

**MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL
MEETING HELD ON WEDNESDAY, 12TH FEBRUARY 2020 AT 7PM IN THE
COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT**

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

3 members of the public

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

Ivan Tomlin spoke in respect of planning application reference number PA19/08444 for the construction of an agricultural workers bungalow, provision of vehicular access and parking area and garden amenity space, installation of septic tank and drainage works at Lamelgate Farm, St Neot, Liskeard. He said that as a result of the parish council's concerns regarding the prominence of the new dwelling in the AONB, he met with the Case Officer and has submitted revised plans. He said that the proposed new bungalow is now located in a less prominent position and more screened to that originally proposed and is 5m lower in the landscape behind the main farmhouse.

1. Apologies

None

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 11th December 2019, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

PA20/00148 – Application for renovations and bedroom and living extension and garage at Burr Head Loveny Road, St Neot, Liskeard

The Chair explained that Policy 12 is the relevant policy in considering this application. Councillor C Smith said that the provision of on-site parking is welcomed. He said that the majority of the extension will be to the rear of the existing dwelling and its proposed

design will be in keeping with the host dwelling. He said that a young family occupy this dwelling and it is important to support young families in the village. Councillor G Rogers said that the site is large so whilst the extension is a considerable size, sufficient amenity space will remain. He said that no overlooking issues will arise as a result of the development. Councillor T Hooper said that the proposed development will result in a good family home and that the proposed development is empathetic to its surroundings. The Chair said that she thought the proposed development is a visual improvement in that the existing flat roof on the porch will be replaced with a gable roof. She said that the proposed extension will be empathetic to its surroundings and it is advantageous for car parking to be provided off road. It was proposed by Councillor H Bunt and seconded by Councillor T Hooper that the application be supported as it complies with Policy 12 of the CLP. All Councillors voted in favour of the proposal.

PA19/08444 - Construction of agricultural workers bungalow, provision of vehicular access and parking area and garden amenity space. Installation of septic tank and drainage works at Lamelgate Farm, St Neot, Liskeard

The Chair said that, when considering the original submission, the parish council was concerned about the prominence of the proposed new dwelling in the AONB and in this respect, its compliance with Policy 23a of the CLP. She said that the parish council accepted the need for an agricultural worker's dwelling on the site. It was agreed that the revised plans are a significant improvement to the original submission. It was proposed by Councillor G Rogers and seconded by Councillor C Smith that the application be supported as it complies with Policy 23a of the CLP. All Councillors voted in favour of the proposal. The Chair thanked Ivan Tomlin for taking on board the concerns expressed by the parish council.

5. Date of Next Meeting

To be arranged.

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