

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 12TH JANUARY 2022 AT 7PM

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

Harry and David Glanville
Michael Billington

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7pm. He confirmed that no one was recording the meeting.

Public Participation

Harry Glanville spoke in respect of planning application PA21/12081 - Outline Planning Permission with some matters reserved (appearance, landscaping, layout, scale) for the construction of a detached dwellinghouse at Lewarne Coombe, Halfway Hill, Two Waters Foot. He said that he had lived in St Neot all his life and wanted to continue to live in the parish. He explained that the settlement of Drawbridge comprises 12 dwellings and a pub arranged in a linear form, beyond which lies the main A38. Harry Glanville said that whilst the application is an outline one, the proposal is for a single dwelling which would occupy approximately 0.3 acres of the 0.7acre plot. He said that trees would screen the site from the road. He said that the proposal meets the relevant policies in the CLP and that the nearest neighbour does not object to the proposal. He said that the occupiers of the pub have expressed their support for the proposed development.

1. Apologies

None.

2. Declaration of interest in items on the agenda

None.

3. To confirm the minutes of the meeting held on 8th December 2021

The minutes of the meeting held on 8th December 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:

PA21/10642 – New dwelling with attached garage with variation of condition 2 of decision PA17/11942 dated 06.02.2018 at Land Adjacent to Tregurrier, Tripp Hill, St Neot

Councillor C Smith explained that members of the Planning Committee had visited the site. He said that the proposal is an improvement on that which was previously granted planning permission under PA17/11942. He said that the roofline has been lowered by 30cm and the proposed garage will be extended a little further into the ground. He said that the design has also been improved. Councillor G Rogers said that planning permission has already been granted for a dwelling on the site and the proposal is for changes to the design. Councillor T Thrussell commented that the profile of the design looks odd without a chimney stack. Councillor M Rowe said that the revised design will be more aesthetically pleasing when viewed from the road. Councillor T Hooper said that the accessibility of the dwelling has been improved. Councillor H Bunt added that the neighbour does not object to the proposal. 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.

PA21/12081 - Outline Planning Permission with some matters reserved (appearance, landscaping, layout, scale) for the construction of a detached dwellinghouse at Lewarne Coombe, Halfway Hill, Two Waters Foot

It was noted that members of the Planning Committee had visited the site. Councillor T Hooper explained that the site does not lie within any significant land designation although it is within the mid Fowey AGLV. She said that the site is currently laid to grass and sits within a small cluster of properties. She said that that area in which the site is located seems to fall within the definition of a settlement as defined by the Chief Planning Officer. She also acknowledged that the application has the support of the immediate neighbour. In terms of relevant policies in the CLP, she said that the proposal cannot be judged against policies 12 and 23 as no details have been submitted. She explained that Policy 7 of the CLP, which reiterates advice in the NPPF, paragraph 80, seeks to avoid isolated new dwellings in the countryside. She said that the question is whether this site lies within a settlement or where the site could be regarded as being in open countryside. She said that the policy framework allows for infill development within settlements. Councillor T Hooper said that NPPF, paragraph 79, says that to promote sustainability, development should enhance and support services in settlements nearby. She said that Policy 27 of the CLP is also relevant. In

this respect, she said that it should be noted that there is a hail and ride bus stop in the vicinity of the site.

Councillor M Rowe said that Drawbridge is a settlement and that the site does not lie within open countryside. He said that the proposed development cannot fulfill the criteria in Policy 2 of the CLP as the application is an outline one. He said that as the application is an outline one, there was uncertainty as to what would happen to the site in the future.

Councillor H Bunt said that Lewarne Coombe and the other properties in Drawbridge are delineated as Two Watersfoot on the electoral roll.

Councillor T Thrussell said that linear development to the west of the application site has taken place over the last 100 years and questioned where the boundary of the settlement lies. He said that as the site does not lie within any major landscape designation, he can see no reason why it should not be developed.

Councillor G Rogers said that he has concern as to whether there would be more room for infill on the site at a later date and that the Applicant's Agent seems to be confused as to whether this proposal is infill or rounding off. He said that he thinks the site lies within the settlement of Drawbridge. Councillor T Hooper said that the policies in the CLP are the same irrespective of whether the proposal is for infill or for rounding off and in fact the NPPF allows for either within an existing settlement as opposed to the open countryside.

Councillor C Smith said that the policies are for guidance and that each application has to be considered on its individual merits. He said that this outline application seeks to develop a green, agriculturally productive field which is used for grazing. He said there is only one residential property on that side of the road leading past the pub towards St Neot. He said that Springfield and Lewarne Warren are separated from Drawbridge by a stream. Councillor C Smith said the application does not specify whether this proposed dwelling is to meet a local need or whether it will be an affordable dwelling. Furthermore, he said that the application does not specify the size of the proposed dwelling or its location on the site. He said that he does not consider that the proposed development is infill or rounding off and that it would set a precedent if planning permission was granted for this development.

The Chairman said that the Planning Officer does not have a firm opinion in respect of this application and has said that he would be guided by the views of the parish council. The Chairman said that he considers the site to be a green field one and that if planning permission was granted, it would set a precedent for the development of other similar sites.

Councillor C Smith said that there is insufficient detail to support this application. He said that he would like to see details of the location of the proposed dwelling and its size and a local need demonstrated. He said that granting outline planning permission would make it very difficult to control the detailed development of the site.

It was proposed by Councillor H Bunt and seconded by Councillor G Rogers that the parish council objects to the application as there is insufficient detail in the application, as submitted, to enable an informed judgment against planning policy to be made. All Councillors voted in favour of the proposal except for Councillor T Hooper who voted against. The proposal was therefore carried.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:45 pm.