

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMUNITY HUB, ST NEOT ON MONDAY, 11TH MAY 2026 AT 7PM

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

Lisa Winn and Zak Brinkhurst
Sue Blaxley, Clerk

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

Public Participation

None

1. Apologies

None

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

The minutes of the meeting held on Wednesday 11th March 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 applications:

PA26/01289 - Replacement of existing residential mobile home with twin unit residential mobile home on a revised site and removal of existing mobile home at Bois House Launceston

The Chair said that there are two comments on Cornwall Council's Planning portal: one from the Ramblers Association who have no objections to the proposal and one from the PROW team asking the Applicants to be mindful of the PROW during the construction phase of the development. The Chair said that Policy 7 of the CLP is relevant to this application. Councillor H Bunt, having visited the site with other councillors, commented that the existing cess pit will be used and the existing concrete pad will be removed. It was considered that the proposed development will improve the impact on the green environment as a bird box will be sited on the site. It was noted that the existing mobile home on the site has a Certificate of Lawfulness and the proposed twin unit will be well screened. Councillor H Bunt said that the proposed development will fit in well. Councillor G Rogers said that the proposed development complies with Policy 7 of the CLP and the Applicants have a young family and require more living space. Councillor M Rowe said that this is a sensible application and the proposed development will be well screened. Councillor C Smith

said that some parts of the old building on the site will be removed and that he considers the proposed development to be an improvement. It was proposed by Councillor G Rogers and seconded by Councillor H Bunt that the application be supported. All councillors voted in favour of the proposal.

PA26/02246 - Replacement dwellinghouse at Dozmary Hill Cottage Bolventor

It was noted that the site is known as Dozmary Hill Farm, not Cottage. The Chair said there are no comments on Cornwall Council's Planning Portal. It was noted that councillors had visited the site and that the proposal entails removing the existing dwelling on the site and replacing it with a dwelling which will be slightly wider, but shorter and have two bedrooms. It is proposed to use salvaged materials from the demolition, where possible. It was agreed that the previous application on this site was supported by the parish council. The Chair said that Policy 2 of the CLP is particularly relevant as it refers to heritage assets. She said that Cornwall Council's Officer considers the existing dwelling to be a non-designated heritage asset and should be retained, whereas the Applicants' Agent disputes this as she says that the historical activities, such as mining and farming, which occurred around the site, are not of any particular significance. The Chair said that the definition of a non-designated heritage asset is broad. The Chair said that Policies 7, 12 and 24 of the CLP are also relevant to this application. She said that Policy 24 refers to the cultural and distinctiveness of heritage assets. It was agreed that the existing dwelling on the site will become a ruin in time and it was noted that the Applicants' Agent has said that it is not salvageable. However, it was agreed that both sides have submitted compelling arguments regarding this non-designated heritage asset. Councillor G Rogers questioned what English Heritage's views are on this application. The Chair said it appeared that they have not been consulted. Councillor M Rowe said that the proposed development will be of similar size and footprint to the existing dwelling on the site. Councillor H Bunt said that the resultant development will be of a high standard and in terms of square metres, it will be less than the existing dwelling. It was proposed by Councillor H Bunt and seconded by Councillor M Rowe that the application be supported as the existing building is of poor quality, suffered considerable damage to the fabric of the materials and would be improved if it was replaced with a dwelling of a sympathetic character, purpose and design in keeping with the surroundings. 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.