

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 30th May 2024 commencing at 7:00 pm.**

Minutes

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

Also Present: Andrew Moyle-Browning (Clerk) and Anita Hopkinson (Admin. Assistant).

24/05/P/01 Welcome and Fire Procedures.

Cllr. Drew welcomed the meeting and explained the fire procedures.

24/05/P/02 To appoint a Chairman of the Planning Committee.

Cllr. Drew called for nominations for Chairman of the Planning Committee.

Cllr. R. Drew was nominated and properly proposed and seconded.

Resolved: that Cllr. Drew be appointed as Chairman of the Planning Committee.

Proposed: Cllr. M. Rainbird

Seconded: Cllr. D. Cooper

24/05/P/03 To appoint a Vice Chairman of the Planning Committee.

Cllr. Drew called for nominations for a Vice Chairman of the Planning Committee.

Cllr. D. Cooper was nominated and properly proposed and seconded.

Resolved: that Cllr. Cooper be appointed as Vice Chairman of the Planning Committee.

Proposed: Cllr. S. Dale

Seconded: Cllr. B. Watkins

24/05/P/04 To receive apologies for non-attendance.

Cllr. S. Breul

24/028 Land West Of The Meadow, Grenifer Road, Illogan, Cornwall, TR15 3SG.
PA24/02437 Erection of two new semi-detached dwellings.

The applicant for 24/028 arrived during discussions.

Cllr Drew advised the applicant that item 7, to allow registered elector members of the Parish to speak of planning applications on the agenda had been dealt with, and as he had arrived late, that he had missed his opportunity to speak regarding the application.

The meeting reviewed the plans and discussed the history of this application including height, scale, overlooking, overall appearance, surrounding environment and loss of Cornish hedging/trees.

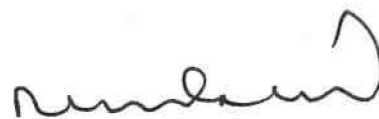
Resolved: that Carn Brea Parish Council object to the application PA24/02437 on the following grounds:

- Cornwall Local Plan Policy 2 - Respecting and enhancing quality of place. The contemporary design of the proposed development fails to demonstrate a physical and aesthetic understanding of its location i.e. the site sits between two single storey bungalows, of similar appearance, neither of which are of such a contemporary design.
- Cornwall Local Plan Policy 12 - Design.
 - (a) The contemporary design of the proposed development fails to be of an appropriate scale, density, height and mass, and fails to show a clear understanding and response to its landscape setting.
 - (b) Also the proposal creates the potential for overlooking, overshadowing and overbearing impacts.
- Cornwall Design Guide - External Amenity.
 - (a) The current layout of the proposal fails to meet the standard set out in para. 9.5. 7 in respect of adequate amenity space
 - (b) The application fails to comply with para. 9.5.12 and 9.5.13 and Appendix 2 in respect of the storage requirements for recycling and refuse. There is no space identified within the dwellings and importantly there is no garage provision for either dwelling.
- Carn Brea Neighbourhood Development Plan - Policy NE3.
 The proposed development does not comply with Policy NE3 in that it does not maintain the visual separation of established development, openness and landscape value, and in particular fails to retain the proportion and scale of existing built structures, and also fails to reference the built vernacular of the neighbourhood area.
- Cornwall Local Plan Policy 23.2 – the development fails to comply with this standard.
- CBPC wish to draw attention to the discrepancies between the application form and the design and access statement with reference to vehicle parking, front Cornish hedge and trees on the site.

Proposed: Cllr. R. Drew

Seconded: Cllr. B. Watkins

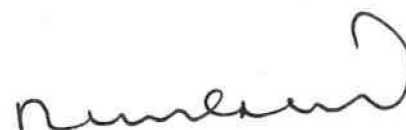
The applicant left the meeting.



- 24/029** **Bickford House And Tyncroft, Station Road, Pool, Redruth, Cornwall, TR15 3QG.**
PA24/02585 **Works to install roof mounted solar pv panels and ev car charging facilities.**
- Resolved:** **that Carn Brea Parish Council support PA24/02585.**
- Proposed:** Cllr. P. Holmes **Seconded:** Cllr. C. Jordan
- 24/030** **40 Townfield, Pool, Redruth, Cornwall, TR15 3QD.**
PA24/03162 **Construction of a conservatory.**
- Resolved:** **that Carn Brea Parish Council support PA24/03162.**
- Proposed:** Cllr. M. Moyle **Seconded:** Cllr. D. Cooper
- 24/031** **93 Agar Road, Illogan Highway, Redruth, Cornwall, TR15 3EF.**
PA24/03177 **Single storey rear extension.**
- Resolved:** **that Carn Brea Parish Council support PA24/03177.**
- Proposed:** Cllr. C. Jordan **Seconded:** Cllr. M. Rainbird
- 24/032** **Enderland, Sycamore Drive, Broad Lane, Illogan, Cornwall, TR15 3HY.**
PA24/02824 **Proposed extension over garage, new entrance and rear extension without compliance with condition 3 of decision notice PA23/00692 dated 20.4.2023.**
- Resolved:** **that Carn Brea Parish Council do not support the application PA24/02824 on the ground that Condition 3 should remain as originally set on the grounds of loss of privacy and overlooking.**
- Proposed:** Cllr. S. Dale **Seconded:** Cllr. M. Moyle
- 24/033** **Pencoys Primary School, Loscombe Road, Four Lanes, Redruth, TR16 6RB.**
PA24/02779 **Non-material amendment in relation to decision notice PA23/05540 dated 19.09.2023 for Revised size of the air source heat pump compound to house the new unit.**
- Resolved:** **that Carn Brea Parish Council support PA24/02779.**
- Proposed:** Cllr. T. Salisbury **Seconded:** Cllr. B. Watkins

24/05/P/10 **To consider correspondence received.**

There was no correspondence to consider.



24/05/P/11 **To receive a report on planning application decisions.**

May 2024 report on planning application decision was circulated ahead of the meeting.

Resolved: **that May's planning report is noted.**

Proposed: Cllr. J. Pollock

Seconded: Cllr. M. Rainbird

Meeting closed at 7.48pm.

A handwritten signature in black ink, appearing to read 'M. Rainbird', is located in the bottom right corner of the page.