

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

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

Fran and Rupert Hanbury-Tennison, Jonathan Luker

Sue Blaxley, Clerk

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

Public Participation

Jonathan Luker spoke in respect of PA23/04394 - Construction of a small detached log cabin annexe for use ancillary to the principal dwellinghouse at Quarry Bank, Draynes. He explained that the Applicants are not in the best of health so the intention is to construct an annex to enable their offspring to live on site to provide some care for them. He said it is not a business development. He explained that the proposed site has been chosen as it would be difficult to site the building anywhere else on the site. The Chairman said that he has spoken to the occupier of the neighbouring property and he has no objections to the proposed development. Councillor G Rogers asked what is meant by the term small annexe. Jonathan Luker said it is proposed to be single storey with one bedroom. Councillor G Rogers asked if the right of way next to the site is for livestock. Jonathan Luker said it is a right of way for cattle. Councillor G Rogers said that would mean that no vehicles could be parked in front of the gate to this right of way and that provided the right of way was diverted, development could take place on the existing right of way. Councillor G Rogers said that the application form states that sewage is disposed of via the mains which is incorrect. He asked Jonathan Luker where the septic tank is located on the site. Jonathan Luker said he did not know. Councillor G Rogers said that the proposed annex is more than 50% of the footprint of the dwelling on the site. Jonathan Luker said the existing dwelling is very small. Councillor G Rogers said there are trees and hedges on the site contrary to what is stated on the application form.

1. Apologies

Apologies were received and accepted from Councillors T Hooper and T Thrussell.

2. To confirm the minutes of the meeting held on Wednesday 14th June 2023

The minutes of the meeting held on Wednesday 14th June 2023, having been previously circulated, were agreed as an accurate record subject to an addition to Lynne Jones' statement saying that the proposed development could not and would not be used for residential purposes.

3. Declaration of interest in items on the agenda

Councillor M Rowe declared an interest in planning application PA23/04620 - Cowshed infilling of external courtyard, already surrounded by other cowsheds at Great Tredinnick Farm, Two Waters Foot

4. Planning Applications

To receive and consider the following planning applications:

PA23/03809 - Move the front door approximately three meters to the left at Woodlands View, Loveny Road, St Neot

Councillor G Rogers said that he had no objections to the application and it would be beneficial to the occupiers of the dwelling. He said that it will not adversely affect the occupiers of neighbouring properties. Councillor D Glanville said that this proposed change will make it safer for children. He said the location of the window and door will be swapped. Councillor C Smith said that the proposal complies with Policy 12 of the CLP. Councillor M Rowe said that the proposed alterations are not significant and he does not object to the proposal. Councillor H Bunt said that the proposal makes sense given the internal arrangement of the dwelling. It was proposed by Councillor D Glanville and seconded by Councillor G Rogers that the application be supported. All Councillors voted in favour of the proposal.

Councillor M Rowe left the meeting.

PA23/04620 - Cowshed infilling of external courtyard, already surrounded by other cowsheds at Great Tredinnick Farm, Two Waters Foot

It was noted that the Applicant had obtained grant money which was being offered to cover over yards used by livestock and when the works were complete, he was told he required planning permission, hence the application. Councillor H Bunt said the development is in keeping with the existing buildings on the site. Councillor C Smith said the development complies with Policy 12 of the CLP. Councillor G Rogers said that the development improves the conditions for the keeping of stock. It was proposed by Councillor H Bunt and seconded by Councillor C Smith that the application be supported. All Councillors voted in favour of the proposal.

Councillor M Rowe returned to the meeting.

PA23/04394 - Construction of a small detached log cabin annexe for use ancillary to the principal dwellinghouse at Quarry Bank, Draynes

It was noted that there are 4 letters of support and 4 letters of objection on Cornwall Council's planning portal. Councillor C Smith said that the proposed annexe is 70% of the floor area of the existing dwelling on the site. He said this is probably a little too big but if it was 50% of the size of the original dwelling (in accordance with planning guidelines), he said it would be 40 metres squared which is very small. He said that, in terms of Policy 12 of the CLP, the proposed development complies in that it will have small windows, be constructed of sustainable materials, and be set low on the site. He said that it complies with Policy 21 of the CLP.

Councillor D Glanville said the proposal will be well screened by the existing vegetation on the site and given the constraints of the site, the proposed development will fit in well. He said that the separate driveway could be blocked up to prevent the annexe being used as a separate dwelling. Councillor G Rogers said that the proposed development seems quite large and there will not be much amenity space. He said that an annexe attached to the existing dwelling would comply more favourably with planning policy. He said that he agreed with blocking up the driveway and that a Tree Preservation Order should be placed on the sycamore trees on the site as they provide screening.

Councillor M Rowe said that the proposed development will nestle well into the hillside although it is quite large for the plot. He said that he was not convinced of the need to block up the driveway. Councillor H Bunt said that he has been informed that the additional access exists because the previous owner parked their caravan on the site. He said that the proposed development will be well hidden and that as the building will be pre-fabricated, it could be removed in the future when it is no longer required.

It was proposed by Councillor C Smith and seconded by Councillor D Glanville that the application be supported subject to the location of the septic tank being clarified and its adequacy ensured, a Tree Preservation Order being put on the sycamores on the site and the access to the site being blocked up following construction. All Councillors voted in favour of the proposal except for Councillor G Rogers who voted against.

It was noted that the yellow site notice in respect of planning application PA23/02977 at Tredarrup was now being displayed. It was also noted that the planning application at Black Tor Barn (PA23/02244) had been approved without the parish council being consulted on the revised plans and that the Clerk had contacted the Case Officer regarding her determination of PA23/04050 (felling of a tree at The Vicarage, St Neot) without waiting for the parish council's comments but had not received a response.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:30pm.