

**MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL
MEETING HELD ON WEDNESDAY, 11TH DECEMBER 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.

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

1. Apologies

Apologies were received and accepted from Councillor T Hooper.

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 20th November 2019

The minutes of the meeting held on 20th November 2019, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

PA19/10002 – Application for works to trees covered by a Tree Preservation Order, namely a combination of pruning, crown reduction, felling of dead trees and pro-active felling of potentially hazardous trees detailed in attached report at Golitha Falls, Bolventor

The Chair explained that as this application was under the auspices of the Tree Preservation Officer, the parish council did not have any comment to make.

PA19/08531 – Application for various external additions within the boundaries of this property including five areas of timber decking with ramps and steps access and the addition of a conservatory (retrospective application) at Drawbridge Cottage, Two Waters Foot

It was noted that members of the Planning Committee had visited the site. Councillor G Rogers commented that the proposal comprises a considerable amount of decking, some of which is quite intrusive onto the neighbouring property in terms of overlooking into their conservatory. Councillor C Smith said that the balcony at the front has been extended to be three times larger than it was originally. The Chair said that the

development is contained within the domestic curtilage. She said that the relevant policy in the CLP is Policy 12 (2a) which seeks to protect neighbouring properties from excessive overlooking and a resultant loss of privacy. She said there is a degree of overlooking caused by this development but there are trees on the boundary which are under the ownership of the neighbour so the neighbour is therefore able to control the privacy. She said that some screening could be erected onto the far end of the balcony. Councillor C Smith said that this may not look very attractive. It was noted that part of deck area 1 is shown on the submitted plans as being outside the boundary of the site. It was proposed by Councillor C Smith and seconded by Councillor G Rogers that the application be supported as it complies with Policy 12 (2a) of the CLP as, whilst there is a degree of overlooking, the trees on the boundary are in the ownership of the neighbour so they control the privacy. It was agreed that the Planning Officer would be informed that part of deck area 1 is shown on the submitted plans as being outside the boundary of the site. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA19/10249 – Application for single storey rear extension at The Hayloft, Lower Newton, St Neot

The Chair said that the development comprises filling in a gap between two sections of the existing building. She said that it was at the rear of the dwelling and would be in line with the existing dwelling. She said that no neighbours would be affected by the proposal and that it would be constructed of sympathetic materials. It was proposed by Councillor G Rogers and seconded by Councillor R Berrett 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 7:25 pm.