

[PA22/11174 | Construction of two dwellings in lieu of Class Q Barn Conversion Approval | Bussavean Farm Kenwyn Truro Cornwall TR4 9BY](#)

**Standing Orders were suspended to allow the agent to address members.**

**Standing Orders were reinstated.**

**Observations: Support**

**Proposed by: Cllr. Green**

**Seconded by: Cllr. Jones**

**Vote: unanimous**

**Application PA22/07181**

**Proposal** Reserved matters application for access for site outside of scope of the existing full consent, appearance, landscaping, layout and scale for 515 dwellings, 2no. community buildings and a primary school with public open space, landscaping and associated infrastructure (details following outline consent PA14/00703 dated 11.08.2016)

**Location** Land At Maiden Green Off A390 Threemilestone Cornwall

**Applicant** Mr Richard Walker RJ Walker Ltd

**Grid Ref** 178960 / 45204

[PA22/07181 | Reserved matters application for access for site outside of scope of the existing full consent, appearance, landscaping, layout and scale for 515 dwellings, 2no. community buildings and a primary school with public open space, landscaping and associated infrastructure \(details following outline consent PA14/00703 dated 11.08.2016\) | Land At Maiden Green Off A390 Threemilestone Cornwall](#)

**Standing Orders were suspended to allow Cornwall Cllr.Tudor to address members.**

**Standing Orders were reinstated.**

**Observations: Object –**

1. There is a lack of clarity as to how the development would fit in with the Langarth Garden Village development.
2. There are fundamental design problems particularly the proposed materials to be used and also the 20ft high retaining walls are ugly
3. Access via the quiet lanes is unacceptable
4. Insufficient open space and sports pitches on sloping ground would not work

5. Doesn't meet the following policies of the Truro & Kenwyn Neighbourhood Development Plan – E4, E5, E6 and H3
6. This application is completely different from the original application and we feel the applicant cannot just rely on the original permission. We note there is no retail provision now so where would the residents living on the development shop or go to leisure facilities etc?
7. The development was supposed to pepper pot affordable housing across the whole site. We note all the affordable housing just faces the industrial estate and is all in one place. This seems unfair.
8. We cannot see information on the transport impact on Truro. There will be an impact and this will lead to added congestion and poor air quality in an area where this is already very high, how is this being addressed?
9. We are concerned about the high percentage of hedgerow loss
10. There is no information on the sewage disposal, we would like assurances this won't lead to further discharges into the River Fal.

**Proposed by:** Cllr. Penhallurick

**Seconded by:** Cllr. Green

**Vote:** unanimous

**Cllr. Dyer returned to the meeting at this point and Cllr. Tudor left.**

**Application number PA22/07093**

**Proposal** Reserved Matters application following outline approval PA20/09631 for the 35.92Ha Govers Park, roads and parking area including SANG (Suitable Alternative Natural Greenspace) to include details of the access, appearance, landscaping, layout and scale. The Outline Application was an EIA application, and an ES was submitted to the Council at that time

**Location** Land North Of A390 Threemilestone Truro Cornwall

**Applicant** Mrs Birgit Hontzsch

[PA22/07093 | Reserved Matters application following outline approval PA20/09631 for the 35.92Ha Govers Park, roads and parking area including SANG \(Suitable Alternative Natural Greenspace\) to include details of the access, appearance, landscaping, layout and scale. The Outline Application was a EIA application and an ES was submitted to the Council at that time. | Land North Of A390 Threemilestone Truro Cornwall](#)

**Observations:** Defer to raise the following points -

1. Who will be responsible for forming the area, the stewardship and any revenue?
2. We feel that the tarmac paths are contrary to it being as Natural Open Space
3. The Car Park could be inundated, we would query whether 38 spaces are sufficient?
4. Access to the Car Park via the quiet lanes is a concern given how popular the area is likely to be
5. The area will be two miles from the Langarth Garden Village so is bound to be accessed via cars, again we are concerned about the size of the car park and access to it

6. How will the proposed school integrate with everything else and how will it be accessed if via the lanes?
7. What is the scale of the school likely to be?
8. How will the school manage the drop off/collection times alongside users of the open space?
9. Cllr. David Harris advised the parish council it would be consulted on at each stage of the Langarth Garden Development, please confirm this is still the case given the number of applications due to come in during 2023 and please confirm what that level of consultation will likely be?

**Application PA22/09902**

**Proposal** Conversion of an old agricultural barn to a one-bed, self-catering accommodation

**Location** Penhaldarva Tregavethan Truro Cornwall

**Applicant** Mrs Kate Hogan Penhaldarva House

**Grid Ref** 180027 / 46030

[PA22/09902 | Conversion of an old agricultural barn to a one-bed, self-catering accommodation. | Penhaldarva Tregavethan Truro Cornwall TR4 9EE](#)

**Observations: Support**

**Proposed by: Cllr. Penhallurick**

**Seconded by: Cllr. Hilton**

**Vote: unanimous**

**Application PA22/10310**

**Proposal** Side extension to provide more space within the house and a garage

**Location** 19 Chyvelah Vale Gloweth Truro Cornwall

**Applicant** Mr Grant Stewart

**Grid Ref** 179581 / 44795

[PA22/10310 | Side extension to provide more space within the house and a garage | 19 Chyvelah Vale Gloweth Truro Cornwall TR1 3YJ](#)

**Observations: Support subject to the neighbours being happy with the application**

**Proposed by: Chairman**

**Vote: 6 in favour, Cllr. Green abstained.**

**Application PA22/11186**

**Proposal** Conversion of existing garage and new covered porch to the principal elevation

**Location** 34 Carvinack Meadows Shortlanesend Truro Cornwall

**Applicant** Mr and Mrs Rusden

**Grid Ref** 180984 / 47756

[PA22/11186 | Conversion of existing garage and new covered porch to the principal elevation. | 34 Carvinack Meadows Shortlanesend Truro Cornwall TR4 9FJ](#)

**Observations: Support**  
**Proposed by: Cllr. Jones**  
**Seconded by: Cllr. Penhallurick**  
**Vote: 6 in favour, Cllr. Dyer abstained.**

**Application PA22/11439**

**Proposal** Proposed extensions, conversion of garage and construction of new garage

**Location** Millendreath Forge Way Shortlanesend Truro

**Applicant** Mr & Mrs J Goodman

**Grid Ref** 180826 / 47793

[PA22/11439 | Proposed extensions, conversion of garage and construction of new garage. | Millendreath Forge Way Shortlanesend Truro Cornwall TR4 9DB](#)

**Observations: Support**

**Proposed by: Cllr. La Borde**

**Seconded by: Cllr. Green**

**Vote: 6 in favour, Cllr. Holroyd abstained.**

**163/2022 TO CONSIDER EXTRA APPLICATIONS RECEIVED AFTER THE AGENDAS WERE ISSUED**

No other extra applications.

**164/2022 TO CONSIDER ANY PLANNING REPORTS**

No planning reports.

**165/2022 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT**

No other urgent items.

**The meeting closed at 8.03pm.**

