

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 9th FEBRUARY 2023 AT 7PM

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

Maggie Miller, Jackie Miller, Sam Tett and Kirsty Tett

Diana Smith (Acting Clerk)

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

Public Participation

Sam Tett spoke in respect of planning application PA22/11408 - Two-storey side extension and single-storey rear extension to existing dwelling at Lea Moor, Tripp Hill, St Neot. He said that the cost of materials had risen considerably since their previous planning application had been approved and therefore, they were now submitting more modest plans that they would be able to afford to build.

Maggie Miller spoke in respect of planning application PA22/11335 - Proposed construction of a detached annex to form ancillary home working and living accommodation for elderly parents at The Old Barn, Milltown Lane, St Neot. She said this development was required for her elderly parents to be looked after. She said it was a genuine cause and would not be an Air B&B or similar accommodation and would not be separated from the original house, if sold. Councillor D Glanville asked about the additional flood survey which was being asked for on the planning portal. Maggie Miller confirmed this was in hand.

1. Apologies

Apologies were received and accepted from Sue Blaxley

2. To confirm the minutes of the meeting held on 11th January 2023

The minutes of the meeting held on Wednesday 11th January 2023 having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

Councillor M Rowe declared a personal interest in planning application PA23/00047 - Siting of static caravan for farm worker at Great Tredinnick Farm, Twowatersfoot.

4. Planning Applications

To receive and consider the following planning applications:

PA22/11408 – Two-story side extension and single-story rear extension to existing dwelling at Lea Moor, Tripp Hill, St Neot.

Councillor C Smith said that the plans were well drawn and modest. He said that the proposed materials were sympathetic to the existing building and the proposal meets Policy 12 1a of the CLP.

Councillor T Hooper noted that Mr Wright is neutral in his comment on the planning portal, noting that the property borders Goonzion. She also said Policy 12 of the CLP would support the application.

Councillor H Bunt said that it was a good use of the plot.

Councillors G Rogers, M Rowe, D Glanville and T Thrussell agreed.

It was proposed by Councillor T Hooper and seconded by Councillor C Smith that the application be supported. All Councillors voted in favour of the proposal.

PA22/11335 – Proposed construction of a detached annex to form ancillary home working and living accommodation for elderly parents (to include bedroom, shower room and living area) at The Old Barn, Milltown Lane, St Neot.

Councillor T Hooper said that there had been no objections on the planning portal to the application. She also noted the Environmental Agency requiring further flood testing but that this was already in hand, as explained by the Applicant. She said that the proposal complies with Policy 12 of the CLP in terms of character and layout and that the proposal would not impinge on anyone else's privacy.

Councillor T Thrussell said that the site is in an ANOB. He said that as the proposal is for an annex to the existing dwelling, he would support the application.

Councillor C Smith said that the proposal as a modest annex which also creates office space for home working and that it will remain ancillary to the existing dwelling.

Councillor H Bunt said that the proposed screening was adequate with good tree cover.

It was proposed by Councillor M Rowe and seconded by Councillor G Rogers that the application be supported. All Councillors voted in favour of the above proposal

Councillor M Rowe, having previously declared an interest, left the meeting during discussion of the following application.

PA23/00047 – Siting of static caravan for farm worker at Great Tredinnick Farm, Twowatersfoot.

Councillor C Smith confirmed that the application form states that this it is a retrospective planning application. He said that evidence of need for the development is required. He said that the proposal complies with Policy 12 1a of the CLP.

Councillor G Rogers said the caravan is sited sympathetically in the landscape but he would like to see a safety barrier around the curtilage of the site as there is nothing to stop vehicles inadvertently "running away" into the caravan.

Councillor D Glanville questioned if screening of the caravan would be desirable. However, after some discussion, it was agreed that this was not necessary.

Councillor T Hooper said that the development complies with Policy 7 sections 4 and 5 of the CLP where it refers to temporary accommodation for workers to support established rural business where there is need for a presence on the holding which is essential for the business of agriculture and forestry.

Councillor T Thrusell said that as the caravan is located next to a cattle shed, he considers that this demonstrates that there is a need for the development.

Councillor H Bunt said that as the caravan is for a general farm worker, they would need to be on hand for night time working.

It was proposed by Councillor G Rogers and seconded by Councillor T Thrusell that the application be supported subject to a condition being imposed on the planning permission stating that safety fencing be erected around the caravan to protect the safety of the occupiers as it is located in a working farm yard. 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 7:25 pm.