

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 11TH NOVEMBER 2024
HELD AT SHORTLANESEND CHURCH AT 7PM**

**PRESENT: CLLR. A JONES (CHAIRMAN), CLLR. J DOBSON (VICE CHAIRMAN), CLLR. I HOLROYD,
CLLR. ROBINSON, CLLR GREEN, , CLLR B HILTON, CLLR A GAMMON**

**Also present: Mrs K J Harding (Clerk to Kenwyn Parish Council), four members of the public and
Cornwall Cllr. D Harris and Cornwall Cllr. D Tudor**

185/2024 TO RECEIVE APOLOGIES FOR ABSENCE

CLLR E HAZELL & CLLR. K LA BORDE

**186/2024 TO RECEIVE ANY DECLARATIONS OF INTERESTS OR GIFTS OF HOSPITALITY WORTH £50
OR MORE**

None

**187/2024 TO RECEIVE AND CONSIDER ANY WRITTEN REQUESTS FOR DISPENSATIONS IN ITEMS ON
6HE AGENDA**

None

**188 /2024 PUBLIC PARTICIPATION (10 MINUTES MAXIMUM, 3 MINUTES' MAXIMUM PER PERSON
ON PLANNING MATTERS ONLY)**

None

189/2024 TO CONSIDER PLANNING APPLICATIONS AS LISTED BELOW:

A24/07612 Proposal Non material amendment in relation to decision notice PA23/07853 dated 22.02.24 for retention of and continued use of 27m x 12.4m 'fan zone', made of PVC with an aluminium frame, with longer term siting proposed (ie. not moveable or retractable). Location Truro

[Sports Hub West Langarth Truro Cornwall TR4 9AN Applicant Treveth Holdings PA24/07612 | Non material amendment in relation to decision notice PA23/07853 dated 22.02.24 for retention of and continued use of 27m x 12.4m 'fan zone', made of PVC with an aluminium frame, with longer term siting proposed \(ie. not moveable or retractable\). | Truro Sports Hub West Langarth Truro Cornwall TR4 9AN](#)

Observations: we support a temporary permission of say two years. Difficult to comment as we don't know the timescales.

Proposed by: Cllr Robinson

Seconded by: Cllr Gammon

Vote: unanimous

PA24/08104 Nichola Bartle | Propose to upgrade an existing two wire 11kV line to a three wire 11kV overhead line to facilitate an upgrade to three phase in the idless area | Idless Dam Idless Truro Cornwall TR4 9QS [PA24/08104 | Propose to upgrade an existing two wire 11kV line to a three wire 11kV overhead line to facilitate an upgrade to three phase in the idless area | Idless Dam Idless Truro Cornwall TR4 9QS](#)

Observations: support

Proposed by: Cllr Dobson

Seconded by: Cllr Holroyd

Vote: unanimous

PA24/08126 Mr Graham Spurgeon | Non material amendment in relation to decision notice PA24/00160 dated 26.03.2024 Solar Panels 3.5kv on Plots 1 and 2, Plot 2 now 4 bedrooms without increasing house size to be same internal layout as Plot 1, rear patio doors now 1.8m reduced from 2.1m to aid structural calculations, side window on east elevation by back door removed wall removed between lounge and kitchen/diner in Plot 2 | Glengarth Penstraze Chacewater Truro Cornwall TR4 8PH [PA24/08126 | Non material amendment in relation to decision notice PA24/00160 dated 26.03.2024 Solar Panels 3.5kv on Plots 1 and 2, Plot 2 now 4 bedrooms without increasing house size to be same internal layout as Plot 1, rear patio doors now 1.8m reduced from 2.1m to aid structural calculations, side window on east elevation by back door removed wall removed between lounge and kitchen/diner in Plot 2 | Glengarth Penstraze Chacewater Truro Cornwall TR4 8PH](#)

Observations: support

Proposed by: Cllr Gammon

Seconded by: Cllr Holroyd

Vote: unanimous

PA24/07823 Mr & Mrs J Rose | Proposed loft conversion | 1 Nans Rosen Threemilestone Truro Cornwall TR3 6FW [PA24/07823 | Proposed loft conversion | 1 Nans Rosen Threemilestone Truro Cornwall TR3 6FW](#)

Observations: "KPC are not comfortable to comment on the specific planning details within the various correspondence and given the obvious neighbour tensions, feel this is better placed back with CC planning officers to decide".

