

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 13<sup>TH</sup> OCTOBER 2021 AT 7PM**

**Present:** Councillors H Bunt (Chair), C Smith, G Rogers, T Thrussell and M Rowe.  
Jenny Thomas and Luke Fox  
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

**Public Participation**

Luke Fox and Jenny Thomas spoke in respect of PA21/09297 - Erection of detached garage / storage area to ground floor and annexe to first floor at Fairfields, Chapel Lane, St Neot. They explained that their children attend St Neot Primary School and the family want to be part of the community. They said that they will need to look after their parents in the future. The proposed development will enable them to undertake that role. Councillor C Smith asked them if they intend to implement the approved application for a two-storey extension to the bungalow. They said they might undertake those works too.

**1. Apologies**

Apologies were received and accepted from Councillor T Hooper.

**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 25<sup>th</sup> August 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:**

**PA21/08235 – Construction of family annex at Tregyllys, Bolventor**

The Chairman explained that members of the Planning Committee had visited the site. He said that it is proposed to build an annex so that the residents of Tregyllys can care for their mother who will move into the annex. Councillor G Rogers said there is a need for an annex to enable care to be provided. He said there is already a pole barn on the site and the proposed annex will be sited close to the existing bungalow. Councillor C Smith said that the proposed development constitutes a new development in the countryside in an AONB and close to the nature reserve. He said that he understood the need for the

accommodation but questioned why the existing garage could not be converted into an annex. Councillor T Thrussell said that an extension to the existing bungalow would be preferable to a separate building as it would then be part of the main house. It was noted that there are no planning policies in the CLP that refer specifically to annexes. It was proposed by Councillor C Smith and seconded by Councillor G Rogers that commenting on the application be deferred until the professional opinion of the Planning Officer is sought. All Councillors voted in favour of this proposal.

**PA21/08816 – Erection of detached garage / storage area to ground floor and annexe to first floor at Fairfields, Chapel Lane, St Neot**

Councillor C Smith said that a planning application was approved last year for the erection of a garage on the site with office space above. This application is for the erection of a garage with living accommodation above. It was noted that the approved application could be implemented but the principle of the proposed use for residential purposes as opposed to office accommodation is the fundamental difference between the two applications. It was noted that there are no planning policies in the CLP that refer specifically to annexes. It was proposed by Councillor C Smith and seconded by Councillor G Rogers that commenting on the application be deferred until the professional opinion of the Planning Officer is sought. All Councillors voted in favour of this proposal.

**PA21/09297 – Tree works to cut down to ground level 6 Conifer trees and 1 Sycamore tree within a conservation area at St Neot Village Shop, Tripp Hill, St Neot**

Councillor G Rogers said that the trees that are the subject of this application are large and overgrown and are not of any significant value. He said that some of the trees are across power lines. Councillor C Smith said that he agreed that the trees are too big. He said that the weeping willow will remain and that re-planting will be undertaken. The Chairman said that the trees present a safety issue in respect of nearby dwellings and power lines. Councillor T Thrussell said that the trees adjacent to the river bank could “pull out” the bank. It was proposed by Councillor G Rogers and seconded by Councillor C Smith that the application be supported. All Councillors voted in favour of this proposal.

**PA21/07127 - Conversion of existing disused former workshop into a dwelling at Land North of Lyndon, St Neot**

Councillor C Smith said there is an existing planning permission to convert this building into a 2 bedroomed dwelling. He said that this proposal seeks to use the void below the ground floor as a bedroom and to erect a small extension to the building. It was noted that a balcony is proposed on the far side of the building but privacy screening will be used. It was agreed that the principle of the conversion of the building has been accepted and there was no harm caused by this additional bedroom and extension. It was proposed by Councillor C Smith and seconded by Councillor M Rowe 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 7:35 pm.