

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 12th APRIL 2023 AT 7PM

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

Sue Blaxley, Clerk

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

Public Participation

None

1. Apologies

Apologies were received and accepted from Councillor M Rowe.

2. To confirm the minutes of the meeting held on Wednesday 8th March 2023

The minutes of the meeting held on Wednesday 8th March 2023, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

None

4. Planning Applications

To receive and consider the following planning applications:

PA23/01362 - Application for works to a tree subject to tree preservation order, namely retrospective exemption for felling the southern stem of a multi-stem Beech, Fagus Sylvatica at Golitha Falls, Braynes Bridge, Common Moor.

The Chairman said that he understood that the works had already been carried out and this had been necessary for health and safety reasons. Councillor T Hooper said that Cornwall Council's Tree Officer has commented that the removal of the rotten stem has resulted in the tree becoming unstable as the canopy is too big. Therefore, he has asked that the height of the tree be reduced by 3 - 4m which will require a planning application. The Chairman said that, in the supporting statement submitted with the application under discussion, it is stated that further works to the tree are planned. It was proposed by Councillor T Hooper and seconded by Councillor T Thrussell that the application be supported provided the advice of Cornwall Council's Tree Officer is followed. All Councillors voted in favour of the proposal.

PA23/01731 and PA23/01724 - Erection of rear porch at Draynes House, Common Moor

Councillor T Hooper said that the World Heritage Site Officer has no objections to the proposed development. She said that the site lies within an AONB but as the proposal is for a small-scale development, it will not have an impact on the AONB. She said the proposed porch will be constructed of local stone and will be in keeping with the aesthetics of the cottage. In addition, she said there are no overlooking issues. She said that Policies 2, 12 and 13 of the CLP are relevant. Councillor G Rogers said that the porch will be a good addition to the dwelling. Councillor C Smith said that it will enhance the dwelling. The Chairman said that it will be in keeping with the host property and will be an improvement. Councillor T Thrussell said that the proposed development is in line with Policy 12 of the CLP in terms of design and materials and it will add character to the dwelling. It was noted that these applications are required as the dwelling is a Grade II Listed building. 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 proposal.

[PA23/01599 – Change of use to residential use at Hawkstor, Tredarrup, St Neot](#)

The Chairman said this was the last of the three bungalows in this hamlet to seek a change of use from holiday use to residential use. It was noted that there are no comments on Cornwall Council's planning portal and that in 1981, planning permission was granted for the bungalow to be used for holiday purposes with a limit on the occupation period. It was agreed that this is a modest 2 bedroomed bungalow with a garden and two parking spaces. Councillor C Smith said that the proposal complies with Policy 6 of the CLP in that it will help the housing mix. Councillor D Glanville said that as planning permission has been granted for a change of use to residential use for the other two bungalows in the hamlet, there is no reason to object to this application. He said that parking is tight at the site when everyone is in residence. Councillor G Rogers said that Policy 27 of the CLP is relevant as residential use will increase traffic on the single-track lane accessing the site on a year-round basis. Other councillors said that the application should be supported given that planning permission has been granted for a change of use of the other two bungalows. 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.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:20 pm.