

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 11th JANUARY 2023 AT 7PM

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

Michael Alford

Diana Smith (stand in Clerk)

The Chair opened the meeting at 7:00pm. He confirmed that no one was recording the meeting.

Public Participation

Michael Alford was present in respect of retrospective planning application PA22/11109 – Retrospective application not constructed in accordance with approved drawings. Additional floor added, with increased size of extension at Linnyfield Barn, Polmenna Lane, St Neot.

Michael Alford said he was there to listen to councillors' discussions. Councillor G Rogers asked Michael Alford to clarify some details on the application: is the site smaller now than on the approved application and was 0.6 acres now 0.4. He said this had not changed, Councillor G Rogers said there are other discrepancies: change to parking as the approved application had 3 parking spaces but the retrospective application says none and the trees and hedges are not part of the application. Michael Alford said he would enquire as to who owns the boundary hedge.

The application form says that foul sewage disposal is unknown. Michael Alford did not clarify this.

Councillor T Hooper asked if any of the original historical building is still left. Michael Alford said there was not any of the original building left.

1. Apologies

Apologies were received and accepted from Cornwall Councillor P Seeva and Sue Blaxley

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 14th December 2022

The minutes of the meeting held on 14th December 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 application:

PA22/11109 Retrospective planning application for barn conversion not constructed in accordance with approved drawings. Additional floor added, with increased size of extension at Linnyfield Barn, Polmenna Lane, St Neot.

Councillor T Hooper gave a brief history on planning applications for this site: in 2014, a planning application was refused because the existing building which had little agricultural or historic interest, meant it was sporadic development in the countryside and not supported under policies at that time. In 2018 and 2020, planning applications were submitted and subsequently withdrawn. In 2021, planning permission was granted for a modest single storey dwelling constructed of granite under a slate roof, with wooden or aluminum windows. Councillor T Hooper said that there was to be no enlargement or improvement to the dwelling and its roof layout or alteration without reference to Cornwall Council. She said that the site is in an Area of Great Landscape Value, on a designated medieval farm and within 2 kilometers of the ANOB. She said there are errors on the application.

She said that the development does not conform to Policy 7, (Housing in the Countryside), section 1, section 3 and section 5 of the CLP. She said that the development is effectively a “new build” and is very different from the previously approved application.

Councillor H Bunt has spoken to the Case Officer who advised the parish council to look at this as a new application.

Councillor C Smith said all councillors on the Planning Committee had visited the site. He said that the historical building was no longer there although a more recent structure, built 10 to 12 years ago, had been incorporated into the new building. He said if this application was looked at as a conversion of a redundant agricultural building, it could not be supported. He said that under Policy 23 of the CLP, it states that development should be of an appropriate scale, mass and design that recognizes and respects the landscape character. Councillor C Smith said that this development is on the crest of the hill overlooking the village.

Councillor G Rogers said that account needs to be taken of the old building that was there in 2014. He said that some of the old building has been taken down but said that if the original building was unsuitable, a new planning application should have been submitted then. He said that the original walls are now gone and the resultant development is a lot larger.

Councillor T Thussell agreed that the policy framework makes it difficult to support this application.

Councillor M Rowe said there are greenfield sites all around being developed and this does make use of a redundant building for a local family home. He commented that three local parishioners had expressed their concern about the development.

Councillor D Glanville agreed with other councillors' comments, saying that the size of the building, being two storeys, is visible on the skyline and causes light pollution.

Councillor H Bunt commented that the approved application was for a two-bedroomed single storey dwelling but the development is now a five bedroomed two-storey dwelling.

Councillor C Smith said that size is not the main issue but the height of the building which is incongruous in the landscape.

Councillor G Rogers said the development does not comply with any policies in the CLP to allow the application to be supported. He said that there is a Velux window installed which is not shown on the plan.

It was proposed by Councillor T Hooper and seconded by Councillor C Smith that an objection be made to the application as it is contrary to Policy 7, sections 1 3 and 5 and Policy 23, section 2 of the CLP. 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.