

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 MARCH 2025 AT 7PM

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

Mr and Mrs Thomas
Sue Blaxley, Clerk

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

Public Participation

Mr Thomas spoke in respect of PA25/01120 - Application for Permission in Principle for the conversion of existing timber framed holiday let and adjacent stone barn into one residential dwelling and small section of new build link to join together at Menaglaze, Warleggan.

He said that an outline planning application for the identical proposal was considered and supported by the parish council but the Planning Department at Cornwall Council considered that an outline planning application was more suited to the proposed development, hence the submission of this application.

He addressed the issue of the site being suitable for beavers and commented that a feasibility study has determined that the site of the proposed development does not fall into that category. He said that, in terms of surface water flooding, the topography of the site keeps the ground dry. He said there is an information marker on the map of the site which delineates medieval settlements, but this does not relate to a physical structure. He said it relates to a documentary reference that Mennaglaze may have been a settlement dating back to 1421.

He said that access to the site is via a private drive and the neighbours have right of way over that drive. He explained that the site benefits from planning permission to convert the existing buildings into a holiday let and that permanent residential use will result in less traffic using the lane than a holiday let. He commented that he considers that the proposal complies with Policy 7 of the CLP.

1. Apologies

Apologies were received and accepted from Councillor D Glanville.

2. To confirm the minutes of the meeting held on Wednesday 12th February 2025

The minutes of the meeting held on Wednesday 12th February 2025, 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:

PA25/01120 - Application for Permission in Principle for the conversion of existing timber framed holiday let and adjacent stone barn into one residential dwelling and small section of new build link to join together at Menaglaze, Warleggan.

Councillor M Rowe said that the proposed development utilizes existing buildings. Councillor H Bunt said the application was considered in detail by the parish council when it was submitted as an outline application. Councillor G Rogers said that the proposed development complies with Policy 7 of the CLP.

It was proposed by Councillor G Rogers and seconded by Councillor T Thrussell 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 7:12pm.