

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the Planning Committee of Probus Parish Council held on Wednesday 17th November 2021 in Probus Village Hall commencing at 7pm.

Committee members present- Cllrs Maskill, Gillard, Deards, Dalton, Sutherland, Goldsworthy, Glasson, Faull, Saunders-Fern & Tofts.

21/P73 Apologies

None

21/P74 Declarations of interest in agenda items and to issue dispensations.

Cllr Tofts & Glasson declared a non-registerable interest in planning application PA21/10151 (friend).

21/P75 Public Participation

Residents present raising objection to application PA21/08887. The residents queried whether re-location of the house is permitted under reserved matters. He also queried whether things were being sneaked in under the radar, as in the outline application it clearly states that access is not permitted under reserved access. Raises concerns regarding vehicle access across amenity land. Ecological Study also raised, it was felt this was needed to protect the wildlife. Resident stated he had taken advice and from a planning consultant and he felt the application was flawed. Access to the development was the largest concern, and not fitting in with the street scene.

21/P76 To confirm Minutes of the Planning Meeting of 20th October 2021.

The minutes of the planning meeting held on 20th October 2021 were declared as correct by Cllr Deards and seconded by Cllr Saunders-Fern, carried; the Chairman signed them as a correct record.

21/P77 Matters Arising

None

21/P78 Planning Applications

- a) PA21/08887 Land Adjacent To Fore Street Probus. Reserved matters for appearance, landscaping, layout and scale following outline approval PA18/08948 for construction of dwelling.
Proposal by Cllr Gillard to object to this application as it diverges very significantly from the outline application PA18/08948 and an unsatisfactory response to Condition 2 of that planning permission.
Prime examples of this are:

The proposed development would not be sited in line with adjacent Fairclose Cottage therefore it is not in accordance with the established building line. The dwelling is at an angle and has been repositioned towards the back of the plot and extends the footprint into what is considered to be open countryside.

The design is not in keeping with the character of the area or the design vernacular. No account has been taken in the repositioning of the dwelling with regard to overlooking and/or overshadowing the neighbouring properties..

The original proposal was for pedestrian access only not for the now proposed vehicular access with two car parking spaces. No details are given for the crossover design or for the visibility splay for vehicles exiting the property. By repositioning the dwelling as proposed and accommodating the driveway and parking the amenity space is significantly compromised.

On the above basis we believe that the proposed design variations are so significant and contrary to the Case Officer's considerations in their Appraisal Report that the new proposals warrant a new detailed planning application, seconded Cllr Dalton, carried.

The above was duly **resolved**.

Cllrs Tofts and Glasson left the room.

- b) PA21/10151 19 Hicks Close Probus. Retention of timber shed to be used as beauty salon to rear and retention of parking space to front.

Proposal by Cllr Faull to support this application and other businesses already operate from their homes in the Village, seconded Cllr Deards, carried.

The above was duly **resolved**.

Cllrs Tofts and Glasson re-entered the room.

- c) PA21/10879 Land South Of Carne View Road Probus. Non-material amendment in relation to decision notice PA21/00353. Reserved Matters application for the construction of 55 dwellings, public open space, landscape planting, pedestrian and vehicular links; and associated infrastructure. Discharge of conditions 1, 4, 7,8,9,10. (PA19/09344 refers).

Withdrawn.

21/P79 Planning Decisions & Appeals.

- a) PA21/07811 36 Gwell An Nans Probus TR2 4ND. Replacement of Timber Decking and Conservatory- approved.
- b) PA21/08279 5 Church View Road Probus Truro Cornwall TR2 4JH. Proposed single storey front extension- approved.
- c) PA21/09432 St Grace Cottage Wagg Lane Probus TR2 4JX. Works to T1 (Lime), T2 (Ash), T3 (Elder) and T4 (Sycamore)- decided not to make TPO.
- d) PA21/05889 Parkengear Barn Road From Parkengear Vean To Wakehams Grave Probus TR2 4HH. Erection of detached dwelling with variation of condition 2 and removal of conditions 4 and 5 of decision PA19/03671 dated 03/07/2019 – approved.
- e) PA21/07703 Barteliver Road From Kennelgate Bungalow To District Boundary East Of Barteliver Grampound TR2 4DE. Conversion of 3no. barns to 4no. residential dwellings and associated works with variation of condition 2 (approved plans) in respect of decision PA20/08370 dated 08.12.20- approved.
- f) PA21/07729 Barteliver Farm Grampound Truro Cornwall TR2 4DE. Listed Building

consent for conversion and extension of 3no. barns to 4no. residential dwellings and associated works with variation of condition 2 (approved plans) of decision notice PA20/08371 dated 08.12.20- approved.

- g) PA21/08290 Store Adj To Hazelberry Cottage High Street Probus. Conversion of former storage building to residential dwelling (resubmission of PA21/03793 - withdrawn)- approved.
- h) PA21/08855 113 Carne View Road Probus TR2 4TR. Conversion of garage within house - approved.

There being no further business the meeting closed at 7.30pm.

Chairman..... Date.....