

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT SOCIAL CLUB, ST NEOT ON WEDNESDAY, 26TH AUGUST 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
Carl Stephenson, Jon Pollard, Drew and Poppy Crichon
Sue Blaxley, Clerk

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

Public Participation

Jon Pollard spoke in respect of planning application reference number PA26/04990 - Provision of natural slate cladding to upper elevations at Higher Searles Down Barn, St Neot. He said the purpose is to weatherproof the top half of the dwelling by slate hanging to either the heads of windows or lintels. The slate sample was shown to councillors.

Carl Stephenson spoke in respect of planning application reference number PA26/04860 - Reinstatement/repairs of existing building (Two Attached Existing Cottages) to Form a Single Dwellinghouse, using existing access to highway with variation of conditions 2 and 3 of decision notice PA24/02490 dated 14.06.2024 at Tremaddock Cottages St Neot. He said that this development will bring the house back into use and that some additional window openings will be created to improve the quality of the living accommodation. He said that the new windows will be flush and of high quality. He said that the neighbours made some suggestions for the proposed sunroom which has been incorporated into the design.

1. Apologies

None

2. To confirm the minutes of the meeting held on Wednesday 8th July 2026

The minutes of the meeting held on Wednesday 8th July 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:

PA26/04860 - Reinstatement/repairs of existing building (Two Attached Existing Cottages) to Form a Single Dwellinghouse, using existing access to highway

with variation of conditions 2 and 3 of decision notice PA24/02490 dated 14.06.2024 at Tremaddock Cottages St Neot

The Chair said that a previous planning application approved the conversion of the two cottages into one dwelling. She said that on Cornwall Council's Planning portal, Cornwall National Landscaping Team has commented that the proposed sunroom will defy the existing form and that UPVC windows will fail to preserve or enhance this rural building. She said that the site lies within an AONB and that Policies 12,22 and 23 of the CLP are relevant.

Councillor H Bunt said that the proposed sunroom will be on the garden side of the dwelling and will not be visible from the road. He said that the sunroom is modest in size and the development is modest. Councillor C Smith said that the proposed sunroom will be constructed with a solid wall on the side adjacent to the neighbouring property and that there will be access between the boundary and the sunroom.

Councillor T Thrussell said that, for energy conservation, UPVC windows are a good idea and this outweighs the comments made by the Landscaping Team. He said that the sunroom will improve the quality of life for the occupiers of the dwelling. Councillor M Rowe said that he supports the comments of other councillors. Councillor G Rogers said that it is good that the neighbours support the application. It was proposed by Councillor H Bunt and seconded by Councillor M Rowe that this application be supported. All councillors voted in favour of the proposal.

PA26/04990 - Provision of natural slate cladding to upper elevations at Higher Searles Down Barn, St Neot

The Chair said that the National Planning Policy Framework said that there is a presumption in favour of sustainable development. She said that the site lies within an AONB and that Policies 12, 23 and 24 of the CLP are relevant. Councillor C Smith said that there is currently quite severe water ingress into the dwelling and that other solutions have not worked. He said that hanging slate half way down the building will enhance the visual impact of the dwelling. Councillor H Bunt said that the proposed development will improve the visual appearance of the building. It was proposed by Councillor C Smith and seconded by Councillor T Thrussell that this 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.