

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 3<sup>rd</sup> MAY 2023 AT 7PM**

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

Harry Glanville and Kelsey Alver  
Sue Blaxley, Clerk

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

**Public Participation**

Harry Glanville spoke in respect of planning application reference number PA23/02342 - Reserved Matters application for appearance, landscaping, layout and scale following outline approval PA21/12081 dated 04/03/2022 for the construction of a detached dwellinghouse at Lewarne Coombe, Two Waters Foot.

He explained that the proposed siting and size of the dwelling conforms to the outline planning permission. He said the proposed dwelling will be cut into the bank to keep the ridge line as low as possible and to minimize any overlooking and resultant loss of privacy to the neighbouring dwellings.

Christian Smith spoke in respect of planning application reference number PA23/03180 - Non-material amendment in relation to decision notice PA22/06880 dated 09/11/2022 - St Neot Village Hall wishes to increase the number of photovoltaic panels on the roof from 34 to 40 at St Neot Institute, St Neot.

He explained that the proposed number of solar panels has been increased to optimise the area of roof covered due to the proposed extension on the neighbouring property in Luke's Yeat. He said the amended proposal will utilise 800mm more of the depth of the roof.

**1. Apologies**

Apologies were received and accepted from Councillor T Hooper.

**2. To confirm the minutes of the meeting held on Wednesday 12<sup>th</sup> April 2023**

The minutes of the meeting held on Wednesday 12<sup>th</sup> April 2023, having been previously circulated, were agreed as an accurate record.

**3. Declaration of interest in items on the agenda**

Councillor D Glanville declared an interest in planning application reference PA23/02342 - Reserved Matters application for appearance, landscaping, layout and scale following outline approval PA21/12081 dated 04/03/2022 for the construction of a detached dwellinghouse at Lewarne Coombe, Two Waters Foot. Councillors C

Smith and H Bunt declared an interest in planning application reference number PA23/03180 - Non-material amendment in relation to decision notice PA22/06880 dated 09/11/2022 - St Neot Village Hall wishes to increase the number of photovoltaic panels on the roof from 34 to 40 at St Neot Institute, St Neot.

#### **4. Planning Applications**

##### **To receive and consider the following planning applications:**

**PA23/03180 - Non-material amendment in relation to decision notice PA22/06880 dated 09/11/2022 - St Neot Village Hall wishes to increase the number of photovoltaic panels on the roof from 34 to 40 at St Neot Institute, St Neot**

Councillors H Bunt and C Smith, having previously declared an interest, left the meeting during discussion of the application.

Councillor G Rogers said that when the original application was submitted, the Applicants were unaware of the proposed extension to the neighbouring dwelling in Luke's Yeat. He said the additional solar panels that are proposed aim to minimise any overshadowing caused by the extension. Councillor D Glanville said that he had no objections to the proposed development. Councillor M Rowe said that the revised application was not significantly different to the original proposal and that it was necessary to alleviate any loss of sunlight to the panels which may result from the extension to the neighbouring dwelling in Luke's Yeat. It was noted that Councillor T Hooper had circulated a report to the Planning Committee saying that she thought the proposal complies with Policy 14 of CLP. It was proposed by Councillor M Rowe and seconded by Councillor T Thrussell that the application be supported. All Councillors voted in favour of the proposal.

Councillors H Bunt and C Smith returned to the meeting.

**PA23/02707 - Conversion of the barn to form a dwelling, the construction of a new stable block and ancillary works at Land Adjoining Far View Goonzion Downs St Neot Cornwall**

It was noted that Councillor T Hooper had submitted the following comments to the Planning Committee. "One comment logged by a member of the public with regards access across common land – no objection because the development is not on common land. AONB Unit has not provided any comment to date. Under Policy 7 of the CLP, new dwellings in the countryside are restricted. The Agent argues that the application complies with Policy 7.3 - the reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting. The barn in question is being used as stables and is not redundant at this moment in time. Under Policy 23 of the CLP, proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONBs sensitivity and capacity. The proposal is unlikely to have a significant impact on the AONB. In respect of Class Q (Conversion of agricultural buildings to a dwelling-house), the Agent argues that the barn is an agricultural and equestrian building in keeping with the original planning permission granted in 1999. However, to qualify for development under class Q the agricultural

building needs to be part of an established agricultural unit and this is not the case as the site does not have a CPH number. On balance it is difficult to ascertain that this application meets the main policies or permitted development clauses for converting a barn into a dwelling.”

Councillor C Smith said that the building is not a redundant agricultural building as it was used as a stable until the recent change in ownership. He said that, in this respect, the proposal does not comply with Policy 7.3 of the CLP. He said that the Applicant is seeking to erect a new stable so there must be a need for such a building on the land. Councillor H Bunt said that the land does not have an agricultural holding number and therefore, the proposed development does not comply with Class Q. Councillor T Thrussell said that this development would set a dangerous precedent in the AONB. Councillor D Glanville said that the new stable block will have an adverse impact on the AONB.

It was proposed by Councillor D Glanville and seconded by Councillor C Smith that an objection be made to the application as it is contrary to Policy 7 of the CLP. All Councillors voted in favour of the proposal.

**PA23/02342 - Reserved Matters application for appearance, landscaping, layout and scale following outline approval PA21/12081 dated 04/03/2022 for the construction of a detached dwellinghouse at Lewarne Coombe, Two Waters Foot**

Councillor D Glanville, having previously declared an interest, left the meeting and did not return.

It was noted that members of the Planning Committee had visited the site. It was noted that Councillor T Hooper had circulated a report to the Planning Committee saying that she thought the proposal complies with Policies 2 and 12 of the CLP. Councillor H Bunt said that the proposed dwelling will be cut into the hillside to keep the roofline as low as possible. He said that he thought the layout looks good. Councillor G Rogers commented that the proposed dwelling will be well incorporated into the hillside to minimise the impact on the occupiers of neighbouring residential dwellings. Councillor M Rowe said that the proposed dwelling respects the local environment. Councillor C Smith said that he was disappointed that no sustainability measures – solar panels and/or the re-use of grey water - had been incorporated into the proposal. Councillor T Thrussell said that he agreed with Councillor C Smith in this respect. It was proposed by Councillor H Bunt and seconded by Councillor M Rowe that the application be supported and the Planning Officer be asked to request some sustainability measures be incorporated into the development. 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.