

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 14TH JUNE 2023 AT 6:45PM

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

Alistair Cuthbert, Gary Swinton, Stuart Hartland, Andrew Smith, Peter Wonnacott, Melvyn and Stacey Stewart, Leo Blamey, Lynne Jones and Ben Jones.

Sue Blaxley, Clerk

The Chair opened the meeting at 6:45pm. He confirmed that no one was recording the meeting.

Public Participation

Peter Wonnacott spoke in respect of planning application reference numbers PA23/03767 and PA23/03267 at Colliford Lake Park. He explained that a pre-application decision indicated that Cornwall Council would look favorably at the change of use of the existing café on the site to a dwelling if all the old buildings on the site were demolished and the site cleared of all resultant debris and existing detritus. He said that the discharge of the condition pursuant to application reference number PA23/03767 was being sought as the condition is no longer relevant to the holding.

Lynne Jones spoke in respect of PA23/02977 – Provision of single storey rural office of timber construction and store on a plot of land formerly used as a pet burial site from 1975 to 1997 at Land East of Tredarrup Farm, St Neot. She explained that the site has an existing commercial use as a pet cemetery and that the application seeks to change this use to use as a site for a rural office. She explained that she has sole ownership of the land as indicated in the Land Registry Title document CL20069. Lynne Jones explained that she feels emotionally attached to the pet cemetery as it is a link to her late husband. She said that one person pays monthly for someone to cut the grass in the cemetery. She explained that the proposal will not disturb any pet remains as the proposed building will be constructed above ground on 18inch screws. She said the building will be sited on the oldest part of the pet cemetery. She said that the pet cemetery was closed for burials in 1987 and no one visits the graves now. She said that a memorial corner will be established on the site and that the development will be low key and a green development. Councillor G Rogers asked why a yellow notice advertising the application was not being displayed at the site. Lynne Jones said that Cornwall Council has not sent a yellow notice to the Applicant. The Chairman asked why the proposed building was not being constructed next to the hedge adjacent to the road as pets are not buried in that location. Lynne Jones said that the location for the building had been chosen as there would be less direct heat to the building being sited under the beech. In addition, the memorial garden is to be sited adjacent to the roadside at the far end of the site. Lynne Jones said the proposed building cannot and will not be used for residential purposes.

Stuart Hartland spoke in respect of PA23/02244 - Construction of an annexe at Black Tor Barn, Road From Lordswaste To Junction North Of Higher Fawton, St Neot. He said that revised plans have now been submitted to reflect the Dark Sky status of the location. He said that on the north gable, a second window is now proposed which will negate the need for a rooflight. In addition, the SW corner will be constructed of glass to negate the need for rooflights. In addition, he said the amended plans show a 1 bedroomed annexe as opposed to a 2 bedroomed annexe.

1. Apologies

None

2. To confirm the minutes of the meeting held on Wednesday 3rd May 2023

The minutes of the meeting held on Wednesday 3rd May 2023, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

The Clerk said that she has written a letter of support in respect of PA23/02977 – Provision of single storey rural office of timber construction and store on a plot of land formerly used as a pet burial site from 1975 to 1997 at Land East of Tredarrup Farm, St Neot. She said that she could record the minutes but should not offer any advice or guidance in respect of the application if asked by councillors.

4. Planning Applications

To receive and consider the following planning applications:

PA23/03767 - Application for discharge of a planning obligation as building no longer exists at Colliford Lake Park, St Neot

Councillor T Hooper said there is one objection and one letter of support for this application on the planning portal to date. She explained that the site lies within an AONB. She explained that the house was originally reserved for the owners of the wildlife park which no longer exists. It was proposed by Councillor T Hooper and seconded by Councillor G Rogers that the application be supported. All Councillors voted in favour of the proposal.

