

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE PAVILION, ST NEOT VILLAGE HALL ON WEDNESDAY, 25<sup>TH</sup> AUGUST 2021 AT 7PM**

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

Owen Hughes, Graham Kent, Mr and Mrs Curtis.

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

**Public Participation**

Owen Hughes spoke in respect of PA21/07143 - Addition of first floor above existing rear extension and new front porch at Curlew Cottage, 8 Loveny Close, St Neot. He said that the extension will comprise a bedroom and bathroom and that the existing porch will be repaired. He explained that the extension will be rendered, as opposed to being clad, at the request of the Planning Officer.

Graham Kent spoke in respect of PA21/07088 - Demolition of infill/lean to utility between retaining wall and cottage, construction of wrap around extension and roof terrace to incorporate sun space/garden room, reception and utility areas at Newton Cottage, St Neot. He said that the works comprise repairs to the existing dwelling as well as the erection of an extension and the provision of a sun terrace on the porch. Tracey Hooper said that she was the nearest neighbour and did not object to the proposal.

**1. Apologies**

Apologies were received and accepted 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> July 2021**

The minutes of the meeting held on 14<sup>th</sup> July 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:**

##### **PA21/07088 - Demolition of infill/lean to utility between retaining wall and cottage, construction of wrap around extension and roof terrace to incorporate sun space/garden room, reception and utility areas at Newton Cottage, St Neot**

It was noted that members of the Planning Committee had visited the site. Councillor C Smith commented that the proposed extension to the side of the dwelling will be well hidden and will not spoil the character of the cottage. He said that the proposed utility room will be on the same footprint as the existing building and the proposed balcony on the porch will not result in any overlooking. He said that the proposal is a good design which will comply with Policy 12B of the CLP. Councillor G Rogers said that the front elevation, as viewed from the road, will be unchanged. Councillor H Bunt said that the neighbours do not object to the proposed development. Councillor T Hooper said that the additional accommodation will enable improved views of the countryside and that the provision of a downstairs bathroom is a good idea. She said that the proposal complies with Policies 1 and 12 of the CLP. Councillor T Thrussell said that the proposed development respects local distinctiveness and will wrap around the host property and blend visually with it. It was proposed by Councillor C Smith and seconded by Councillor T Hooper that the application be supported. All Councillors voted in favour of the proposal.

##### **PA21/06373 - Rear Extension to dwelling at Little Hammett, St Neot**

It was noted that members of the Planning Committee had visited the site. Councillor G Rogers said that the proposed extension will be within the scale of the host dwelling. He said that he did not object to the flat roof but was not convinced that the design of the extension was in keeping with the existing dwelling on the site. He said that a partial granite finish may be preferable. Councillor C Smith said that the principle of the extension is acceptable but considered that the stone that will result from the demolition of part of the cottage could be re-used on the south elevation. He said that the front elevation of the extension will be mainly glass and that use of zinc on the north elevation would add a contemporary element to the extension. Councillor H Bunt said that the use of granite on the south elevation would enable the extension to blend more visually satisfactorily with the host property. He said that he hoped there would not be too much light emitted from the proposed skylight. He said that no neighbours will be adversely affected by the proposed development. Councillor T Hooper said that she understands the need to improve the living space but considers that the proposal struggles to comply with Policy 12 of the CLP in terms of design. She said that the use of granite on one elevation would help to overcome this. Councillor T Thrussell said that the proposed development does not comply with Policy 12, 2.76 of the CLP in terms of local distinctiveness. In addition, he said that the provision of glass on one elevation does not comply with the Dark Sky status of the area. It was proposed by Councillor T Hooper and seconded by Councillor C Smith that the parish council is minded to support the principle of the application but considers that stone should be used on the south elevation so that the extension blends visually with the host property and in order

to comply with Policy 12, 2.76 of the CLP relating to local distinctiveness. Four Councillors voted in favour of this proposal and one against. The proposal was therefore carried.

**PA21/07143 - Addition of first floor above existing rear extension and new front porch at Curlew Cottage, 8 Loveny Close, St Neot**

It was noted that members of the Planning Committee had visited the site. Councillor H Bunt said that the proposed design will match the existing dwelling and the Applicants have demonstrated a need for the proposed development. He said that the neighbours do not object to the proposed development. Councillor G Rogers commented that the only extension is the porch which will be minimal. Councillor C Smith said that the porch will provide security and privacy. Councillor T Hooper said that the proposed development is sympathetic to the host building and will blend visually with the surroundings. Councillor T Thrussell said that the extension will “round off” the dwelling which is growing with the needs of the owners. It was proposed by Councillor G Rogers and seconded by Councillor H Bunt that the application be supported. All Councillors voted in favour of the proposal.

**5. Date of Next Meeting**

To be arranged.

There was no further business and the meeting was closed at 7:20 pm.