

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT ON WEDNESDAY, 13TH DECEMBER 2023 AT 7PM

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

Josie Williams

Sue Blaxley, Clerk

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

Public Participation

David Glanville spoke in respect of planning application PA23/08797 - Change of use of existing holiday let/ annexe to an unrestricted dwelling at Largin Gwel, Halfway Hill, Two Waters Foot, St Neot. He said that, in 2014, planning permission was granted for the conversion of buildings on the site to a holiday let/residential annex for a family member. He said that as it was approved as an annex, the principle of a residential use was accepted. He said there is currently a national housing crisis and a need for housing for local families. He said that the site has adequate on-site parking, sufficient amenity space and is a good size for residential use. He explained that Drawbridge has been accepted as a hamlet by Cornwall Council's Planning Department. David Glanville explained that the market is saturated with holiday lets and that the property was empty for 6.5 months last year. He said the increasing cost of electricity erodes the letting income and that many of the bookings are undertaken on a "last minute" basis at a reduced rate. Councillor C Smith asked how long David Glanville anticipated retaining the holiday use. David Glanville said that he must give 6 months' notice to the holiday letting company who are responsible for marketing the property and it will depend on the number of holiday bookings. He said that unless these increase, he will advertise the property as a long term let. He said that he has no intention of selling the property. Councillor H Bunt asked if there were any conditions on the planning permission that would prohibit long-term letting of the property. David Glanville said there were no such conditions.

1. Apologies

None

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

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

3. Declaration of interest in items on the agenda

Councillor D Glanville expressed an interest in planning application

PA23/08797 - Change of use of existing holiday let/ annexe to an unrestricted dwelling at Largin Gwel, Halfway Hill, Two Waters Foot, St Neot.

4. Planning Applications

To receive and consider the following planning applications:

Councillor D Glanville, having expressed an interest, left the meeting during discussion of the following planning application.

PA23/08797 - Change of use of existing holiday let/ annexe to an unrestricted dwelling at Largin Gwel, Halfway Hill, Two Waters Foot, St Neot

Councillor T Hooper said that Drawbridge has been accepted as a hamlet. She said that the proposed development complies with Policies 21 and 23 of the CLP. Councillor M Rowe said that it will make use of a property that is currently not being occupied on a full-time basis. Councillor T Thrussell said it will provide additional housing stock for the parish. Councillors C Smith and G Rogers agreed with these comments. It was proposed by Councillor T Thrussell and seconded by Councillor C Smith that the application be supported. All councillors voted in favour of the proposal.

Councillor D Glanville returned to the meeting.

PA23/08428 - The extension of a single garage into a double one, including replacing the pitched roof with a flat green roof at 7 Loveny Close, St Neot

It was noted that the proposed development comprises removing the pitched roof from the existing single garage, building an additional garage and roofing the development with a succulent flat roof. Councillor C Smith said there is adequate off-street parking at the site although the development will restrict access to the rear of the site. Councillor T Hooper said that there are no relevant policies in the CLP. Councillor M Rowe said that the proposed development fills a gap at the site. Councillor G Rogers said that the neighbour has no objections to the proposed development. Councillor D Glanville said that the existing garage is very small so he can understand why a larger garage is needed. It was proposed by Councillor G Rogers and seconded by Councillor M Rowe 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 7:20pm.