

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST NEOT ON WEDNESDAY, 3RD SEPTEMBER 2025 AT 7PM

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

Colin Roberts, Jamie Bellringer and Emma Roberts
Sue Blaxley, Clerk

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

Public Participation

Colin Roberts spoke in respect of planning application reference number **PA25/05800** - Construction of additional storey above attached garage and on footprint of existing roof terrace, to enlarge living room at 9 Great Meadow, St Neot. He explained that the existing balcony on the front of the house is unsafe for children and that the proposal is to enclose it to provide a family room. He said enclosing the space will give the occupiers of the neighbouring residential properties more privacy as there will be no windows on the side elevations. He explained that the proposed development will be clad in wood to soften its impact as will the backwards sloping roof.

Emma Roberts spoke in respect of planning application reference number **PA25/05967** - Proposed replacement of first floor residential extension to an existing bungalow and replacement with a two-storey living accommodation extension to rear/southern elevation at Alkantarah, Tripp Hill, St Neot. She said that the proposed development comprises a small extension on the rear of the dwelling to provide additional accommodation. She said that it will not adversely affect the occupiers of neighbouring residential properties.

1. Apologies

None

2. To confirm the minutes of the meeting held on Wednesday 21st May 2025

The minutes of the meeting held on Wednesday 21st May 2025, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

None

4. Planning Applications

PA25/05800 - Construction of additional storey above attached garage and on footprint of existing roof terrace, to enlarge living room at 9 Great Meadow, St

Neot

The Chair said there are no public comments on Cornwall Council's Planning Portal. She said that the site is not within an AONB or Heritage Area and there are no ecology triggers. She explained that Policies 1 and 12 of the CLP apply. Councillor D Glanville said that the proposed development will improve the privacy of the occupiers of neighbouring residential properties and that the footprint of the dwelling is not being increased. Councillor G Rogers said there will be no loss of light or view to the occupiers of neighbouring residential properties. Councillor H Bunt said that he agreed with these comments. Councillor M Rowe said that the proposed development will be visually acceptable and beneficial to the environment. It was proposed by Councillor H Bunt and seconded by Councillor M Rowe that the application be supported. All councillors voted in favour of the proposal.

PA25/05967 - Proposed replacement of first floor residential extension to an existing bungalow and replacement with a two-storey living accommodation extension to rear/southern elevation at Alkantarah, Tripp Hill, St Neot

The Chair said there are no public comments on Cornwall Council's Planning Portal. She said that the site is not within an AONB or Heritage Area and there are no ecology triggers. She explained that Policies 1 and 12 of the CLP apply. Councillor M Rowe said that the proposed development would be sympathetic to the occupiers of neighbouring residential properties and will utilize wasted space in the curtilage. Councillor H Bunt said that there was a conservatory on the footprint of the proposed extension. Councillor D Glanville said that the extension will not be visible from the front of the dwelling and will enable a local family to remain in the village. Councillor G Rogers said that the development will enable a young family to remain in the village. Councillor C Smith said that he has no objection to the proposal but the parish council should be mindful that, in allowing extensions to small dwellings in the village, the smaller properties are being eroded. It was proposed by Councillor G Rogers and seconded by Councillor D Glanville 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 7:15pm.