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Minutes of the extra Ordinary Meeting of St Erth Parish Council held on Tuesday 21st May 2024 at St Erth School, commencing at 7.00pm

Present: Councillors W Chappell, T Greatrex (Vice-Chair), J Kersey (arrived 7.10pm), J Lee, S Murley, N Player (Chair), T Taylor.

In attendance: F Drew (Clerk).

025/05/24-25 Apologies for absence

Councillors E Jenkin, J Parris, P Rodda. No apologies given – Councillor A Spencer-Smith.

026/05/24-25 Declarations of interest & dispensations

None

027/05/24-25 Community participation

None

028/05/24-25 Action required on matters raised during community participation

None

029/05/24-25 Minutes

It was **RESOLVED** that the Chair of the meeting signs as a true and accurate record, the minutes of the Annual meeting held on 7th May 2024, as previously circulated. (Action: The Chair)

030/05/24-25 Clerk's Report

None

031/05/24-25 Planning

a) Applications:

i) PA24/03314: Application for Permission in Principle for the construction of 1 dwelling; Land West of 10 Calais Road, St Erth Praze. It was **RESOLVED** to support this application. (Action: The Clerk)

Councillor Kersey arrived at 7.10pm.

ii) PA16/04199: Replacement of residential caravan with dwelling; The Caravan, Battery Mill Lane, St Erth. It was **RESOLVED** to continue to object to this application as the

additional information finally provided does not allay concerns raised by all who have commented previously, including numerous objections from both consultees and members of the public. The proposed replacement building is considerably larger than the existing caravan and does not sit on the same footprint, which contravenes Policy 7 of the Cornwall Local Plan (CLP) and Policy HT2 of the St Erth Neighbourhood Plan (SENDP). It sits outside of the settlement boundary and is not rounding off of existing properties, and would therefore be development in the open countryside. The current design does not mitigate the flood risk as described by the Environment Agency and as the proposed premises is an entirely new dwelling of a different type of structure to that currently on site, the argument in the Flood Risk Assessment that sequential and exception tests are not required is not valid, and should be requested prior to a decision being reached. The current caravan has a certificate of lawfulness that was granted for use as a residential dwelling, but the Parish Council would argue that this caravan has remained abandoned for many years since the passing of the owner for whom the certificate was originally issued. Indeed, the Preliminary Site Risk Assessment dated 9th May 2024 refers to 'the caravan which lies redundant' on page 9 of its report. The Parish Council supports the comments and concerns raised by both the Environment Agency and Public Protection Contaminated Land regarding flood risk, land contamination and water contamination due to run off. Furthermore, the applicant has provided no evidence to show they have a right of access to the highway from the property, which is over a public bridleway that would suffer considerable damage from construction traffic. (Action: The Clerk)

b) Cornwall Council Decisions:

i) **PA24/01105:** Construction of timber agricultural barn / stable and associated works; Land North of Buena Vista, St Erth Hill; Refused.

c) Appeals:

i) **APP/D0840/W/24/3340159:** Appeal against refusal of PA23/09217 Retention of annex to be used as ancillary accommodation/holiday let; The Fish Farm, The Green Lane, St Erth. It was **agreed** to defer discussion on this to the next agenda as no documents had currently been downloaded to the planning portal by Cornwall Council. (Action: The Clerk)

d) To consider any other planning matter received at or before the start of the meeting:

None

032/05/24-25 St Erth Riverside Regeneration & Community Access Project

The Clerk gave a verbal update to advise that the public consultation is currently underway and the Community Levelling Up Programme application has been submitted. It was **agreed** to delegate to the Clerk, in consultation with the Chair & Vice-Chair, the ability to spend up to £500.00 on any relevant additional permits required relating to an application for the Water Environment Improvement Fund that is currently being submitted to the Environment Agency. (Action: The Clerk)

033/05/24-25 Agenda Items for a future meeting

It was noted that Councillors would submit agenda items for future meetings to the Clerk in writing no later than Monday 27th May 2024.

034/05/24-25 Next Ordinary meeting

It was noted that the next Ordinary Council Meeting will take place at 7.00pm on Tuesday 4th June 2024 at St Erth School.

The Chair closed the meeting at 8.09pm.

Signed: _____ Chair

Date: _____