

**MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL  
MEETING HELD ON WEDNESDAY, 20TH NOVEMBER 2019 AT 7PM IN THE  
COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT**

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

Ivan Tomlin  
Ms Cowlshaw  
Mr Eldridge  
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

**Public Participation**

Ivan Tomlin spoke in relation to planning application PA19/08444 for the construction of an agricultural workers bungalow, provision of vehicular access and parking area and garden amenity space and installation of septic tank and drainage works at Lamelgate Farm, Liskeard. He explained that the farm comprises 322 acres of which 270 are at Lamelgate. He said that the farm is a beef and sheep holding and that the main farming operation is run by the family. He said that the Applicant wants to continue living on the holding as he reduces his input into the business and eventually retires so that other family members can take over. Ivan Tomlin said that the proposed bungalow will not appear isolated as it will be viewed in the context of other buildings in the vicinity of the site. He said the application has been supported in principle by the LPA and the County Land Agent and that the bungalow would only be able to be occupied by an agricultural worker. The Chair asked Mr Tomlin if the existing farm buildings on the site have been considered for conversion to residential use instead of constructing a new bungalow. Mr Tomlin said that the barns are still used for agricultural purposes and they are 2-storey which is not suitable for retirement accommodation. Councillor G Rogers asked if the proposed bungalow could have been located closer to the existing farm buildings or on the site of the existing temporary buildings. Mr Tomlin said that the Applicant did not want the bungalow to be located within the working farm and there is insufficient room to construct a bungalow on the site of the existing temporary buildings. Councillor H Bunt asked if the existing caravan on the site will be removed if planning permission is granted for this development. Mr Tomlin said that he was not sure if it would be removed but that the parish council could require this as a condition of the planning permission.

**1. Apologies**

Apologies were received and accepted from Councillor T Hooper.

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

Councillor Dr L Jones declared a prejudicial interest in planning application reference number PA19/08874 for an extension to the bungalow to form additional conservatory/dining space at Mennabroom, Tredarrup, St Neot.

## **3. To confirm the minutes of the meeting held on 9<sup>th</sup> October 2019**

The minutes of the meeting held on 9<sup>th</sup> October 2019, having been previously circulated, were agreed as an accurate record.

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

### **PA19/08444 – Application for construction of agricultural workers bungalow, provision of vehicular access and parking area and garden amenity space and installation of septic tank and drainage works at Lamelgate Farm, Liskeard**

Councillor C Smith commented that he supports the principle of an agricultural worker's dwelling but considers that the proposed location is very prominent in the AONB in that it will be visually intrusive in the landscape as it will be located on the side of a hill. He said that this may set an undesirable precedent. Councillor G Rogers said that he accepts the need for an agricultural worker's dwelling but that it will appear as a blot on the landscape being quite a way from the main farm buildings. The Chair said that the proposed development should conserve and enhance the AONB in accordance with Policy 23 2 (a) of the CLP. Councillor H Bunt commented that the positioning of the proposed bungalow is prominent and that it may be preferable to site it nearer the farm buildings. Councillor R Berrett said that if this development is allowed in this prominent location, it may set an undesirable precedent. The Chair said that the principle of the development is acceptable. She said that she was concerned about the gradual increase over the past few years of additional impermeable surfaces in the AONB which all add to the flood hazard into the River Fowey. She said that she considers that the conversion of the existing farm buildings into residential accommodation would be preferable. She agreed with the suggestion that an alternative location be sought for the new build which would be less visually intrusive in the landscape. It was proposed by Councillor C Smith and seconded by Councillor G Rogers that the principle of the application be supported but that a less sensitive and prominent location for the development would be preferable as the proposed development in its current location does not enhance and conserve the AONB in accordance with Policy 23 2 (a) of the CLP. All Councillors voted in favour of this proposal. The proposal was therefore carried.

Councillor Dr L Jones, having previously declared an interest, left the meeting during discussion of the following planning application.

**PA19/08874 – Application for extension to bungalow to form additional conservatory/dining space at Mennabroom, Tredarrup, St Neot.**

Councillor C Smith explained that the proposed development comprises a 3.1m x 2.7m extension onto the front elevation of the existing holiday bungalow. He said that it will be single-storey and that no one will be adversely affected by the proposed development. He said that the owners of the neighbouring bungalow, Colvannick, have expressed concern about the window which will be facing their property. It was proposed by Councillor G Rogers and seconded by Councillor H Bunt that the application be supported. All Councillors voted in favour of this proposal.

Councillor Dr L Jones returned to the meeting.

**PA19/09087 – Application for proposed increase of domestic curtilage to allow for construction of new garage together with parking and turning area at Penmal, Bush Hill, St Neot**

The Chair said that the main concern from the Planning Officer's viewpoint is the visibility of the new garage from the other side of the village. Councillor R Berrett said that there will be quite an increase in car numbers. It was noted that the existing garage will be removed. Councillor H Bunt said that the proposed new garage will be set back into the site and that the neighbours are not concerned about the proposed development. Councillor G Rogers said that the proposed new garage will be a similar height to the existing garage on the site. He said that it will be visible from the other side of the village. Councillor C Smith said that the new garage will be set into the hill and that the proposed alterations to the parking and turning area will improve access into the site. It was proposed by Councillor H Bunt and seconded by Councillor Dr L Jones that the application be supported as it complies with Policies 3 and 12 (a) of the CLP. All Councillors voted in favour of the proposal. The proposal was therefore carried.

**5. Date of Next Meeting**

To be arranged.

There was no further business and the meeting was closed at 7:30 pm.