

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH  
COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST  
NEOT ON WEDNESDAY, 10<sup>TH</sup> DECEMBER 2025 AT 7PM**

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

Lydia Saunders  
Jonathan Luker  
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**

Jonathan Luker spoke in respect of planning application reference number PA25/08718 - Conversion of a barn to a dwelling and associated works - Barn 1 On Land North Of East Lewarne, Two Waters Foot, explaining that this is a proposal for a barn conversion with no significant alterations to the barn. He said that, alongside this application, he has submitted two Class Q applications for the conversion of the other barns on the site. Councillor C Smith asked if Class Q applications can be changed to planning applications later. Jonathan Luker said they could if the proposed design or layout was proposed to be changed.

**1. Apologies**

None

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

The minutes of the meeting held on Wednesday 12th November 2025, having been previously circulated, were agreed as an accurate record.

**3. Declaration of interest in items on the agenda**

None

**4. Planning Applications**

**PA25/05007 - Replace open Porch with smaller first floor Balcony with access from master bedroom with spiral stair access to ground level serving as fire escape at Gillwood, Two Waters Foot**

The Chair said there are no comments on Cornwall Council's Planning Portal. She said that there are no designations applicable to this site although there is a 1 in 1000 year risk of surface water flooding. She said there are no ecology triggers and that Policy 7 of the CLP is applicable. Councillor C Smith said that the proposed

development is to change a window to a french door from the master bedroom to gain access onto a new balcony. He said it was a good idea to have a fire escape in this long, narrow dwelling. Councillor G Rogers said that the neighbours do not object to the proposed development, no overlooking will result and there is adequate vegetation providing screening. Councillor D Glanville said that the proposal does not increase the footprint of the dwelling. Councillor H Bunt said that the development essentially comprises the replacement of a window with a door and the replacement of a perspex roof with a balcony. It was proposed by Councillor D Glanville and seconded by Councillor C Smith that the application be supported. All councillors voted in favour of the proposal.

#### **PA25/08264 – Farm building at Mobile home At Berry Bowden Farm, St Neot**

The Chair said that the HSE Proxy has said that they do not need to comment on this proposal. She said that the site lies within an AONB and there is an ancient woodland nearby. She said there are no ecology triggers declared although a bat survey may be required. It was noted that Policies 22 and 23 of the CLP are applicable. Councillor H Bunt said the siting of the proposed farm building will allow for increased habitat in the hedges to the rear of the building. He commented that there is a need for this building. Councillor C Smith said the site will be self-draining and the proposed building will be visually acceptable. Councillor G Rogers said that the proposed building will provide a lambing shed on this exposed site and will allow for undercover storage. He said the proposed building is not overly large. It was proposed by Councillor H Bunt and seconded by Councillor G Rogers that the application be supported. All councillors voted in favour of the proposal.

#### **PA25/08718 - Conversion of a barn to a dwelling and associated works - Barn 1 On Land North Of East Lewarne, Two Waters Foot**

The Chair said that the Environmental Protection department at Cornwall Council has commented that a detailed investigation may be required due to the presence of heavy metals in the soil. She explained that the ecology report suggests a further bat survey may be required and that consideration should be given to nesting birds. It was noted that Policy 7 of the CLP applies. Councillor D Glanville said that the building is a substantial stone structure which lends itself to development. He said that the existing barn appears structurally sound and will deteriorate if it is not developed. He said that there will be ample on-site parking and the dwelling would be accessed via its own entrance from the road. Councillor G Rogers said that the site is not an active farm and the barn is suitable for development. Councillor C Smith said that he was concerned about overdevelopment of the site in this rural setting. He said the Class Q developments will be very close together with little or no amenity space. Jonathan Luker explained that the site, the subject of this application, will have a large amenity space with its own access and parking. Councillor H Bunt said that the building is substantial and is structurally fit for conversion. Councillor M Rowe said that it is a positive move to make use of an existing building for housing. It was proposed by Councillor G Rogers and seconded by Councillor M Rowe 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 7:28pm.