

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 14th DECEMBER 2022 AT 7PM

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

Melvyn and Stacey Stewart, Mandy Shepherd, Belinda Hodges

Diana Smith

Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7:02pm. He confirmed that no one was recording the meeting.

Public Participation

Melvyn Stewart spoke in respect of planning application reference number PA22/10062 - Creation of car parking space within front garden at 2 Church View, St Neot. He said that he owns a large van and that parking it on the highway outside his house has caused problems for the local farmer getting past the vehicle. He said it is too big to park in the car park on a permanent basis. He said that, prior to submitting the planning application, he consulted Cornwall Council and Cornwall Housing Ltd. He said that he has spoken to the occupiers of the neighbouring properties and the occupiers of numbers 1 and 5 Church View have concerns about the planning application. He said there has been some support from other residents. He explained that in addition to his desire not to obstruct the road, he needs to park the van on a driveway within the curtilage of his dwelling in order to meet the medical needs of his child. He said that he owns a total of two vehicles and wants to park both off the road. Councillor M Rowe asked if there was any designated on-street parking for his property. Melvyn Stewart said there is not any designated parking. Councillor C Smith asked if he was aware that there was no parking when he rented the property. Melvyn Stewart said that he had been misled in this respect by the previous tenant.

1. Apologies

Apologies were received and accepted from Cornwall Councillor P Seeva and from Councillors T Thrussell and G Rogers. The Chairman said that apologies had been received from Rob Dennis (the Applicant for PA22/09637)

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 9th November 2022

The minutes of the meeting held on 9th November 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:

PA22/10062 – Creation of car parking space within front garden at 2 Church View, St Neot

Councillor T Hooper said that there have been two public objections raised on the planning portal to which the Applicant has responded. She said that the PROW Officer has expressed no objection to the application. She explained that Cornwall Housing Ltd has not completed the certificate of ownership on the application form and therefore, the application is invalid and cannot, therefore, be processed. She said that she considers that a good way forward would be to ask Cornwall Housing Ltd to devise a more integrated approach to overcome the parking issues in the vicinity of the site.

Councillor D Glanville said that parking could be increased if vehicles parked at right angles to the properties. Councillor M Rowe said that he understood the need for on-site parking but that this is part of a bigger problem. Councillor C Smith said that a clearer view is required of what can be done to resolve the parking problem along Church View. It was agreed that this matter would be discussed at the meeting of the parish council in February 2022. It was proposed by Councillor T Hooper and seconded by Councillor C Smith that the application cannot be supported as it is invalid. All Councillors voted in favour of the proposal.

PA22/09353 - Barn conversion to residential dwelling house at Whitebarrow Farm, St Neot

The Chairman said that members of the Planning Committee had visited the site. Councillor T Hooper said that there are already two dwellings up the single driveway. She said there are no public objections to the planning application although the Public Protection Contaminated Land consultee has said that a survey should be undertaken to ascertain if the land is contaminated. She said that the proposal complies with Policy 7 of the CLP which relates to the re-use of redundant agricultural buildings and with Policy 23 of the CLP as it fulfills a local need, enhances the landscape and causes no harm to the sensitivity of the area. Councillor M Rowe said that the proposal makes good use of an existing building. Councillor D Glanville questioned whether a single storey element on the end of the building is a suitable design. Councillor C Smith commented that the proposed development is a simple, small development. He said the proposed patio will not cause any overlooking to occupiers of neighbouring residential properties. 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.

PA22/09637 – Conversion of single storey agricultural building to one bedroom dwelling at 1 Carpuan Cottages, St Neot

The Chairman said that members of the Planning Committee had visited the site. Councillor T Hooper said that there are already two single dwellings in a row. She said there are no public objections to the planning application and that the Local Flood Authority, HSE Proxy and the Mineral Consultee all have no objections to the application. She said that the proposal complies with Policy 7 of the CLP which relates to the re-use of redundant agricultural buildings and with Policy 23 of the CLP as it fulfills a local need, enhances the landscape and causes no harm to the sensitivity of the area. The Chairman said that the bat survey has indicated the presence of a rare bat at the site so the Applicant will erect a bat roost within the curtilage of the site. Councillor C Smith said that the roofline will match the existing dwellings. It was proposed by Councillor H Bunt and seconded by Councillor D Glanville that the application be supported. All Councillors voted in favour of the proposal.

PA22/09879 – Installation of PV solar panel array covering a ground area 3m x 12m at The Engine House, St Neot

Councillor T Hooper said that there are no comments on the planning portal. She said that Policies 14 and 21 of the CLP are relevant to this application with which this application complies. Councillor D Glanville said the proposed development is well sited. Councillor C Smith said that the proposed development will be at ground level. 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 above proposal.

5. Date of Next Meeting

To be arranged.

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