

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST NEOT ON WEDNESDAY, 13th MARCH 2024 AT 7PM**

**Present:** Councillors H Bunt (Chair), T Hooper, C Smith, D Glanville, G Rogers 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**

The Clerk read out a letter of objection from a parishioner regarding planning application PA24/00194 - Construction of two semi-detached dwellinghouses at Land North East Of The Old School, School Hill, St Neot. The letter of objection cited access, surface water run-off, visual impact and contradiction with previous planning advice as their reasons for objecting to the proposed development. The Clerk also read out a letter from the Applicant. In that letter, he states that he is flexible as to the type of housing that could be built on the site if the principle of residential development on the site is considered acceptable. In addition, he states that the visual impact of the dwellings could be reduced by either dropping the height of the roof of the dwellings or reducing the existing ground level or both. In addition, he states that the proposed materials will allow the dwellings to blend visually with the backdrop of the hillside and trees. In addition, he states that it is proposed to provide adequate off-street parking.

**1. Apologies**

Apologies were received and accepted from Councillor T Thrussell.

**2. To confirm the minutes of the meeting held on Wednesday 21<sup>st</sup> February 2024**

The minutes of the meeting held on Wednesday 21<sup>st</sup> February 2024, 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:**

**PA24/00194 - Construction of two semi-detached dwellinghouses at Land North East Of The Old School, School Hill, St Neot**

Councillor T Hooper said there are two public comments on the planning portal objecting to the application by reason of the increase in traffic that would be generated, dangerous junction, development in an AONB and in an area with Dark Sky status, interruption of the skyline, adverse visual impact and surface water run-off. She said that SWW have commented saying they have concerns about the surface water runoff and that Highways should be contacted in this respect. In addition, she said that the Tree Officer has commented that there is a sycamore tree on the site which is in an AONB and Conservation Area.

Councillor T Hooper said the following policies in the CLP are applicable when considering this application: Policy 1 (Sustainable Development); Policy 3 (Role and function of places); Policy 12 (Design and character of the proposal); Policy 13 (Development standards); Policy 14 (Renewable and low carbon energy); Policy 22 (conservation and enhancement of AONB); Policy 23 (preservation of AONB); Policy 24 (maintain the special characteristics and appearance in Conservation Area) and Policy 7 (Housing in the countryside).

Councillor H Bunt said that the pre-application advice from Cornwall Council was that residential development on this site did not constitute infill development. In addition, he said that a parishioner has asked whether the land, being ex diocese land, is subject to covenants restricting future development.

Councillor C Smith commented that when the land was sold by the Diocese, the site was allocated for parking in one of the planning permissions granted for the site. However, it was noted that the relevant permission is no longer valid. Councillor C Smith said the fundamental question is whether residential development on this site constitutes infill or rounding off.

Councillor G Rogers said the parking at the site is chaotic with the lane often blocked by a vehicle and the fact that a nursery and a holiday let operate from the site adds to the parking problems. Councillor T Hooper said visibility at the junction when ingressing or egressing the site is very poor.

Councillor D Glanville said that Cornwall Council has stated that residential development of this site would not constitute infill development. He said that it would extend the development of the open countryside. He said the land has never been used for domestic purposes and that a pair of semi-detached dwellings on the site would be visually intrusive in the AONB. He said the proposed floor levels would be higher than the ridge line of The Old School House and that the proposed development does not blend in or visually enhance the local area. In addition, he said the proposed development would increase surface water run-off.

Councillor M Rowe commented that a single storey dwelling, nestled in behind The Old School House may be a better option but the development, as proposed, is not acceptable. It was proposed by Councillor T Hooper and seconded by Councillor D Glanville that an objection be made to the proposal for the following reasons: the proposed development does not constitute rounding off or infill because the utility grounds of the neighbouring dwellings do not extend beyond the boundaries of the development site; the proposed development has an adverse impact on the skyline and historic environment in a Conservation Area and AONB; the proposed development would have an adverse impact on highway safety due to the increased traffic using a junction with poor visibility; the proposed development will increase

surface water run-off where the water is known to run into the village and neighbouring dwellings. All councillors voted in favour of the proposal.

**PA24/01334 - Change of use of village shop to a residential use to form additional living space for Grylls Cottage at Grylls Cottage (Former Village Shop), St Neot**

It was agreed that there are no policies contained within the CLP which are relevant to this application and there are no objections or reasons to refuse this application. It was proposed by Councillor G Rogers and seconded by Councillor H Bunt that this application be supported. All councillors voted in favour of this proposal.

**5. Date of Next Meeting**

To be arranged.

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