

**MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL
MEETING HELD ON WEDNESDAY, 13TH FEBRUARY 2019 AT 7PM IN THE
COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT**

Present: Councillors C Smith (Vice Chair), H Bunt and G Rogers.

2 members of the public
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

Jo Rowe spoke in respect of planning application reference number PA18/07770 for the conversion of and extension to the existing vacant church to form a pair of semi-detached dwellings at Tredinnick Methodist Church, Ley. He said that the proposal is as previously submitted in that the application is to convert the existing Methodist chapel on the site into one dwelling and to demolish and re-build the Sunday School to form another dwelling. He explained that he had been advised to have a section 106 legal agreement on the Sunday School element of the proposal restricting its occupation to agricultural or forestry workers. He said that in this respect, an agricultural appraisal had been undertaken by Kivells and submitted to Cornwall Council. He explained that Cornwall Council's Land Agent has also undertaken an agricultural appraisal and will draft a report in due course.

1. Apologies

Apologies were received from Councillors D L Jones and R Berrrett.

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 12th December 2018

The minutes of the meeting held on 12th December 2018, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

PA18/07770 – Application for conversion of and extension to existing vacant church to form a pair of semi-detached dwellings at Tredinnick Methodist Church, Ley

Councillor C Smith explained that the application is unchanged from that which was originally submitted and advised that the parish council supported that application. He said that the Applicant has now submitted an agricultural appraisal to justify rebuilding the Sunday school element of the building. Councillor H Bunt said that he could see no reason not to support the application again. He said the proposed development will prevent the building from falling into disrepair. Councillor G Rogers said that the building is already in existence and that the parish council should continue to support the proposal. He said that if Cornwall Council permit only one dwelling on the site, the Applicant will still benefit as he will have a dwelling which could be for an agricultural worker or be sold or rented on the private market. Councillor C Smith said that if two dwellings are permitted on the site as opposed to one, it will make them more affordable for families in the area. He said that the relevant policies in the CLP are Policy 2,3C which relates to supporting local businesses, Policy 7,5 which relates to rural occupational workers and Policy 12 which relates to design. It was proposed by Councillor C Smith and seconded by Councillor G Rogers that the application be supported. All Councillors voted in favour of the proposal.

PA18/11828 – Application for temporary removal of hedgerow for access to complete highways drainage works at A30 dual carriageway, Bolventor

Councillor C Smith explained that it is proposed to remove two 3m lengths of hedge near to the Jamaica Inn on the A30 to enable highways works to be undertaken. He said that the hedges will be re-instated when the works are complete. It was proposed by Councillor G Rogers and seconded by Councillor H Bunt that the application be supported. All Councillors voted in favour of the proposal.

PA19/00292 – Application for a breakout room at St Neot Community Primary School, Loveny Road, St Neot

Councillor C Smith explained that members of the Planning Committee had visited the site and that the Headteacher had explained that the proposed development is to provide an additional classroom which will be used for a variety of purposes including lessons, music lessons and for children with special educational needs. She explained that there are no plans to increase the numbers attending the school. Councillor G Rogers said that the existing classrooms did appear to be quite crowded so there is

clearly a need for this additional space. He said that it will not have an adverse impact on any of the nearby properties. Councillor H Bunt said that it is proposed to pay for the works out of existing school funds. Councillor C Smith said that Policy 12 of the CLP which relates to design is relevant but there are no specific policies relating to schools. It was proposed by Councillor H Bunt and seconded by Councillor C Smith that the application be supported. All Councillors voted in favour of the proposal.

PA18/ 11372 – Application for Listed building consent to strip the existing roof covering, fix new felt, batten and re fix the existing Delabole slates at West Wing Treverbyn Vean Two Waters Foot Liskeard

Councillor C Smith explained that the works are to upgrade the existing roof with new felt and battens as required and new slates as required as well as the replacement of the existing plastic gutters with cast iron ones. He said that the building is Grade II listed so English Heritage will be consulted on the application and the Listed Building's Officer will oversee the works. Councillor C Smith said that a bat survey is awaited. Councillor C Smith said that the works will make the roof watertight and it will be restored to its original appearance. He said that cast iron guttering will be a visual improvement to the dwelling. It was proposed by Councillor C Smith and seconded by Councillor H Bunt that the application be supported. All Councillors voted in favour of the proposal.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:20pm.