

MINUTES OF THE PLANNING MEETING HELD ON THURSDAY 20th June 2024
at 7.15pm AT THE CLAYTAWC CENTRE.

Present: Cllr Clarke, Cllr A Griffin, Cllr Harwood, Cllr Mackenzie, Cllr James

Attendance: Lynn Clarke Clerk / RFO, Tracey Hutton, Senior Administrator and Cornwall Cllr Dick Cole (CC Cole) and two representatives of PA24/02499.

P1/24 Apologies

Cllr J Griffin. Apologies approved. Cllr Hawkins absent.

P2/24 Election of Chair

Cllr Clarke was proposed and seconded for the position of Chair. There being no further nominations, it was put to a vote. All present in favour.

P3/24 Election of Vice Chair

Cllr A Griffin was proposed and seconded for the position of Vice Chair. There being no further nominations, it was put to a vote. All present in favour.

P4/24 Declarations of Interest – None

P5/24 Public Participation

Representatives from application PA24/02499 informed that they had applied for planning permission following a previous decision to allow the conversion of an agricultural into a dwelling house. On further investigation the applicants advised that the proposed conversion was not viable as the current building has no foundations and a few other factors that would make conversion of the building unviable. In light of this they have applied for full permission to demolish the existing barn and build a new property.

Cllr Clarke asked if the existing building was stone built. The applicant informed that it is a block built structure with no foundations.

Cllr A Griffin requested further information about the footprint of the proposed new structure, querying if it would be the same as the current building. The representatives informed that the proposed structure would slightly overlap the existing structures footprint at the rear of the proposed property.

Cllr Harwood requested information relating to the finish to the proposed dwelling and was informed that the applicants intend to use an agricultural look with a metal roof and wood cladding so that it is in keeping with the current structure.

There is an area towards the bottom of the site which has been allocated as a recreational space for the development. Ideas were put forward as to the potential future use, if the development were to proceed.

CC Cole advised those present that often in situations such as this the footprint will be altered but Cornwall Council usually look favourably on this type of development.

P6/24 To adopt the Planning Meeting Section of the Consolidated Meeting Minutes of 27th March 2024.

Resolved to adopt the minutes as presented. All present in favour.

P7/24 To discuss the provision of smaller applications to be approved via email.

It was **Resolved** to approve all smaller applications and non-material amendments with a condition that if there were objections or concerns raised these would still be put before a meeting. All present in favour.

P8/24 To discuss the email received ref: Non-Material Amendment to PA22/05961 – Indian Queens Power Station.

It was **Resolved** to reply and inform that the concerns have been noted and applications relating to the power station are closely monitored.

P9/24 To ratify decisions made via email:

PA24/03385 Application for Non-Material Amendment to PA22/05961 Indian Queens Sub-Station St Dennis St Austell – no objection submitted.

It was **Resolved** to approve the decision. All in favour.

P10/24 Updates on previous applications discussed.

PA24/02142 – Trelavour Quarry – Submission of details to discharge Conditions 13 and 14 in respect of Decision Notice PA23/08460. No action to date.

P11/24 Matters arising

None

P12/24 Planning applications received –

PA24/02499 – Proposed demolition of the agricultural building and the erection of a replacement dwelling – Glendower, Envisage.

It was **Resolved** to support this application. All present in favour.

PA24/03287 – Construction of an insulated building to enclose the open stairwell from inside the property to the roof terrace – The Old Fire Station Robartes Road St Dennis

It was **Resolved** to support this application, and to request that the site entrance is improved as to date construction debris is being left close to footpath. All present in favour.

P13/24 Any other planning applications received up until the date of the meeting

PA24/04438 – Construction of dwelling house following granted Lawful Certificate (PA23/04844) – Land South East of Trerice Manor Farm Trerice St Dennis Cornwall

Deferred to the full council meeting due to lack of notification prior to this meeting.

Standing Order 3e

That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded, and they are requested to withdraw.

There being no other business to be transacted the Chair closed the meeting at 7.45 pm.

Signed.....

Chair of Planning

Date