Proposed by: Cllr Gammon

Seconded by: Cllr Green

Vote: unanimous

PA24/07910 Mrs E Spiers | Proposed change of use from B2 to E | Westcountry Ambulance Services Unit 10c Threemilestone Industrial Estate Threemilestone Truro Cornwall TR4 9LD [PA24/07910 | Proposed change of use from B2 to E | Westcountry Ambulance Services Unit 10c Threemilestone Industrial Estate Threemilestone Truro Cornwall TR4 9LD](#)

Observations: Support

Proposed by: Chairman

Vote: unanimous

PA24/08194 Mr And Mrs Moyle | First floor side and single storey rear extension without compliance with condition 2 of decision notice PA21/06030 dated 29/07/2021 | 58 Hawthorn Way Threemilestone Truro Cornwall TR3 6TU

Observations: Support

Proposed by: Cllr Robinson

Seconded by: Cllr Gammon

Vote: unanimous

5 day protocol - discharge of conditions PA23/4079 Dudman Farm

The Chair read out the following email from Cllr La Borde

5 & 6 - The landscape management plan includes the use of herbicides which are killing flowers necessary for UK insect life.

The landscape management plan contains an outdated and old-fashioned approach to garden landscapes including weed free lawns and the removal of all fallen leaves. Flowering weeds are excellent for pollinators as are fallen leaves where insects hibernate during the winter.

For the areas of Dudman Farm which are already rewilded, there are proposals to plant trees and sow wildflowers which would never have existed in this area. Instead of creating new, alternative and inappropriate habitat, the ecological areas should be minimally managed for the existing wildlife flora and fauna who are already under significant pressure due to the removal of scrub.

10 - There is no play park for children either East or West Dudman farm. At the very least access to the existing play park on Newbridge Lane should be afforded through the hedge boundary on the site and marked on the plans and noted in the hard and soft landscaping details.

17 - Surface water drainage for the roads. The existing drainage strategy does not take into account the concerns raised by Kinell Ltd who are the owners of the existing infrastructure for surface water drainage from Dudman Farm and beyond.

Kinell Ltd built the drainage infrastructure for the 150 houses built on the Carrine estate at the top of Newbridge Lane which includes the only culvert under the railway line and a headwall on the stream at Penweathers Lane.

This infrastructure was designed for the surface run off from 150 houses and the current drainage strategy does not indicate how this infrastructure will be affected by the building of 250 houses and roads on Dudman Farm where surface water will discharge through this system.

Cornwall Council has a duty of care to protect adjacent landowners from negative impacts of development, and in this case Kinell has not had its concerns acknowledged or dealt with.

Observations: Object as above plus lack of sensible Traffic Management Plan

Proposed by Cllr. Robinson

Seconded by Cllr. Dobson

Vote: unanimous

Email from Bruce O'Brien - Firstly, as way of introduction, my name is Bruce O'Brien and I am a Senior planner at Aitchison Raffety. We are appointed by Elgin Energy ([Home - Elgin Energy \(elgin-energy.com\)](http://elgin-energy.com)) to act as planning consultants to promote a zero-carbon grid service facility comprising a battery energy storage system facility at Land South Of Penrose Water Gardens, Tregavethan, Cornwall TR4 9ES.



Prior to approaching Kenwyn Parish Council, we have sought pre-application advice from Cornwall Council concerning the proposal, and following the advice received, we propose to undertake a public consultation process with Kenwyn Parish Council and residents living near to the site.

Whilst we will be able to outline greater detail at a meeting with Members of the Parish Council and the public, we provide information below regarding the proposal and attach the most recent layout plan, which may be subject to change.

It was agreed to invite Mr O'Brien to a meeting after Christmas.

190/2024 TO CONSIDER ANY APPLICATIONS RECEIVED AFTER THE AGENDA WAS SENT OUT

None

191/2024 TO CONSIDER ANY PLANNING REPORTS

None

192/2024 ANY OTHER ITEM THE CHAIRMAN DEEMS AS URGENT

None

The meeting closed at 7.35 pm.