

## PROBUS PARISH COUNCIL

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Minutes of the Meeting of the **Planning Committee of Probus Parish Council** held on **Wednesday, the-18<sup>th</sup> of January 2023** in the **Probus Village Hall** at **19:00**.

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

**23/P01 - Apologies for Absence:** None

**23/P02 - Declarations of Interest in agenda items, and to issue dispensations.** Cllr Tofts declared a no pecuniary interest in planning application **PA22/1111**

**23/P02 - Public Participation.** Two residents came to make a statement on behalf of Mr/s J Denyer, whose property – Treviglas cottage - borders the proposed development. They explained that Mr Denyer is currently away on extended trip abroad, the application had been submitted during his absence, leaving him no opportunity to object in person.

They continued saying that Treviglas cottage is enveloped on 3 sides, the proposed development will be blocking the currently unexposed side, and whilst Mr Denyer accepts that the development is likely to go ahead, he was concerned about the lack of proper representation and scrutiny.

He believed that contrary to the planning drawings, the levels of the ground were raised to accommodate the garages.

He therefore was seeking support from the Parish Council in terms of either refusing the proposed planning application or delaying the decision-making process if possible to allow for a site visit upon his return from abroad.

The Chairman of the Planning Committee thanked the residents for their statement.

**23/P03 - To confirm the minutes of the Ordinary Meeting of 21<sup>st</sup> of December 2022.** The minutes of the ordinary meeting held on the 21<sup>st</sup> of December 2022 were declared as correct by **Cllr Tofts, seconded by Cllr Gillard** and **RESOLVED**. The Chairman signed them as a correct record.

**23/P04 - Matters arising from those minutes - None**

**23/P05 - Planning Applications received:**

- a) **[PA22/1111](#)- Land South East Of Treviglas Cottage, Treviglas Lane, Probus, Cornwall TR2 4LH. Demolition of existing store / workshed and introduction of proposed 4-bedroom dwelling.**

**19:20 Cllr Tofts left the room**

Cllr Sutherland queried if an extension on the decision deadline could be sought. The Chairman explained that the current deadline for decision is set as the 8<sup>th</sup> of February 2023, and an extension for the Parish Council to submit comments had already been given previously to allow this consideration to take place. Therefore, the Planning Authorities would expect the Parish Council to submit a comment within the given timeframe.

Cllr Sutherland mentioned alleged raised ground levels in contradiction to the planning application, which claimed to be sympathetic to the existing land contours. The Chairman clarified that the topography of the site was respected by incorporating variable building heights.

Cllr Sutherland further commented that although the roof ridges on both – the neighbouring Treviglas cottage and the proposed development seem to be set at the same level, it is worth noting that Treviglas cottage has a high pitched roof, whereas the proposed dwelling is designed to have a flat roof which, in effect, sets the windows of the proposed dwelling above the eyeline of Treviglas cottage, creating more of an overlook. The Chairman responded that the windows of the proposed development are at approximately the same level as the French balcony of Treviglas cottage and the minimum legal requirement of 21 meters between two properties directly across each other is satisfied as the current distance is about 28 meters.

Cllr Faull suggested to support the application with conditions.

Cllr Gillard commented that Treviglas cottage sits in isolation from the other properties on the same lane, no thorough consideration of the overall scheme had been given, and a piecemeal approach had been adopted by the developer instead. It appears that the cottage will be overborne by the proposed development, and the Council could request a site visit with participation of all the relevant parties to evaluate the impact.

**Proposed by Cllr Quinlan to respond to the planning authorities requesting a site visit, seconded by Cllr Sutherland and RESOLVED. Unanimous. Carried**

*Two residents present at the discussion thanked the Council for giving this matter a thorough consideration and expressed their satisfaction with the overall process.*

**19:45 Cllr Tofts re-entered the room**

- a) **[PA22/11163](#) - 30 Rosparc, Probus, Truro, Cornwall TR2 4TJ. Proposed extensions to side and rear**  
The councillors agreed that there was no reason to object to this application. **Proposed by Cllr Sutherland to support the application. Seconded by Cllr Quinlan and RESOLVED. Unanimous. Carried**
  
- b) **[PA22/11326](#) – Trenance Wagg Lane, Probus, Truro, Cornwall TR2 4JX. Demolition of existing single-storey rear extension and formation of new single-storey rear extension, two-storey front extension and larger replacement balcony extension.**  
Cllr Sutherland commented that the proposed development is located a long way from the road and has similar ridge height as other properties in the area. It was **proposed by Cllr Sutherland to support the application. Seconded by Cllr Faull. Unanimous. Carried.**

- c) [PA22/11375](#)- Rustic Cottage, The Green, Probus, Truro TR2 4LP. First floor extension to form bedroom.

The Council agreed that the proposed development has very little impact on the surrounding area.

It was **proposed** by Cllr Tofts to support the application. **Seconded** by Cllr Dutton and **RESOLVED**. Unanimous. **Carried**.

- d) Any applications received after the dispatch of the agenda – **None**.

### 23/P06 - Pre-planning consultation:

[CORNERSTONE 12484821](#) - Proposed base station installation upgrade at cornerstone 12484821, Lamellyn farm, Probus cemetery, off Ladock road, Probus, Cornwall, TR2 4HG  
**NOTED**

### 23/P07 - Planning Decisions & Appeals:-

- a) [PA22/08261](#) - Land At Tresillian Business Park, Tresillian Business Park, Probus, Truro Cornwall TR2 4HF. Formation of additional parking area to serve existing industrial units. **APPROVED WITH CONDITIONS – NOTED**

- b) **Any decisions and appeals received after the despatch of the agenda:**

1. [PA22/11042](#) - 4 Netherfield Treviglas Lane Probus Truro Cornwall TR2 4LH Proposal Submission of details to discharge **Condition 4** in respect of Decision Notice PA22/03732 dated 25.08.22. **DISCHARGED - 06/01/2023**
2. [PA22/10312](#) - 44 Gwell An Nans Probus Truro Cornwall TR2 4ND - Proposal Proposed Rear Extension **APPROVED - 13/01/2023**
3. [PA22/11080](#) - Homelea Chapel Street Probus Truro Cornwall TR2 4LD - Proposal Works to trees within a conservation area: To cut down Eucalyptus tree to ground level. **DECIDED** not to make a Tree Preservation Order - **13/01/2023**
4. [PA22/10988](#) - Trewithen Home Farm Grampond Road Truro Cornwall TR2 4DD Proposal Screening opinion to redevelop the existing Trewithen Home Farm complex **Environment Impact Assessment not required - 16/01/2023**

The above was duly noted.

23/P08 - Meeting Closed at 19.58 hrs

Chairman *Cllr M Maskill*

Date *22.02.2023*