PA23/03267 - Conversion/change of use of former cafe building to a dwelling, demolition of existing derelict structures at Colliford Lake Park, St Neot

Councillor T Hooper said there is one objection, one letter of support and one further comment for this application on the planning portal to date. She explained that the site lies within an AONB. She explained that Policies 7.3, 21 and 22 (paragraph 150) of the CLP are relevant and she considers that the application complies with these policies. She said that the site is in the process of being tidied up. Councillor C Smith said that he is not related to the Applicant. He said that the site is very ramshackle and that if the application is supported, clearance of the site must be done within a set timescale. Councillor G Rogers said that the proposed

development will make use of a redundant building. He said that the size of the existing building will not be altered and it will be next to the existing dwelling on the site. Councillor M Rowe said that the proposed development will tidy and improve the area. He questioned whether the dwelling, if approved, should have an agricultural tying condition imposed as it is sited on a 40-acre farm. Councillor T Thrussell said that an additional dwelling in this part of the parish is positive. He questioned whether an agricultural tying condition would be necessary given the use of the site. He said that to see the site cleared and settled would be positive. Councillor C Smith explained that the site is not an agricultural holding. The Chairman said that the static caravan on the site will be removed as will the portable buildings. It was proposed by Councillor T Thrussell and seconded by Councillor T Hooper that the application be supported. All Councillors voted in favour of the proposal.

PA23/02977 – Provision of single storey rural office of timber construction and store on a plot of land formerly used as a pet burial site from 1975 to 1997 at Land East Of Tredarrup Farm, St Neot

Councillor T Hooper said there are 4 letters of support on the planning portal and no objections to date. She said that the Environment Agency has not objected to the application. She explained that the main policies in the CLP which are relevant are Policies 1, 5 and 12, the criteria of which she considers the application meets. Councillor D Glanville said that pet burials ceased a long time ago and that the proposed building will be well screened and will be sited away from the road. He said the proposed development will be sensitive to the pet burials. Councillor G Rogers said that the proposed building will be well screened and will be sited away from the road. He said the pet cemetery is part of the history of the parish and it may be a good idea to retain the headstones on site. He said that he was concerned that a yellow notice advertising the application was not being displayed at the site so passersby were not aware of the application. Councillor M Rowe said that he was fully supportive of the application as the pet cemetery has run its course. He questioned whether the matter should be deferred until a yellow notice is displayed as people may not be aware of the application and may wish to make comments. Councillor C Smith said that he supports the application. Councillor T Hooper said that the erection of a yellow notice could be requested but comments made would not alter the parish council's view that the application should be supported. Councillor T Thrussell commented that the site has an existing commercial use which is at its natural conclusion. It was proposed by Councillor H Bunt and seconded by Councillor M Rowe that the application be supported. All Councillors voted in favour of the proposal. It was agreed that the Clerk would make the Planning Case Officer aware that a yellow site notice has not been sent to the Applicant for display at the site.

PA23/02244 - Construction of an annexe at Black Tor Barn, Road From Lordswaste To Junction North Of Higher Fawton, St Neot

Councillor T Hooper said there is one objection and one comment on the planning portal to date. She said that the proposed annexe will be single storey within the curtilage of the existing dwelling on the site. She said that Policies 22 and 23 of the CLP are relevant and the application is being amended to overcome any issues arising due to the Dark Sky status of the site. It was agreed that as the revised plans

have not been received by the parish council, consideration of this application would be deferred until the next meeting.

PA23/04050 - Works to trees in a Conservation area (TCA) Removal of namely T1 Western Red Cedar at The Vicarage, Liskeard Hill, St Neot

The Chairman said that although the deadline for determination of this application is 27th June 2023, the application was approved on 9th June 2023 without having received comments from the parish council. In addition, no yellow notice advertising the application was displayed at the site. Councillor C Smith said the community are not aware of the application. He said that it is an evergreen tree and is a prominent part of the village. He said that removal is sought because the tree is too big, not that it is diseased. Councillor M Rowe said that the tree has served its time but is concerned that no one is aware of the application. Councillor T Hooper said that the decision has already been made by Cornwall Council. She proposed that the Case Officer should be challenged as to why the application was approved before the parish council's comments were received. This was seconded by Councillor G Rogers. 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 7:45 pm.