

MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL
MEETING HELD ON WEDNESDAY, 10TH JULY 2019 AT 7PM IN THE COMMITTEE
ROOM, ST NEOT INSTITUTE, ST NEOT

Present: Councillors C Smith (Chair), R Berrett, G Rogers and T Hooper.

Dave Northey
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

Dave Northey spoke in respect of planning application reference number PA19/04668. He said that the proposal comprises the installation of an additional window in the gable end of the building which will provide a fire escape from the bedroom. He said the opening will be obscure glazed. He said that the proposal also comprises a new window in the south elevation which will provide light to a dark room. The Chair said that the names of the rooms shown on the ground floor plan have been changed from those on the original plans so that the workshop is now called a garage and the office is now called a utility room. Dave Northey said he was not sure why this had occurred as the rooms are going to be used for the purposes delineated on the original plans.

1. Apologies

Apologies were received and accepted from Councillors Dr L Jones and H Bunt.

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 12th June 2019

The minutes of the meeting held on 12th June 2019, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

PA19/04668 – Application for construction of live/work unit. Amendment of condition 2 (plans) of application no. PA17/02880 for additional openings at land east of Northwood, St Neot

The Chair said there was some concern about the impact of the additional fenestration on the amenities of the occupier of the neighbouring residential property. It was noted that Councillors T Hooper and R Berrett had visited the neighbour and had viewed the proposed development from his garden. Councillor R Berrett said that he did not

consider the proposal would have a significant detrimental impact on the neighbour's amenity and Councillor T Hooper commented that the proposed new window on the south elevation will have more of a view over the lower garden of the neighbouring property than the proposed fire escape window. It was noted that whilst the neighbor objects to the proposed development, he has not submitted an objection on the planning portal. Councillor G Rogers said that there is a need for a fire escape window. He said that he was concerned about the change of the names of the rooms on the revised ground floor plan. The Chair said that he has alerted the Case Officer to this as it is imperative that the development is a live/work unit as originally approved as opposed to a single dwelling. The Chair said that the fire escape window is necessary and he accepts that the proposed new window in the south elevation is to provide additional natural light. It was proposed by Councillor C Smith and seconded by Councillor R Berrett that the application be supported provided that the names of the rooms on the ground floor plan are changed to reflect the names of the rooms as originally approved on the planning application for a live/work unit. All Councillors voted in favour of this proposal.

PA19/05244 – Application for agricultural feed store and covered yard at Great Tredinnick Farm, Two Waters Foot

The Chair said that members of the Planning Committee had visited the site. Councillor G Rogers said there is a need for this development and that it will be erected on an existing concrete slab. He said that the Applicant is very keen to camouflage the development as is necessary. Councillor T Hooper said that it is a well thought out proposal and that the proposed development is necessary to enable them to manage the farm in a more efficient way. Councillor R Berrett said that the proposed development will not have an adverse visual impact on the landscape. Councillor C Smith said that the proposal complies with policies 5, 12 and 21 of the CLP. It was proposed by Councillor C Smith and seconded by Councillor T Hooper that the application be supported. All Councillors voted in favour of this proposal.

5. Date of Next Meeting

To be arranged.

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