

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD ELECTRONICALLY USING ZOOM ON WEDNESDAY, 13TH JANUARY 2021 AT 7PM

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

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

None

1. Apologies

None

2. Declaration of interest in items on the agenda

Councillor Dr L Jones declared a personal interest in planning application reference number PA20/10218 for a first-floor extension to existing dwelling and provision of new three bay garage with office above at Fairfields, Chapel Lane, St Neot.

3. To confirm the minutes of the meeting held on 14th October 2020

The minutes of the meeting held on 9th December 2020, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

To receive and consider the following planning applications:

[PA20/11255](#) - New recreational building at Tregagle, Chapel Lane, St Neot

The Chair said that the site lies within the AONB and that Policy 23 of the CLP seeks to enhance and conserve the AONB and provide for a local need. She said that the proposed building matches the existing dwelling in terms of its design. She commented that consideration should be given as to whether the proposed building should be more subservient to the main building on the site. Councillor H Bunt said that he had visited

the site and that the proposed recreational building will be in line with the existing conservatory on the site when viewed from Linkindale. He said that the proposed development will hide the apex of the existing garage on the site when viewed from Linkindale. He said that the existing underground gas tank and access drive limit the size of the new development. Councillor C Smith said that the proposed development will not be higher or larger than the adjacent buildings. Councillor T Hooper questioned whether the proposed treatment room on the first floor will be used for commercial purposes. The Chair said that the facility was solely for the household to use. It was proposed by Councillor H Bunt and seconded by Councillor T Hooper that the application be supported. All Councillors voted in favour of this proposal.

Councillor Dr L Jones, having previously declared an interest in the following item, left the meeting and did not return. Councillor H Bunt took the Chair.

PA20/10218 - First floor extension to existing dwelling and provision of new three bay garage with office above at Fairfields, Chapel Lane, St Neot

Councillor H Bunt said that he had visited the site and that the proposed development comprises a 3 bay garage with office space above to utilize the roof space and an extension to the existing bungalow. Councillor R Berrett said that no one will be adversely affected by the proposed development. Councillor G Rogers said there is ample room in the curtilage of the dwelling for this development. Councillor T Hooper said that councillors should be mindful of the fact that the proposed garage is away from the existing dwelling and could potentially be used for holiday letting in the future. Councillor C Smith said that the proposed development will update the dwelling. 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 7:20 pm.