

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 10TH NOVEMBER 2021 AT 7PM

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

David Glanville (interested in co-option onto parish council), Sam and Kirsty Tett, Martin Dykes and Cassie Jones.
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm.

Public Participation

Sam Tett spoke in respect of PA21/10090 - Removal/alteration of partition walls at ground floor level to create an improved layout for a larger family, the sunroom and terrace area also create additional living space, accessed via the lounge, creation of a first-floor level which provides three bedrooms, ensuite, bathroom and storage space and a terrace area above the new sunroom, overlooking the garden at Lea Moor, Tripp Hill, St Neot. He explained that they are local to the village and they want to change the existing 2 bedroomed bungalow into a 3 bedroomed family home.

Martin Dykes said that he had sent a statement to all councillors regarding PA21/06770 – Change of use of land for the stationing of 2 caravans for the purpose of human habitation and associated works including car parking, foul drainage, boundary treatment and retention of existing shed and poly tunnels at Dragon's Corner, Adjacent to The Entrance To Colliford Lake Park, St Neot.

1. Apologies

Apologies were received and accepted from Cornwall Councillor P Seeva.

2. Declaration of interest in items on the agenda

Councillor T Thrussell declared an interest in planning application PA21/06770 – Change of use of land for the stationing of 2 caravans for the purpose of human habitation and associated works including car parking, foul drainage, boundary treatment and retention of existing shed and poly tunnels at Dragon's Corner, Adjacent to The Entrance To Colliford Lake Park, St Neot.

3. To confirm the minutes of the meeting held on 13th October 2021

The minutes of the meeting held on 13th October 2021, having been previously circulated, were agreed as an accurate record. The Chairman said that the following applications had been approved by the Case Officers after further consultation with the parish council: PA21/08235 – Construction of family annex at Tregyllys, Bolventor and

PA21/08816 – Erection of detached garage / storage area to ground floor and annexe to first floor at Fairfields, Chapel Lane, St Neot. The parish council supported both applications.

4. Applications and appeals received from Cornwall Council

To receive and consider the following planning applications:

PA21/09143 – Erection of farm bungalow with garage with removal of Condition 3 in respect of decision 24715/E dated 16.08.71 at Lower Gillhouse Bungalow, Bolventor

Councillor C Smith said this application seeks the removal of the agricultural tie condition on the dwelling. He said that the farm has been split up and sold so the condition is no longer relevant. Councillors T Thrussell and G Rogers agreed. Councillor T Hooper said that the condition was no longer appropriate as the dwelling has been sold and the original owner has moved away. Councillor H Bunt said that the dwelling has not been lived in for a number of years so removal of the condition will allow it to be occupied. It was proposed by Councillor G Rogers and seconded by Councillor T Thrussell that the application be supported. All Councillors voted in favour of the proposal.

Councillor T Thrussell, having previously declared an interest, left the meeting during discussion of the following planning application.

PA21/06770 – Change of use of land for the stationing of 2 caravans for the purpose of human habitation and associated works including car parking, foul drainage, boundary treatment and retention of existing shed and poly tunnels at Dragon's Corner, Adjacent to The Entrance To Colliford Lake Park, St Neot

Councillor T Hooper said that there have been two objections to date and two consultee comments from the AONB Officer and Natural England. She said that both consultee comments refer Cornwall Council to the adopted planning policies. She said that neither consultee is objecting to or supporting the proposal. Councillor T Hooper said that as the site lies within an AONB, the design and access statement submitted with the application should demonstrate how the proposal will enhance the AONB. She said that she respectfully suggests that this would be difficult to achieve with the proposed development. Councillor T Hooper said the main policies to consider are Policy 7 of the CLP and Policy 23 of the CLP. In addition, she said the site lies within a County Wildlife site, an SSSI Impact Assessment Area and in an area susceptible to groundwater flooding on the County Interactive Map. She said that she considers that the proposed development does not comply with the policies aimed at protecting these areas or with Policies 7 and 23 of the CLP. Councillors M Rowe, G Rogers and C Smith agreed that the policy framework is the guide for determining planning applications and that this proposal does not comply with the adopted planning policies. It was proposed by Councillor H Bunt and seconded by Councillor T Hooper that an objection be made to the application because it does not comply with Policies 7 and 23 of the CLP or the

policies aimed at protecting County Wildlife sites, SSSIs or areas susceptible to groundwater flooding. All Councillors voted in favour of this proposal.

Councillor T Thrussell returned to the meeting. Martin Dykes and Cassie Jones left the meeting.

PA21/10090 - Removal/alteration of partition walls at ground floor level to create an improved layout for a larger family, the sunroom and terrace area also create additional living space, accessed via the lounge, creation of a first-floor level which provides three bedrooms, ensuite, bathroom and storage space and a terrace area above the new sunroom, overlooking the garden at Lea Moor, Tripp Hill, St Neot

Councillor T Thrussell explained that the proposed development is to accommodate a growing family. He said that the design compliments the existing dwelling and extends upon it. Councillor G Rogers said that there is a need for additional accommodation in the future. He said that the zinc cladding should be toned down to enable it to blend with the host dwelling. Councillor C Smith said that the dormer needs to blend with the host dwelling as it is on the side of a hill. Councillor H Bunt commented that the removal of the decking will allow for additional parking on the site. He said that the majority of the proposed development will be to the rear of the dwelling. Councillor M Rowe said that the proposed development will modernize and improve a house in the village. Councillor T Hooper commented that Policies 2 and 12 are the relevant policies in the CLP. In terms of design, it was agreed that the proposed zinc cladding should be replaced with a material that will blend visually with the existing dwelling. It was proposed by Councillor C Smith and seconded by Councillor M Rowe 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 7:25 pm.