

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD ELECTRONICALLY USING ZOOM ON WEDNESDAY, 14TH OCTOBER 2020 AT 7PM**

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

John Cowlshaw  
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

**Public Participation**

John Cowlshaw spoke in respect of PA20/07437 for the removal or variation of conditions 2 and 3 on application 81/0907/F dated 5/10/81 for removal of three static caravans and construction of three standard construction two-bedroom bungalows at Mennabroom, Tredarrup, St Neot. He said that he would love to live in the property on a permanent basis and to pass the property on to a young or retired Cornish family.

**1. Apologies**

None

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

Councillor Dr L Jones declared a prejudicial interest in planning application reference number PA20/07437.

**3. To confirm the minutes of the meeting held on 29<sup>th</sup> July 2020**

The minutes of the meeting held on 9<sup>th</sup> September 2020, having been previously circulated, were agreed as an accurate record.

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

Councillor Dr L Jones, having previously declared an interest left the meeting during discussion of the following application. Councillor H Bunt took the Chair.

**PA20/07437 – Removal or variation of conditions 2 and 3 on application 81/0907/F dated 5/10/81 for removal of three static caravans and construction of three**

### **standard construction two-bedroom bungalows at Mennabroom, Tredarrup, St Neot**

Councillor C Smith said that the bungalow can be occupied for 11 months of the year now so there does not seem to be any real reason to refuse the application in principle.

He said there is no room for future development on the site. Councillor R Berrett asked what the meaning of standard construction is. It was noted that the bungalow was built in the early 1980's and replaced a static caravan on the site. It is a permanent building constructed of block and render under a slate roof. Councillor G Rogers said that it is suitable for permanent residential use and there is no loss as a holiday or business use. Councillor T Hooper said that it is a nice home for a couple going forward and for young people in the future. It was proposed by Councillor C Smith and seconded by Councillor T Hooper that the application be supported as it complies with Policy 7 of the CLP. All Councillors voted in favour of the proposal.

Councillor Dr L Jones returned to the meeting.

### **PA20/07611 – Provision of single storey rear bedroom/utility room extension at 3 Loveny Close, St Neot**

The Chair said that the proposed extension will be constructed of materials that are characteristic of dwellings within the vicinity of the site. She said that the proposed development complies with Policies 1, 3 and 12 of the CLP. Councillor T Hooper said that the proposed extension will be proportionate in terms of the site area. She said that it will not impose on the occupiers of neighbouring properties. Councillor C Smith said that the development site is at a lower level than the dwellings around it and the extension would not be visible. Councillor H Bunt said that he has spoken to the neighbours who occupy the dwelling to the rear of the application site and they do not object to the application. It was proposed by Councillor G Rogers and seconded by Councillor H Bunt that the application be supported as it complies with Policies 1, 3 and 12 of the CLP. All Councillors voted in favour of the proposal.

### **PA20/06781 - Outline application with all matters reserved for erection of single storey log cabin at West Northwood, St Neot**

The Chair said that Historic England object to this application as it is within 30m of a hut circle that is a nationally designated heritage asset and that the application is contrary to advice contained within the NPPF policy 189. She said that the AONB Officer has also objected to the application saying that the proposed development is outside the traditional pattern of settlement and will be conspicuous in the landscape being located on upper slopes. As a result, the AONB Officer says that the proposed development is contrary to advice contained within the NPPF and to Policies 23 and 24 of the CLP as it does not conserve or enhance the natural beauty of the AONB. The Chair pointed out

the 'green' credentials of the log cabin with turfed roof and zero carbon qualities and that if within the domestic curtilage, rather than 150 metres away from it, it might be viewed differently. Councillor R Berrett said that the proposed development is contrary to preserving the heritage site and the historic environment in the vicinity of the site. Councillor T Hooper said that she has spoken to road users in the vicinity of the site who have said that additional on-site parking for West Northwood would relieve congestion on the road. She said that the large size of the proposed development will be imposing in the landscape. Councillor C Smith said that the development, if allowed, would set an undesirable precedent for development of this type in the landscape. Councillor G Rogers said that he can see no reason to support the application. Councillor H Bunt said that he was surprised that it was proposed to be sited so close to the historical asset. It was proposed by Councillor C Smith and seconded by Councillor R Berrett that an objection be made to the application as it is contrary to Policies 23 and 24 of the CLP and to advice contained within the NPPF. 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 7:30 pm.