

MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL
MEETING HELD ON WEDNESDAY, 12TH JUNE 2019 AT 7PM IN THE COMMITTEE
ROOM, ST NEOT INSTITUTE, ST NEOT

Present: Councillors C Smith (Chair), R Berrett, H Bunt, G Rogers, T Hooper and Dr L Jones

Ivan Tomlin

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

Ivan Tomlin spoke in respect of planning application reference number PA19/04570 for the creation of a new vehicular access at Higher Searles Down, St Neot. He said that the current arrangement is that the Applicant has a right of way over the existing access to his property as the access is owned by his neighbor. He said that the proposal is for a new access track to link with the existing parking and turning on the site. He said that landscaping is proposed along the length of the new access track. He said that the site is fairly flat so the development will not be visible in the landscape. He said that no intensification of use is proposed.

1. Apologies

None

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 8th May 2019

The minutes of the meeting held on 8th May 2019, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

PA19/04570 – Application for new vehicular access at Higher Searles Down, St Neot

Councillor G Rogers said that the proposed access will be beneficial to the dwelling on the site and that the landscaping proposed will be visually pleasing. Councillor R Berrett said that a considerable amount of work has been put in by the Agent to mitigate any adverse impact of the development. Councillor H Bunt said that the proposed

access will blend visually with the surroundings but that it should be “tapered back” where it meets the highway as the Applicant has said that a gate will be installed where the access meets the highway and a “pull in” is needed to ensure that the Applicant is not standing on the highway to open the gate. Councillor T Hooper said that if a french drain is to be installed, it must be done in accordance with criteria laid down by the Highways Department. She asked if the height of the proposed hedge needs to be restricted. It was agreed that this was not necessary. Councillor Dr L Jones said that NPPF 2018, section 2c talks about mitigating and adapting to climate change which she said necessitates giving very careful consideration to development within the AONB. She said that she considers that a permeable surface would be preferable to allow percolation and that the proposed landscaping will reduce the loss of carbon capture. Councillor C Smith said that a permeable surface would be the preferred option for the surface of the access and that he agrees that the access should be stepped back where it meets the highway. It was proposed by Councillor Dr L Jones and seconded by Councillor R Berrett that the application be supported subject to the access road being constructed of a permeable surface and that the Case Officer is satisfied that the proposed landscaping is sufficient to compensate for the loss of carbon capture. 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.