

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the **Planning Committee of Probus Parish Council** held on **Wednesday, the 19th April 2023** in the **Probus Village Hall** at **19:00**.

Members Present: Cllrs M Maskill (Chairman), W Sutherland, R Tofts, N Gillard, P Quinlan, R Goldsworthy,. Also attending Cornwall Councillor K Glasson, Mrs M Roper (Parish Clerk)

23/P26 - Apologies for Absence: Cllrs Dutton, Faull

23/P27 - Declarations of Interest in agenda items, and to issue dispensations.

Cllr Tofts declared a non-pecuniary interest in Agenda item 6 (b) – friends with the property owners adjacent to the development site.

23/P28 - Public Participation. 5 members of the public present. A couple living in the Cullen view area expressed their concerns with the planning application [PA23/02387](#), citing overdevelopment and impact on privacy, especially for properties No 30 and 31. They continued to say that the footprints seem large, and access to the properties from the road to the south of the site appears to be dangerous. They felt that the previous application for 2 properties was more in keeping with the general surroundings and orientation was more sympathetic.

23/P29 - To confirm the minutes of the Ordinary Meeting of 22nd of March 2023. The minutes of the ordinary meeting held on the 22nd of March 2023 were declared as correct by **Cllr Tofts, seconded by Cllr Sutherland** and **RESOLVED**. The Chairman signed them as a correct record.

23/P30 - Matters arising from those minutes - None

23/P31 - Planning Applications received:

For the benefit of the public present, the chairman changed the order of business.

- d) [PA23/02387](#) - Erection of Three Detached 4 Bedroom Dwellings. Land North Of Cullen View Cullen View Probus Truro Cornwall TR2 4NY – The councillors noted that the access for one of the properties is almost at the junction, which seems unsafe.

The site was a subject to multiple previous planning applications (including application for 4 dwellings) all of which were approved. Current application is for 3 dwellings – plot A – total floor area of 176m² and plots B and C are for 168 m² each.

Plot C lists some trees for removal, although further planting is suggested.

Elevations show that some windows are clear and some obscure, and it is not clear from the drawings which one is which as there is no legend.

The Councillors felt that from the drawings it is difficult to evaluate the impact of overlooking and overshadowing. In addition, it was felt that the Southern access needed further works to demonstrate safety.

It was noted that the parish council was commenting on the application before having the benefit of comments by other consultees and members of the public. It was felt that the council should defer a decision until these were available.

It was **proposed** by **Cllr Maskill** to seek an extension of the deadline for decision making in order to obtain additional information clarifying distances from the boundaries and clear ridge heights, **seconded** by **Cllr Quinlan** and **RESOLVED**. Unanimous. Carried.

- a) [PA23/01998](#) - Demolition of an existing agricultural barn and erection of a new workshop/maintenance storage building. Trewithen Home Farm Grampond Road Truro Cornwall – The Councillors remarked that the plans are in line with the previously disclosed master plan, and the conservation specialists have no objection. It was **proposed** by **Cllr Maskill** to support the application, **seconded** by **Cllr Sutherland** and **RESOLVED**. Unanimous. Carried.
- b) [PA23/02622](#) - Non-material amendment in relation to decision notice **PA22/11111** dd. 08/02/2023 to change the colour of the standing seam cladding from grey to black. 6 Netherfield Treviglas Lane Probus Cornwall TR2 4LH

19:39 Cllr Tofts left the room

The Councillors felt that grey was possibly more amenable and in keeping with the surroundings, but in view of no objections made **RESOLVED** to defer to the decision of the planning officer. **Proposed** by Cllr Gillard, **seconded** by Cllr Quinlan. Unanimous. Carried.

19:45 Cllr Tofts re-entered the room

- c) [PA23/02887](#) - Proposed demolition of existing attached garage and existing rear extensions. Replacement with a carport and smaller rear extension. Reconfiguration of internal layout and minor alterations to external appearance. Innisfree 4 Treviglas Lane Probus Truro Cornwall TR2 4LH – The Councillors noted that the proposed scheme improved the appearance of the property and is smaller than the existing footprint. **Cllr N Glasson proposed** to support it, **seconded** by Cllr Maskill and **RESOLVED**. Unanimous. Carried.

- e) Any applications received after the dispatch of the agenda:

[PA23/02994](#) - Non-material amendment in relation to decision notice **PA22/11375** dd. 15/02/2023 for the removal of the existing south wall of the utility room and rebuilding it at the end of the garage walling. Rustic Cottage The Green Probus Truro Cornwall TR2 4LP

An extension was sought and declined by the planning officer. The planning officer view was that this application qualifies for a Non-Material amendment due to:

- 1) The minor nature of the amendment
- 2) it is within the scope of the original planning permission
- 3) It does not result in a materially different scheme that has a differing impact.

The Councillors agreed with the planning officer that the scheme makes no material difference and **RESOLVED** to support it. **Proposed by Cllr Maskill, seconded by Cllr Gillard.** Unanimous. Carried.

23/P32 - Planning Decisions & Appeals:-

[A23/01273](#) - 16 Ground mounted solar panels on 2 frames of 8 panels at Nankilly Farm Probus Truro Cornwall. – **APPROVED**

Any decisions and appeals received after the despatch of the agenda: None

The above was duly noted.

23/P33 - Meeting Closed at 19.51 hrs

Chairman.....

Date.....

DRAFT