

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH  
COUNCIL HELD IN ST NEOT VILLAGE HALL ON WEDNESDAY, 9TH JUNE 2021 AT  
7PM**

**Present:** Councillors H Bunt (Chair), C Smith, T Thrussell, T Hooper and G Rogers.

David Northey  
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

**Public Participation**

David Northey spoke in respect of planning application reference number PA21/03998 for the construction of a balcony/terrace to front of live/work unit at Ferrets Nest, St Neot. He said that the proposed development will provide decking to the front of the building and steps onto the garden. He said the access to the workshop will remain the same.

**1. Apologies**

Apologies were received from Councillor M Rowe.

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

None

**3. To confirm the minutes of the meeting held on 14<sup>th</sup> April 2021**

The minutes of the meeting held on 14<sup>th</sup> April 2021, 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:**

**PA21/03998 – Construction of a balcony/terrace to front of live/work unit at Ferrets Nest, St Neot**

The Chair explained that members of the Planning Committee had visited the site. He said that the existing doors to the workshop will function as they do now and that he thinks the addition of a balcony will complete the property. Councillor T Thrussell said that the proposed development will be appropriate and in keeping with the host property and is of a sympathetic design. Councillor T Hooper said that the proposed development will comply with policies 2 and 12 of the CLP. It was proposed by Councillor T Thrussell and seconded by Councillor T Hooper that the application be

supported. All Councillors voted in favour of the proposal. The proposal was therefore carried.

### **PA21/04215- Barn conversion and extension at Linny Field Barn, Polmenna Farm, Polmenna Lane, St Neot**

Councillor T Hooper commented that the conversion will make a good family home. She said that the proposed extension will be to the north side of the barn. Councillor T Hooper said that the proposed development complies with policies 7 and 12 of the CLP. Councillor T Thrussell said that policy 23 of the CLP is also relevant. However, he considers that the proposal does not comply with policy 7, 2.36 of the CLP and could not, therefore, support the development. Councillor G Rogers said that the building is a redundant agricultural building and the proposed extension is within the limits of what is on site. He said that before being used for agriculture, the building was residential. He said that when converted, it will house a local family and that the proposed development complies with adopted planning policies. Councillor H Bunt said that there is an existing chimney and fireplace in the barn which suggests that it was once used for residential purposes. It was noted that a previous application for this development was withdrawn on the advice of the Planning Officer who has now advised the Applicant to re-submit. It was proposed by Councillor C Smith and seconded by Councillor G Rogers that the application be supported. All Councillors voted in favour of the proposal except for Councillor T Thrussell who voted against. The proposal was therefore carried.

### **PA21/04243 - Permission to site 10 small glamping pods at Colliford Tavern and Campsite, St Neot**

It was noted that the pods are under construction. The Chair said they arrive in “kit form” and are the hard shell of a tent. It was noted that the pods are not very large. Councillor T Hooper said that the proposed development complies with policies 2, 3 and 5 of the CLP but she has concerns about sewage and foul water disposal and the safety of all road users, especially pedestrians, as the pods will be very close to the access road. Councillor T Thrussell said that the development should also be judged against policy 5 (3) of the CLP and policy 2.74 and 2.80. He commented that works to the electricity supply to the pods has already started and questioned whether the works have Building Regulations. Councillor G Rogers said that the proposed development will improve the area and bring employment to the site. He said that the works had not commenced when the application was submitted. Councillor C Smith said that every holiday complex has a maximum number of permitted guests. He said this proposal is in the overflow area in part of the site that has rarely been used in the past. He questioned what the maximum capacity for this site is and whether the toilet facilities are adequate. He also questioned what sewage system is proposed. He said there is a 2m platform in front of each pod and that the residents will step onto the road from the platform. It was proposed by Councillor T Hooper and seconded by Councillor C Smith that the parish council responds as follows: The Parish Council cannot support or object to this application but they may be more inclined to support it if the safety of all road users, especially pedestrians and those camping, be given more careful consideration as the proposed pods are in the vicinity of the access road. Also, the parish council need to be assured that the sewage and foul water disposal is adequate and that the camping licensing

capacity is not exceeded for the facilities the site has. All Councillors voted in favour of this 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.