

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST NEOT ON WEDNESDAY, 11TH FEBRUARY 2025 AT 7PM

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

James and Elizabeth Murphy
Sue Blaxley, Clerk

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

Public Participation

James Murphy spoke in respect of planning application reference number PA26/00145 - Conversion and extension of existing disused barn to single residential dwelling at Barn At Colliford Lake Park To The South Of Colliford Tavern, Bolventor. He said that the site lies within an existing residential community and that pre-application advice had been sought from Cornwall Council. They advised that the conversion of the disused barn to residential use could be supported but that it should retain its existing form and be constructed of materials that are like the existing materials. James Murphy explained that a modest extension measuring 2.75m is proposed and the conversion will be constructed of materials to match the existing. He said that there is a septic tank, mains water and a LV power supply on the site. He said that they would seek to improve the environment by planting some native species and by allowing some of the land to return to nature. Councillor C Smith confirmed that they will occupy the building as their main residence. He asked if they intended to incorporate any renewable energy into the development. James Murphy said that it would be financially economical for them to connect to the existing electricity supply but would consider renewable energy if the LPA requested this. Councillor H Bunt confirmed that James and Elizabeth are the owners of the site. James Murphy said that the longhouse is very close to the boundary of the site but does not lie within the site.

1. Apologies

None

2. To confirm the minutes of the meeting held on Wednesday 10th December 2025

The minutes of the meeting held on Wednesday 10th December 2025, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

None

4. Planning Applications

PA26/00145 - Conversion and extension of existing disused barn to single residential dwelling at Barn At Colliford Lake Park To The South Of Colliford Tavern, Bolventor.

The Chair said that there are no comments on Cornwall Council's Planning Portal in respect of this application. She said that she has received an email stating that there is a medieval building to the rear of the application site. However, it was noted that the medieval building is not within the application site and the medieval building is not on its original site.

The Chair explained that the Ecology Assessment suggested that building works should take place outside the nesting season and that lighting should be kept to a minimum so as not to disturb the bats. It was noted that the site lies within an AONB and the Dark Sky Area.

The Chair said that the Structural Survey has concluded that the building is suitable for conversion. In addition, the site is unlikely to be on contaminated land.

Councillor T Hooper said that Policies 5, 7, 21 and 23 of the CLP are applicable to this application. She said that two small rooflights are proposed and there will be no exterior lighting. She explained that the existing access to the site would be used as well as the existing septic tank.

Councillor D Glanville said that there are other buildings in the vicinity of the site which have been converted to residential use and the services and vehicular access are already in place. Councillor M Rowe said that this proposal will utilize an existing building, but he does not consider it necessary to use wood cladding as other materials, such as granite, would be equally visually acceptable. Councillor G Rogers said that a modest extension is proposed and that the proposed development is in keeping with the other buildings on the site. He said that solar panels would be beneficial to the applicants in the long term. Councillor C Smith said that he would like to see some renewable energy incorporated into the development. Councillor H Bunt said that he agrees with the comments made and questioned whether the three large windows on one elevation would have an adverse impact on the Dark Sky.

It was proposed by Councillor M Rowe and seconded by Councillor C Smith 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 7:20pm.