

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 11TH OCTOBER 2023 AT 7PM

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

Heather and Judith Taylor, Stuart Hartland, Nick Bailey

Sue Blaxley, Clerk

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

Public Participation

Heather Taylor spoke in respect of planning application PA23/07183 - Installation of pre-fabricated timber summerhouse and gazebo at Cott, St Neot. She explained that the development requires planning permission as it is within the curtilage of a Listed Building. She said that it will help to create a degree of privacy in her garden. Councillor G Rogers commented that the plan submitted showing the land ownership is incorrect. Heather Taylor explained that the Ordnance Survey and Land Registry plans show different boundaries for the site and her deeds contain plans showing different boundaries. She said that neither of the proposed structures is on land where the ownership is in dispute. She said that the Clerk had made her aware that her Agent had also said he was the landowner on the planning application form which is incorrect. She said that she had informed Cornwall Council of this matter.

Stuart Hartland spoke in respect of planning application PA23/07167 - Front single storey extension at 2 Tavern Terrace, Tripp Hill, St Neot. He said that he has an interest in the neighbouring dwelling, 1 Tavern Terrace. He explained that the boundary wall to the right of 1 Tavern Terrace is owned by the owners of that dwelling and is not in the ownership of 2 Tavern Terrace. He said that in the application details submitted, it is stated that this boundary wall will be demolished but that in another part of the application details, it is stated that the neighbour's boundary will not be damaged.

1. Apologies

Apologies were received and accepted from Councillors T Thrussell and D Glanville.

2. To confirm the minutes of the meeting held on Wednesday 13th September 2023

The minutes of the meeting held on Wednesday 13th September 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:

PA23/07183 - Installation of pre-fabricated timber summerhouse and gazebo at Cott, St Neot

The Chairman said that members of the Planning Committee had visited the site. Councillor G Rogers said that he supported the principle of the development but that the Case Officer should be informed that the land ownership, as shown on the submitted plans, may not be correct. Councillor C Smith said that he had no objections to the proposed development. Councillor T Hooper said that the comments on the planning portal refer to the boundary dispute but there are no objections to the proposed development. She said that as both proposed structures are more than 3m high, in a Conservation Area and AONB and within 2m of the boundary, planning permission is required. Councillor M Rowe said that he had no objections to the proposed development. The Chairman said that members of the Planning Committee have spoken to the occupiers of the neighbouring dwelling and they have no objections to the proposed development. It was proposed by Councillor T Hooper and seconded by Councillor C Smith that the application be supported and that the Case Officer be advised that there is an ongoing boundary dispute to be resolved. All Councillors voted in favour of the proposal.

PA23/07167 - Front single storey extension at 2 Tavern Terrace, Tripp Hill, St Neot

The Chairman said that members of the Planning Committee had visited the site. Councillor T Hooper said that there are no objections to the application on the planning portal. She said that the proposed development complies with Policies 2.1, 12.1, 12.2, 23 and 24 of the CLP. Councillor C Smith said that the proposed flat roof does not enhance the character of the terrace. Councillor G Rogers said that the flat roof mirrors that on 1 Tavern Terrace and the extension to the rear of the dwelling. Councillor T Hooper said that the proposed extension will enhance the dwelling for the use of the residents. Councillor C Smith said that the dispute over the boundary wall is not pertinent to consideration of the application. He said that whilst the proposed flat roof does mirror that of 1 Tavern Terrace, an alternative to a felt roof would be more visually pleasing. Councillor M Rowe said that there is a dichotomy between the flat roof design which is not visually pleasing and improving the quality of the dwelling for a modern family. It was proposed by Councillor C Smith and seconded by Councillor M Rowe that the application be supported subject to the boundary dispute being resolved and an effort made to make the proposed flat roof more in keeping with that of 1 Tavern Terrace. All Councillors voted in favour of the proposal.

Councillor G Rogers commented that the rag slate roof on The Old Smithy has been replaced with modern slate and 3 skylights have been installed in the roof. He questioned whether this requires planning permission.

5. Date of Next Meeting

To be arranged.

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