

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST NEOT ON WEDNESDAY, 12th FEBRUARY 2025 AT 7PM

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

James Vaughan
Tony and Lisa Perkins
Sue Blaxley, Clerk

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

Public Participation

James Vaughan spoke in respect of PA25/00053 - Conversion of an existing stone walled store to create additional living accommodation and the addition of a small, two-storey rear extension to provide an additional bathroom and internal connection between the store accommodation and the existing house. Amendment to the fenestration of the existing approved single-story extension to improve the appearance of the extension and the ingress of natural light at Wortha, St Neot.

He said that the aim of the proposed development was to create more accommodation in a flexible way without destroying the environment in which he lives. He explained that he has consulted with the local community, although there are no immediate neighbours. He said that he intends to use a local builder for the work.

Lisa Perkins explained that the business at Carnglaze Caverns is going well but they intend to submit a planning application in due course to safeguard their future at the site. She explained that the application will comprise two accommodation pods as well as re-purposing the dwelling to enable it to become an integral part of the business and the erection of a small dwelling in which they will live. She said the proposed development is intended to enhance what is already on site and will provide some additional employment. Councillor D Glanville asked what the existing dwelling will be used for. Lisa Perkins said that one part will become a self-contained accommodation pod and the remainder of it will be used as an integral part of the business.

1. Apologies

None.

2. To confirm the minutes of the meeting held on Wednesday 16th October 2024

The minutes of the meeting held on Wednesday 16th October 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:

PA24/08725 - Proposed use of holiday accommodation, as approved under decision E2/05/01148/FUL, as an unrestricted residential dwelling, as well as the change of use of land to residential at Dozmary Pool Barn, Bolventor

It was noted that this application has already been approved by Cornwall Council. The Clerk confirmed that the Case Officer had not communicated with the parish council prior to this decision being made. It was noted that no neighbour consultation had taken place. It was agreed that the Clerk would contact the Case Officer regarding these matters.

PA25/00053 - Conversion of an existing stone walled store to create additional living accommodation and the addition of a small, two-storey rear extension to provide an additional bathroom and internal connection between the store accommodation and the existing house. Amendment to the fenestration of the existing approved single-story extension to improve the appearance of the extension and the ingress of natural light at Wortha, St Neot.

Councillor T Hooper said that the site lies within several designations in the CLP: Upland Moorland Area, Cornwall Character Area, AONB and Dark Sky Area. She said the relevant planning policies in the CLP are Policies 12, 23 and 24. She explained that three members of the public and statutory consultees have commented on the planning portal, all with positive comments.

Councillor D Glanville said that he and other councillors had visited the site and that two-thirds of the proposed development already exists as granite walling with a tin roof. He said that the proposed development will enhance the dwelling and that the proposed extension will be to the rear of the site. He said the proposed enlarged window on the front elevation will give very little upward light.

Councillor T Thomas said that the proposed development is well considered and nestles into the landscape. He said that there are already windows in the dwelling which cause light pollution and that the proposed alterations to the windows simply alter their shapes.

The remaining councillors said that they agreed with the comments made.

It was proposed by Councillor M Rowe and seconded by Councillor D Glanville that the application be supported. All councillors voted in favour of the proposal.

PA25/00093 - Works to Trees covered by a Tree Preservation Order (TPO), namely for the: reduction in the density of young Beech trees less than 15cm by 40%; selective thinning of Sycamore and Holly; and targeted thinning of 24 marked semi-mature Beech trees, which are within 10-15 meters of certain mature oak trees at Golitha Falls

It was noted that the proposed works have been submitted by Natural England and are in Golitha Woods. It is proposed to reduce the density of the beech trees and to selectively thin the sycamores and holly to enable the oaks to survive. It was noted that the Tree Officer does not object to the proposal and St Cleer Parish Council have not made a comment. Councillors M Rowe and G Rogers agreed that the proposal represents good forestry management. It was proposed by Councillor H Bunt and seconded by Councillor D Glanville that the application be supported. All councillors voted in favour of the proposal.

5. Motion of no confidence in Cornwall Council's planning and enforcement department

To consider passing a motion of No Confidence in Cornwall Council's Planning and Enforcement Department

The Chair explained that Marazion Parish Council is looking to other parish councils to support their motion of no confidence in Cornwall Council's Planning and Enforcement Department.

Councillor T Thomas said that the fundamental question is whether the current regime is accepted as it is or whether we want to see change in the regime. He said there seems to be a capacity issue within the department and that no dialogue or feedback takes place when enforcement issues are reported.

Councillors M Rowe and G Rogers agreed that enforcement complaints are never acknowledged and there is a complete lack of feedback. Councillor D Glanville questioned whether there was a different way to communicate our feelings as opposed to a vote of no confidence. Councillor C Smith questioned whether the change in Council in May 2025 will have an impact. It was agreed that this is unlikely to be the case as it is a departmental issue. Councillor G Rogers commented that the wording in the proposal is "no confidence" but questioned whether we have "some confidence".

It was proposed by Councillor T Thrussell and seconded by Councillor M Rowe that the motion of no confidence be supported. Four councillors voted in favour of the proposal and three against. The proposal was therefore carried.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:35pm.