

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 9<sup>TH</sup> FEBRUARY 2022 AT 7PM**

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

Harry and David Glanville and Kelsey Alver

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 taken on board the comments made at the previous meeting and, as a result, had submitted further details showing the siting of the proposed dwelling, its floor area (150 square metres) as well as a foul drainage assessment. He said that he has also reduced the site area by half. He said that it will be an open market property and his Agent had submitted a statement to justify this. He explained that the application site lies within the settlement of Drawbridge and should therefore be judged against housing policies in the CLP. He said that there are no policies stating how close a dwelling should be to a main road. He said that he proposes to landscape the site to promote wildlife and to minimize any noise nuisance from the road. He said that the existing access at the bottom of the site will be sealed off.

**1. Apologies**

None.

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

None.

**3. To confirm the minutes of the meeting held on 12<sup>th</sup> January 2022**

The minutes of the meeting held on 12<sup>th</sup> January 2022, 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:**

##### **PA21/12512 – Outline application with some matters reserved for farm manager's dwelling at Land South of Trebinnick, St Neot**

Councillor C Smith explained that members of the Planning Committee had visited the site. He said that the agricultural appraisal is not on the planning portal. The Chairman said that the Planning Officer does have a copy of the agricultural appraisal and it will be viewed by the County Land Agent. The Chairman said that the Applicant occupies 95 acres near the proposed dwelling as well as a further 45 acres close by as well as having grazing rights on Penkeastle Moor. He said that the Applicant has to move from his current dwelling. Councillor C Smith said that the proposed dwelling will occupy a 25m x 30m site area and will be sited slightly below the horizon. He said there is no dwelling currently on the 95 acres but there is a group of modern farm buildings. He said that he cannot see a reason to object to the application. Councillor G Rogers said that the size of the holding justifies a dwelling. Councillor T Thrussell commented that he understands the need for a dwelling but that it is an open field site with a number of registered medieval monuments in it. He said that the site lies within an AONB and considers that the siting of the proposed dwelling would be better if it was linear with the existing buildings on the site. Councillor M Rowe said that the access to the site is good and it is a viable unit which requires a homestead. He questioned whether the permission would restrict occupation to those employed in agriculture. Councillor T Hooper said that, in order to meet Policy 7 of the CLP, the permission should have an agricultural tie condition. The Chairman said that the application is an improvement on the previous application. He said there is already an access into the site and that he thinks the siting of the proposed dwelling would not be too prominent. It was proposed by Councillor T Hooper and seconded by Councillor C Smith that the application be supported provided the siting of the dwelling and design is sympathetic to the site. All Councillors voted in favour of the proposal except for Councillor T Thrussell who voted against. The proposal was therefore carried.

##### **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 the area in which the site is located falls within the definition of a settlement as defined by the Chief Planning Officer. She said that the Applicant has answered all the questions raised by the parish council at its last meeting. Councillor T Thrussell said that the details submitted including the location of the proposed dwelling and the reduction in the size of the site are very useful. Councillor G Rogers said that he welcomed the reduction in the size of the site as before, it was too large for a single dwelling.

Councillor C Smith said that he was unsure where the settlement of Drawbridge starts and finishes but he was satisfied that the site falls within the settlement. The Chairman agreed that the further details submitted were very useful.

It was proposed by Councillor T Hooper 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 7:30 pm.