

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 9th NOVEMBER 2022 AT 7PM

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

Chris Arthur, Bob Pollard, Jim Walton and Corinne Share

Sue Blaxley (Parish Clerk)

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

Public Participation

Corinne Share spoke in respect of planning application reference number PA22/08836 - Proposed conversion of agricultural building to residential accommodation and construction of a new stable at land adjoining Far View, Goonzion, St Neot. She said that she wants to be on site 24hours a day with her animals and intends to move her father onto the site so that she can care for him. Chris Arthur spoke in respect of planning application reference number PA22/09491 - Alterations and extensions to existing bungalow including creation of a new first floor level and construction of a new double garage at Fellside, Lukes Yeat, St Neot. He said that the proposed extensions are to create a larger house to accommodate a bigger family and enable him and his family to stay in the village. Jim Walton spoke in respect of planning application reference number PA22/06820 - Erection of replacement general purpose agricultural building at land west of Hobbs Park, St Neot. He said that there was already a barn on the site and he wants to maintain it, hence the works to the building.

1. Apologies

None.

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 12th October 2022

The minutes of the meeting held on 12th October 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 in the presence of the Agent. 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 and that it benefited from a woodland grant between 1994 and 2004. She said that the original building was used for general storage and that the proposed use of the new barn is for feed and machinery storage in association with a farm based at Dobwalls. She said that the site lies within an AONB and, therefore, Policy 23 of the CLP is relevant. Councillor C Smith said that the site is not an agricultural holding and as a result, cannot justify an agricultural building. He said that the new granite building is not practical for agricultural use and it is a building that could easily be converted to a different use in the future. He said that the building is not vermin proof and that a wooden store would have been more appropriate. Councillor T Thrussell said that there is a county wildlife site to the south of the site and the site benefits from a medieval field system. He said that the new building is more restricted in design for agricultural use than the original building. Councillor M Rowe said that whilst the building has no visual impact, he struggles to see the need for an agricultural building on this site. Councillor D Glanville said the building is not designed for agricultural use compared to what was there before. He said the new building cannot be easily accessed by a tractor or larger vehicle. Councillor G Rogers said that the structure is substantial and is more suitable for general storage as opposed to agricultural use. He said the land is not designated as agriculture and therefore the building cannot be claimed to be for agricultural use. It was proposed by Councillor C Smith and seconded by Councillor T Thrussell that an objection be made to the application on the grounds that the site is not designated as agricultural land so it does not require an agricultural building. All Councillors voted in favour of the proposal.

PA22/08336 - Construction of a part two-storey, part single-storey extension to end-terrace cottage (a modification to the previously approved PA14/05030 which is being put forward by the new owners to meet their specific requirements) at 6 Whitebarrow Cottages, St Neot

The Chairman said that members of the Planning Committee had viewed the site from the public highway. He said that the proposal is for minor alterations to the previously approved application. He said that the occupiers of the neighbouring dwelling do not object to the application. Councillor T Hooper said that this proposal complies with Policy 12 of the CLP in that the design is in keeping with its surroundings and the development will not result in an unacceptable loss of privacy to the occupiers of neighbouring residential properties. She said that it will be of a similar height and profile to the other dwellings in the terrace and that the modifications to the proposal

compared to that previously granted are an improvement. Councillors agreed that the proposed development will blend with other dwellings in the terrace. Councillor T Thrussell said that the proposed development complies with Policy 7 (2.33) of the CLP. It was proposed by Councillor H Bunt and seconded by Councillor G Rogers that the application be supported. All Councillors voted in favour of the above proposal.

PA22/08836 – Proposed conversion of agricultural building to residential accommodation and construction of a new stable at land adjoining Far View, Goonzion, St Neot

Councillor T Hooper explained that the site lies within an AONB so Policy 23 of the CLP is relevant. She said that the building does not benefit from Class Q permitted development rights. She said that the proposed development does not fulfil the requirements set out in local and national planning policy guidance in that it is contrary to Policy 7, Policy 23 and Policy 12 of the CLP. Councillors agreed that the proposed development is clearly contrary to adopted planning policies. It was proposed by Councillor T Hooper and seconded by Councillor C Smith that an objection be made to the application on the grounds that it is contrary to national and local planning policy. All Councillors voted in favour of the proposal.

PA22/09491 – Alterations and extensions to existing bungalow including creation of a new first floor level and construction of a new double garage at Fellside, Lukes Yeat, St Neot

Councillor T Hooper said that Policy 12 of the CLP is relevant to this application. She explained that the design of the proposed development is of a similar height and profile to neighbouring dwellings and any windows which could potentially overlook the neighbouring dwellings will be obscure glazed. She said that the proposed development will enable the Applicant to stay in the community. She said that the immediate neighbours do not object to the proposal and it does not appear to adversely affect the occupiers of neighbouring residential dwellings. Councillor C Smith said that he can see no reason to object to the proposal. Councillor T Thrussell said that the proposed development complies with Policy 12 of the CLP and that the proposed windows on the front elevation will add character to the dwelling. It was proposed by Councillor D Glanville and seconded by Councillor M Rowe that the application be supported. All Councillors voted in favour of the above proposal.

5. Date of Next Meeting

To be arranged.

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