

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

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

Martin Eddy, Nigel Ball, John O'Neill and Chris Arthur

Sue Blaxley (Parish Clerk)

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

Public Participation

Chris Arthur explained that he owns the property in Luke's Yeat which is parallel to St Neot Institute and Village Hall. He said that he has plans to extend the dwelling and questioned whether the proposed extension will interfere with the light reaching the proposed solar panels. Martin Eddy said that the plans for the solar panels could be amended if there were concerns about overshadowing from the proposed extension at Chris Arthur's property. He said that the Village Hall faces a large potential increase in its electricity bill and that the installation of solar panels will help to alleviate the price increase. He said that the proposed solar panels will help to sustain the Village Hall for the future and that the development proposed is a sustainable solution. Councillor M Rowe asked if the public have been informed of the proposed development. Martin Eddy said that leaflets had been sent to local residents and that no negative feedback had been received.

1. Apologies

None.

2. Declaration of interest in items on the agenda

Councillors H Bunt, C Smith and G Rogers declared a prejudicial interest in PA22/06880 - Replacement of asbestos slates on southwest roof elevation of St Neot Village Hall and replacement with Spanish Armada gray slates, and the mounting of 34 photovoltaic panels on same elevation at St Neot Institute, St Neot

3. To confirm the minutes of the meeting held on 28th September 2022

The minutes of the meeting held on 28th September 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:

PA22/06820 – Erection of replacement general purpose agricultural building at land west of Hobbs Park, St Neot

It was noted that a site visit has been made. Councillor T Hooper said that the proposed development comprises a stone-built barn within the footprint of the original pole barn which was damaged by storms. She said that the existing roof will remain in situ. Councillor T Hooper said that the land is designated as a young forest, not as agricultural land. She said that the proposed use of the barn is for feed and machinery storage for a local farmer. She said that the site lies within an AONB and the proposed development does not detract from the scenic beauty of the landscape or the natural environment. Councillor T Hooper said that the Applicant has not posted the notice outside the site advertising the proposed development so the community have not yet submitted their views. She said that the Agent has said that he will ensure that the notice is erected and that the parish council should, in her opinion, defer making any comments until they have been informed by the wider community. Councillor C Smith said that whilst the new barn is within the footprint of the original barn, it is a substantial granite structure. He said that it is not visible from the road. Councillor T Thrussell said that the footprint has been slightly extended and that the building is an agricultural one in a forest. He said that the feedback from the community is key. The Chairman said that issues relating to the site have been raised by members of the community via the Enforcement Team at Cornwall Council. Councillor G Rogers said that the structure is substantial and he is concerned that the public are unaware of the application. Councillors D Glanville and M Rowe said that they agreed that the public comments should be considered prior to the parish council submitting its comments. It was proposed by Councillor T Hooper and seconded by Councillor H Bunt that comments on this application be deferred until the views of the community are known. The application will then be considered at the next meeting on 9th November 2022. All Councillors voted in favour of this proposal.

Councillors H Bunt, C Smith and G Rogers, having previously declared an interest left the meeting during discussion of the following matter.

PA22/06880 - Replacement of asbestos slates on southwest roof elevation of St Neot Village Hall and replacement with Spanish Armada gray slates, and the mounting of 34 photovoltaic panels on same elevation at St Neot Institute, St Neot

Councillor T Hooper said that this proposal complies with Policy 14 of the CLP in that it will meet the needs of the local community in terms of helping to sustain the future of the Village Hall and Institute. She said that it will not have an overshadowing or overbearing effect on nearby habitations. It was noted that there are no objections on the Planning Portal relating to the application. 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 above proposal.

Councillors H Bunt, C Smith and G Rogers returned to the meeting

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:30 pm.