



**Minutes of the Planning Committee meeting held at  
Treloweth Community Hall, Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB  
on Thursday 27<sup>th</sup> April 2023 at 7:00 pm.**

### MINUTES

**Present:** Councillors R. Drew (Chairman), S. Dale (Vice Chairman), P. Holmes, C. Jordan, M. Moyle, J. Paton, J. Pollock, M. Rainbird, B. Watkins.

**Also Present:** Andrew Moyle-Browning (Clerk) and Sarah-Jane Noakes (Assistant Clerk).

**23/04/P1 Welcome and Fire Procedure.**

The Chairman welcomed the meeting and explained the fire procedures.

**23/04/P2 Apologies for absence.**

Cllr. D. Cooper.

**23/04/P3 Members to declare pecuniary and non-pecuniary interests (including the details thereof) in respect of any items on this agenda.**

There were no declarations of interests received.

**23/04/P4 To consider any written applications for dispensations on items on the agenda.**

There were no written applications for dispensations received.

**23/04/P5 To allow Registered Elector Members of the Parish to speak in respect of a Planning Application on the Agenda. Standing Orders 3 (d-l) applies.**

There was one member of the public present.

The agent for application PA23/02619 addressed the meeting to explain the application and changes made.

**23/04/P6 To receive and approve the minutes of the Planning Committee held on 30<sup>th</sup> March 2023.**

Committee members received the draft minutes of the Planning Committee held on 30<sup>th</sup> March 2023 ahead of the meeting.

**Resolved:** that the minutes of the Planning Committee held on 30<sup>th</sup> March 2023 are approved.

**Proposed:** Cllr. S. Dale

**Seconded:** Cllr. C. Jordan

**23/04/P7 To consider planning applications:**

The following applications for planning consultation will be considered at this meeting. All further plans received after the day of notice, up to the day of the meeting may be considered at the discretion of the Committee.

**23/026** 2 Agar Road, Illogan Highway, Redruth, Cornwall, TR15 3NA  
**PA23/01497** Addition of windows to front and rear, raise garage roof pitch and pitched roof to porch

**Resolved:** that Carn Brea Parish Council supports PA23/01497

**Proposed:** Cllr. P. Holmes                      **Seconded:** Cllr. B. Watkins

**23/027** St Johns Ambulance, Church Road, Pool, Redruth, Cornwall, TR15 3PT  
**PA23/02619** Residential development of 5 dwellings on former St John's Hall site.

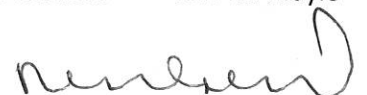
**Resolved:**

that Carn Brea Parish Council unanimously do not support PA23/02619 on the following grounds:-

- Carn Brea Parish Council accept the principle of development has been established by approval being granted to PA21/06735 on 24<sup>th</sup> September 2021, a development of 4 dwellings, this was supported by us.
- The current application is a mildly modified version of PA22/08495 which we did not support and which was refused on 22<sup>nd</sup> November 2022. This was for a substantially revised development of 5 dwellings on the same site.
- The current application fails to satisfy the Cornwall Local Plan Policy 12, Design, in particular the proposed layout which does not make best use of the site unlike the proposed layout in PA21/06735. The current layout places the parking arrangements immediately adjacent to the narrow highway (Higher Pumpfield Row) creating unnecessary risk to pedestrians, passing traffic, and emerging vehicles.
- The current Application appears cramped within the site and remains overbearing with respect to the neighbouring property Penlea. Cornwall Local Plan Policy 12.
- Because of the proposed parking arrangements, the application fails to comply with Cornwall Local Plan 27, Transport and Accessibility. The arrangements do not provide safe and suitable access to the site by their close proximity to the very narrow highway, Higher Pumpfield Row. The lane provides vehicle access to a significant residential area beyond the proposed development and is used as a busy thoroughfare for local residents on foot and for students on foot at the nearby Pool Academy and Cornwall College both walking to and away from the school and College.
- The application fails to meet requirements in the Cornwall Design Guide, in respect of density and building lines (Section 4.2.5) and in respect of the poor parking provision (Section 5.8, see the illustration on p.47).
- We do not support the current application and request that it be refused on the above grounds, however we continue to support the design and layout in PA21/06735.
- We continue to draw attention to local knowledge of an underground stream on this site, emerging as a spring on occasions.

**Proposed:** Cllr. B. Watkins

**Seconded:** Cllr. M. Moyle



*The agent for PA23/02619 left the meeting.*

**23/04/P8 To discuss correspondence received.**

*Cllr. Jordan left and returned to the meeting during discussion.*

23/P004 Appeal Decision (APP/D0840/W/22/3306423.  
23/P005 PA23/00002 – Sea Bean Hive Ltd, Barncoose Industrial Estate.

**Resolved:** that the planning correspondence is noted.

**Proposed:** Cllr. B. Watkins                                  **Seconded:** Cllr. S. Dale

**23/04/P9 To receive reports on planning application decisions.**

Committee members received a report on planning application decisions ahead of the meeting.

**Resolved:** that April's planning reports are noted.

**Proposed:** Cllr. P. Holmes                                  **Seconded:** Cllr. C. Jordan

**23/04/P10 To review the Planning Committees Terms of Reference ahead of the Annual Meeting.**

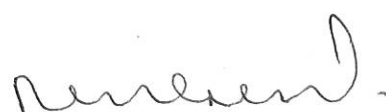
Committee members received the terms of reference for review ahead of the Annual Meeting and an amended draft was tabled for the meeting to consider.

Cllr. Dale requested that bullet point 9 on page 2 be reworded to read:- Receive traffic management orders and road closure notices.

**Resolved to recommend:** that the draft amended Planning Committee Terms of Reference is approved by the Annual General Meeting to include a further amendment to bullet point 9 on page 2.

**Proposed:** Cllr. J. Paton                                  **Seconded:** Cllr. J. Pollock

**Meeting closed at 7:48 pm**

A handwritten signature in cursive script, appearing to read 'Neville', is located at the bottom right of the page.