

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST NEOT ON WEDNESDAY, 8TH OCTOBER 2025 AT 7PM

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

John Pollard
Cornwall Councillor Sean Smith

Sue Blaxley, Clerk

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

Public Participation

John Pollard spoke in respect of planning application reference number PA25/06611 - Proposed erection of a replacement dwelling together with associated works at Dozmary Hill Cottage, Bolventor. He said that the existing dwelling on the site is no longer fit for purpose and the proposed development will provide a modern, sustainable dwelling. He explained that the massing on the site will not be different to the existing dwelling although the proposed upper floor of the new dwelling will be larger. He confirmed that the correct address for the site is Dozmary Hill Farm.

1. Apologies

None

2. To confirm the minutes of the meeting held on Wednesday 3rd September 2025

The minutes of the meeting held on Wednesday 3rd September 2025, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

None

4. Planning Applications

PA25/06611 - Proposed erection of a replacement dwelling together with associated works at Dozmary Hill Cottage, Bolventor

The Chair said there are no public comments or consultee comments on Cornwall Council's Planning portal in respect of this application. She explained that the relevant policies in the CLP are H7 and Policies 12, 22 and 23. She said that the site is within an area of Dark Sky status. Councillor D Glanville said that the proposal is well considered, is sympathetic to its surroundings with no significant increase in height compared to the existing dwelling on the site and the proposed large glass windows will look onto a bank. He said that it will enhance the site. Councillor G

Rogers said that there is one velux window proposed and the section with large glazing panels back onto countryside. He said that the existing dwelling on the site is small and inhabitable. Councillor M Rowe said that the proposed development is sympathetic in design to its surroundings. Councillor H Bunt said that the proposed development will provide accommodation suitable for modern day living. The Chair explained that the three large windows on the roadside of the proposal are necessary to provide light into the dwelling and the velux window will light the hallway.

It was proposed by Councillor G Rogers and seconded by Councillor M Rowe that the application be supported and that the Case Officer should be mindful of the Dark Sky status of the site. 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 7:11pm.