



Carn Brea Parish Council

Consel Plu Carn Bre

Mr. Andrew Moyle-Browning (Clerk to the Council)

Scryuynyas dhu Consel

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Minutes of the Planning Committee Meeting, held at Treloweth Community Hall, Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB on Thursday 25th January 2024 at 7:00 pm.

Minutes

Present: Councillors R. Drew (Chairman), S. Dale (Vice Chairman), S. Breul, C. Jordan, J. Paton and M. Rainbird.

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

24/01/P/01 Welcome and Fire Procedures.

The Chairman welcomed the meeting and explained the fire procedures.

24/01/P/02 To receive apologies for non-attendance.

Councillors D. Cooper, E. Girling, P. Holmes, M. Moyle, J. Pollock and T. Salisbury.

24/01/P/03 Members to declare pecuniary and non-pecuniary interests (including details thereof) in respect of any items on this agenda.

There were no interests declared.

24/01/P/04 To consider any written applications for dispensations on items on the agenda.

There were no written applications for dispensations received.

24/01/P/05 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 were 5 members of the public present.

The planning consultant for PA23/09018 explained the previous works and proposed development.

24/01/P/06

To receive and approve the minutes of the Planning Committee held on 21st December 2023.

Minutes of the Planning Committee meeting held on 21st December 2023 were circulated ahead of the meeting.

Resolved: that the minutes of the Planning Committee meeting held on 21st December 2023 are approved.

Proposed: Cllr. C. Jordan

Seconded: Cllr. J. Paton

24/01/P/07

To consider the following planning applications:

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.

24/001 ICT4 Ltd, Trevenson House, Church Road, Pool, Redruth, TR15 3PT
PA23/09018 Proposed new office pods

Resolved: that Carn Brea Parish Council supports PA23/09018

Proposed: Cllr. J. Paton

Seconded: Cllr. M. Rainbird

24/002 Westwinds, Loscombe Lane, Four Lanes, Redruth, Cornwall, TR16 6LP
PA23/07964 To demolish the remainder of the existing bungalow and to build a pair of four bedroom semi-detached houses.

Resolved: that Carn Brea Parish Council accept the principle of development is accepted. That the proposal to replace a single bungalow with 2 semi-detached houses is not agreed. The proposal is contrary to Cornwall Local Planning Policy 12, Design, and also the Neighbourhood Development Plan Policy D2. Concerns re responses within the application form (a) No new vehicle access being proposed. Plans indicate the complete frontage of the site to be removed for the purpose of vehicle parking. Response is incorrect (b) No hedges or trees on the development site. The frontage of the site is almost totally formed by an ancient Cornish hedge, which the plans show is to be completely removed that is contrary to Neighbourhood Development Plan Policy NE6, (c) No plan to incorporate the storage of waste and recyclable waste within the application contrary to Cornwall Design Guide Section 9.5. Carn Brea Parish Council would support the erection of a property on the site, of the appropriate scale, mass and density, retaining the ancient Cornish hedge to the front of the site, with appropriate design features related to energy creation and retention and refuse and recycling storage.

Proposed: Cllr. R. Drew

Seconded: Cllr. S. Breul



24/003 Land Adjacent Kevill Road, Pool, Cornwall, TR15 3FH
PA23/10362 Erection of 8 dwellings.

Resolved: that Carn Brea Parish Council object to PA23/10362 in principle and raise the following issues:-

- Request a condition created regarding soil contamination and that the test be conducted within this site.
- Request a condition re possible ground instability and the tests are conducted within this site.
- We note the application is for 8 dwellings. The proposed road layout has three roads 'to nowhere', indicating the likelihood of further development across the remainder of the disused large car park. We draw attention to Policy 8 of the Cornwall Local Plan, and the threshold of more than 10 dwellings for Section 106 assessment for affordable housing and in particular the wording in respect of splitting the development sites in order to potentially avoid an assessment. We would ask that this aspect is formally recorded so in the event of additional applications for more dwellings on the adjacent land an assessment is made on the aggregate total number of dwellings.
- We challenge the wording in the Statement of Design and Access that 'the location is fully sustainable where there will be no reliance on the use of a motor vehicle'. This statement is not correct and clearly conflicts with the provision of a road through the development and the provision of parking spaces.
- We note the intention on the plans to remove the planted hedge on the southern boundary of the site. We request that this is kept under a condition.

Proposed: Cllr. S. Dale

Seconded: Cllr. M. Rainbird

24/004 Land (formally Known As Pendeen House) Barncoose Tce, Illogan Highway, TR15 3EZ
PA23/10261 Construction of five terraced houses plus five flats and formation of new vehicular access and associated demolition of building without compliance of conditions 2, 3, 4, 6 and 7 in relation to decision notice PA15/12035 dated 08/06/2015.

Resolved: that Carn Brea Parish Council supports PA23/10261 but raise a concern about the potential overshadowing of 1 Cremling Well by the dwelling on plot 10. We Request a condition that the tree removal/retention and planting plan as set out in the proposed site plan dated the 4/1/2024 is carried out.

Proposed: Cllr. C. Jordan

Seconded: Cllr. M. Rainbird



24/01/P/08 To consider correspondence received.

24/01/P/09 To receive reports on planning application decisions.

January's planning report was circulated ahead of the meeting.

Resolved: that January's Planning Report is noted.

Proposed: Cllr. J. Paton

Seconded: Cllr. C. Jordan

Meeting closed at 8:23 pm

A handwritten signature in black ink, appearing to read "C. Jordan", is located in the bottom right corner of the page.