

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 11TH MAY 2022 AT 7PM

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

Guy and Trudi Bunn, Mr and Mrs Christmas

Sue Blaxley (Parish Clerk)

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

Public Participation

Trudi Bunn spoke in respect of PA22/02979 - Application for discharge of a planning obligation pursuant to E2/06/00286/FUL dated 04.01.2007 at Bos Lowen, Tripp Hill, St Neot. She explained that they entered into a S106 planning obligation 15 years ago when they built their property but since then, there has been much development on Tripp Hill including several new dwellings, the re-development of Tregurrier and an approved planning application for a new dwelling on land adjacent to that property. In addition, she said that, to the west of their property, a two-storey detached dwelling has recently been constructed. She explained that this application was supported by the parish council with no suggestion of affordable housing. She said that this new dwelling, the property to the east and the application site were all constructed on garden land, as opposed to agricultural land, and therefore, are not traditional exception sites. She said that the property to the east of the application site had a S106 planning obligation which was fully discharged many years ago. She said that when they first applied for planning permission to build their home, the S106 agreement did serve a useful purpose in terms of planning permission being granted on the site. However, she said that their home is now situated well within the settlement of the village, so the S106 agreement should be removed.

1. Apologies

Apologies were received and accepted from Cornwall Councillor P Seeva and Councillor G Rogers.

2. Declaration of interest in items on the agenda

None.

3. To confirm the minutes of the meeting held on 6th April 2022

The minutes of the meeting held on 6th April 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:

PA22/02843 - Conversion of existing workshop/redundant funeral parlour to a two bedroomed dwelling at Bridge Meadow, Panterbridge

The Chairman explained that members of the Planning Committee had visited the site. He said the proposal is to convert the redundant buildings into a dwelling which will be offered for rent. He said that the footprint of the building will remain the same. Councillor T Hooper said that the proposed development complies with policies 7 and 12 of the CLP. Councillors agreed that this building lends itself sympathetically to a change of use for residential purposes. It was proposed by Councillor H Bunt and seconded by Councillor T Hooper that the application be supported. All Councillors voted in favour of this proposal.

PA22/02979 - Application for discharge of a planning obligation pursuant to E2/06/00286/FUL dated 04.01.2007 at Bos Lowen, Tripp Hill, St Neot

Councillor T Hooper said that affordable housing is to enable people with an income less than the median to be able to afford to buy a property. She said that there are other affordable units within the residential mix in St Neot. She said that affordable units are there so that they can be offered to those in the community with that need. She said that she considers that the existing S106 agreement on the application site is creating an unfair situation for the applicants in terms of economic wellbeing and welfare. Councillor M Rowe said that affordable housing is an important part of the community and questioned whether removing the S106 agreement on this site will set a precedent. Councillor C Smith said that when the dwelling was constructed in 2006/7, the site was outside the settlement boundary and the imposition of a S106 agreement was the only way to secure the planning permission. He said there are houses surrounding the application site without such restrictions. He said that S106 agreements are rarely used now and the criteria of this agreement are harsh. He said that the parish council has supported applications for removing S106 agreements relating to agricultural tying conditions and those dwellings have been offered for sale on the open market. Councillor T Hooper said the other dwellings in the village with S106 agreements attached relating to affordability are in a cluster of properties whereas the application site sits among properties without a S106 agreement. Councillor T Thrussell said the criteria of the S106 is far too onerous and such agreements can often be entrapment situations as opposed to offering assistance. The Chairman said that the Affordable Housing Team at Cornwall Council has objected to the application stating that there are 20 households seeking property in St Neot, so the S106 agreement

should remain. 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. Cornwall Council's Enforcement Process

To consider writing a letter of complaint regarding Cornwall Council's enforcement process

Councillor C Smith said that, at the last meeting, it was reported that parishioners were concerned that the development at Linney's Field, Polmenna was not being constructed in accordance with the approved plans. Several attempts were made by the Clerk and Cornwall Councillor P Seeva to contact the Planning Case Officer via email. No response was received and on further investigation, it was reported that the Case Officer had left Cornwall Council. It was agreed that a process should be in place at Cornwall Council so that emails sent to officers who have left the Council are forwarded to another officer for a reply or at the very least, an email sent to the sender saying that the Officer has left the organisation. Furthermore, it was agreed that attempts to contact the Enforcement Team by telephone failed as the telephone is not answered. Councillor C Smith reported that he had telephoned and emailed Cornwall Councillor P Seeva on several occasions and only received an occasional response. The latest update was that Officers would visit the site and report back to the parish council. No report has been received. It was agreed that the parish council's efforts in reporting alleged serious breaches of planning control are not being supported at all. It was proposed by Councillor H Bunt and seconded by Councillor T Hooper that the Clerk writes to the Head of Service, Phil Mason, to this effect. All Councillors voted in favour of this proposal.

6. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:40 pm.