

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 MARCH 2025 AT 7PM

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

John and Sheil Wills
Sue Blaxley, Clerk

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

Public Participation

John Wills spoke in respect of planning application reference number PA25/09606 - Conversion of traditional stone barn to 3-bedroom dwelling at Stockhouse Barn, Twowatersfoot. He said that all considerations have been met to satisfy the principles of the CLP. He explained that the proposed development has been sensitively designed to conserve the architectural integrity of the existing building. He said that they intend to make it their permanent dwelling. Councillor C Smith asked the Applicant if he intended to use the existing access lane. He said that he did.

1. Apologies

Apologies were received and accepted from Councillor D Glanville.

2. To confirm the minutes of the meeting held on Wednesday 11th February 2026

The minutes of the meeting held on Wednesday 11th February 2026, 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 application:

PA25/09606 - Conversion of traditional stone barn to 3-bedroom dwelling at Stockhouse Barn, Twowatersfoot.

The Chair said that there are no comments on Cornwall Council's Planning Portal in respect of this application.

The Chair explained that the Ecology Assessment had identified bats, barn owls and breeding birds on the site.

The Chair said that the Structural Survey has concluded that the building is suitable for conversion although the rear wall may need underpinning.

Councillor T Hooper said that Policies 5, 12 and 23 of the CLP are applicable to this application.

Councillor H Bunt commented that it is a well thought out proposal and the application is accompanied by an excellent ecological survey. He said that the proposed development would make good use of an existing barn. Councillor C Smith asked the Applicant if provision will be made for some renewable energy sources. The Applicant said that they will install solar panels on the roof if it is practicable. Councillor M Rowe commented that the proposed conversion is well designed and will not have any significant impact on the occupiers of nearby dwellings. Councillor G Rogers said that the proposal does not overdevelop the site and will be a good use of a redundant building. He commented that some renewable energy sources would be welcomed.

It was proposed by Councillor C Smith 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 7:10pm.