

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT SOCIAL CLUB, ST NEOT ON WEDNESDAY, 8TH JULY 2026 AT 7PM

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

Cornwall Councillor Sean Smith
Matt and Josie Williams
Sue Blaxley, Clerk

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

Public Participation

Josie Williams spoke in respect of planning application reference number PA26/03751 - Works to Tree(s) within a Conservation Area (TCA) T1 - Sycamore remove. T2 - T5 reduce to a height of about 1-2.8m at 2 Tavern Terrace, St Neot. She said that they object to the application as one of the trees, the subject of this application, is growing out of the hedge which is in their ownership. She said that reducing the height of this tree to 1.2m would mean that there would be clear views into their garden which would be intrusive and contrary to safety and security. She said that they would be happy if the tree was reduced in height but to a height which was acceptable to the Applicant and them, as neighbours. Councillor C Smith said that they need to clarify ownership of the boundary but the Applicant does have the right to cut any limbs of the tree overhanging his side.

1. Apologies

None

2. To confirm the minutes of the meeting held on Wednesday 10th June 2026

The minutes of the meeting held on Wednesday 10th June 2026, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

Councillor G Rogers declared an interest in the application to be discussed and left the meeting during discussion of the item.

4. Planning Applications

To receive and consider the following planning application:

PA26/03751 - Works to Tree(s) within a Conservation Area (TCA) T1 - Sycamore remove. T2 - T5 reduce to a height of about 1-2.8m at 2 Tavern Terrace, St Neot.

It was noted that some members of the Planning Committee had visited the site. Councillor C Smith said that the site lies within a Conservation Area and in such

areas, the LPA should be given 6 weeks' notice to consider any proposed works to trees. He said that some of the trees, the subject of this application, are on the hedge boundary and some are in the garden of the Applicant's dwelling. He said that the trees in the garden are on a bank and one of the trees is a large shadowing tree which is probably near the end of its life. He said that the tree on the boundary could be reduced to a height which is acceptable to the Applicant and the neighbours. Councillor M Rowe said that clarification is required as to ownership of the boundary. He said that if the tree on this boundary is coppiced correctly, it could grow into a thick hedge. Councillor H Bunt said that sycamores do benefit from coppicing. Councillor T Hooper said that if the branches which are growing over the Applicant's garden are cut off, this would imbalance the tree. She said that the application does not give a precise measurement as to the height reduction of the tree. It was proposed by Councillor C Smith and seconded by Councillor M Rowe that the application be supported but the tree on the boundary needs to be a separate application. It was proposed by Councillor T Thrussell that the application is not supported in its entirety until the ownership of the boundary is clarified to prevent any works to the tree being undertaken. All councillors voted against the first proposal but there was a unanimous vote for the second proposal which was duly carried.

Councillor G Rogers returned to the meeting.

5. Questions for the Portfolio Holder for planning and Cornwall Council's Planning Department

To formulate a list of questions to ask the Portfolio Holder for Planning and Cornwall Council's Planning Department

Councillor G Rogers said that the planning application reference number PA22/11109 - Retrospective planning application for barn conversion not constructed in accordance with approved drawings. Additional floor added, with increased size of extension at Linnyfield Barn, Polmenna Lane, St Neot took 3.5 years to be determined. He said that the parish council's objection to the application was put on the planning portal on 17th January 2023. He said that the Chief Planning Officer and the Portfolio Holder should explain why this application took so long to determine. He said that since 2023, the National Planning Framework has been introduced, and the planning application has now been approved in accordance with that document. However, he said that if the application was determined in 2023, it would have been refused as it was contrary to adopted policies in the CLP. He noted that the Case officer, in his report, has commented that the development could be screened by trees, but this should be imposed as a planning condition. Councillor H Bunt questioned whether the development triggers a CIL payment. Councillor C Smith said that it did not as it was a self-build. Councillor T Hooper said that Cornwall Council needs to update the CLP in accordance with the National Planning Framework as soon as possible.

It was agreed that the Clerk would write to the CPO and ask for clarification regarding the above points as soon as possible.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:25pm.