

PROBUS PARISH COUNCIL

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Minutes of the Meeting of the **Planning Committee of Probus Parish Council** held on **Wednesday, the 21st December 2022** in the **Probus Village Hall** at **19:00**.

Members Present: Cllrs. N Gillard (Chairman), W Sutherland, R Tofts, M Maskill, C. Dutton. Also attending Mrs M Roper (Parish Clerk),

22/P068 - Apologies for Absence: Cllr Goldsworthy, Cllr Faulk, Cllr Quinlan, Cllr N Glasson, Cornwall Councillor K Glasson

22/P060 - Declarations of Interest in agenda items, and to issue dispensations. Cllr Tofts declared a no pecuniary interest in planning application **PA22/10312**

22/P061 - Public Participation. None present

22/P062 - To confirm the minutes of the Ordinary Meeting of 16th November 2022. The minutes of the ordinary meetings held on the 16th November 2022 were declared as correct by **Cllr Sutherland, seconded by Cllr Tofts** and **RESOLVED**. The Chairman signed them as a correct record.

22/P063 - Matters arising from those minutes - 22/P057 - PA22/01590/PREAPP - Trewithen Home Farm Grampound Road Truro Cornwall TR2 4DD. -PREAPP Advice issued by Cornwall Council 14/11/22. The Councillors reported on their recent pre-app visit to Trewithen estate and have remarked that it had been very informative. They remarked that it appears to be a very ambitious development scheme, and the anticipated date of the application submission is around April/May 2023. During the visit to Trewithen estate, the Councillors suggested that a public presentation be organised for the residents of Probus before the formal application is submitted.

22/P064 - Planning Applications received:

PA22/10097 - Demolition of existing garage/store and formation of new two-storey side extension. Trestane Ladock Road Probus Truro Cornwall TR2 4LE. A concern was raised whether an application submitted by a fellow councillor may be regarded as a conflict of interests. Cllr Maskill as a Chairman clarified that such eventualities need to be accepted and noted that the applicant is not present during the meeting and all the correct procedures have been followed, and a debate still needs to take place. Cllr Sutherland thought that the proposed scheme is an improvement on the existing development, and it tidies up the view from the road. Cllr Tofts remarked that due to its proximity to school, delivery times and traffic management need to be carefully considered. Cllr Maskill added an observation that the development lies in the conservation area. He further added that there'd been a supportive public comment on the application.

Cllr Sutherland proposed to support the application with a proviso of putting in place a careful traffic management and deliveries plan due to the scheme's proximity to the school and potential impact on the school run and Chapel Street. **Seconded by Cllr Dutton and RESOLVED.** Unanimous. **Carried**

PA22/10312 - Proposed Rear Extension - 44 Gwell An Nans, Probus, Truro, Cornwall TR2 4ND

19.18hrs Cllr Tofts left the room

Cllr Maskill noted that the scheme appears to retrospective planning application for a completed development.

Cllr Sutherland commented that it seems unobtrusive with no effect on the neighbours.

Cllr Maskill proposed to support the application. **Seconded by Cllr Sutherland and RESOLVED.** Unanimous. **Carried**

19.22hrs Cllr Tofts re-entered the room.

22/P065 - Planning Decisions & Appeals: -

PA22/08846 - Chapel Cottage Chapel Street Probus Truro Cornwall TR2 4LD. Outline planning application for up to two dwellings, access to be considered - APPROVED 06/12/2022

The councillors remarked that this development appears to have been sold.

PA22/02395 - Goldmartyn High Street Probus Truro Cornwall TR2 4LG. Demolition of workshop and garage and the erection of a new dwelling - APPROVED 18/11/2022

PA22/09046 - Sprys House The Square Probus Truro Cornwall TR2 4JP Submission of details to discharge Conditions 5 and 6 in respect of Decision Notice PA22/04653 dated 07.07.22. S52/S106 and discharge of condition apps - 21/11/2022 NOTED

PA22/08482 - 44 Gwell An Nans Probus Truro Cornwall TR2 4ND Application for a lawful development certificate for a proposed rear extension. - WITHDRAWN 18/11/2022

The above was duly noted.

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

PA22/10011 - Land North East Of Parkengear Cottage Probus Cornwall TR2 4HH Proposal Submission of details to discharge conditions 5 and 6 in relation to decision notice PA22/05379 dated 26/09/2022. Discharge of condition; not all conditions agreed 13/12/2022

Cllr Maskill commented that this application requires further examinations to note which conditions were not discharged.

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 15/12/2022

The above was duly noted

b) To notify of any site given pre-application advice. None

22/P066 - Meeting Closed at 19.22 hrs

Chairman.....

Date.....