

**MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL  
MEETING HELD ON WEDNESDAY, 8TH MAY 2019 AT 7PM IN THE COMMITTEE  
ROOM, ST NEOT INSTITUTE, ST NEOT**

**Present:** Councillors Dr L Jones (Chair), R Berrett, H Bunt and C Smith.

Mr and Mrs O'Brien

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

**Public Participation**

None

**1. Apologies**

Apologies were received and accepted from Councillor G Rogers.

**2. Declaration of interest in items on the agenda**

None

**3. To confirm the minutes of the meeting held on 10<sup>th</sup> April 2019**

The minutes of the meeting held on 10<sup>th</sup> April 2019, having been previously circulated, were agreed as an accurate record.

**4. Applications and appeals received from Cornwall Council**

**PA19/02937 – Application for conversion of disused workshop into private dwelling house at land north of Lyndon, St Neot**

Councillor C Smith said that the proposed development comprises converting a disused workshop into a dwelling house and the construction of a small extension to the existing building. He said that there is adequate on-site parking and that the building lies on the edge of the village. He said that the proposed development is for a two-bedroomed dwelling. Councillor H Bunt explained that the Applicant is acquiring a 3m piece of land adjacent to the site to ensure that there is adequate amenity space for the dwelling. He said that the existing building is not sited on the boundary so there is adequate room for the proposed building works to take place. The Chair explained that the proposed development complies with Policy 7 of the CLP which relates to the re-use of suitably redundant buildings and to point 11 of the NPPF 2018 which refers to a presumption in favour of sustainable development. She said that the building has a lawful use as a

commercial unit for over 10 years. The Chair said that the development also conforms to Policy 3 of the CLP which refers to the rounding off of settlements. She said that the proposed development will be more attractive than that which currently exists on the site. In addition, she said that the proposal conforms to Policy 12 of the CLP in that it will be of a sympathetic design to its surroundings. She said that the neighbours on the SE side of the site are concerned about the proposed window on the elevation facing them. It was agreed that their concern would be brought to the attention of the Case Officer. 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.

#### **5. Date of Next Meeting**

To be arranged.

There was no further business and the meeting was closed at 7:15pm.