

MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT SOCIAL CLUB, ST NEOT ON WEDNESDAY, 14TH OCTOBER 2026 AT 7PM

Present: Councillors T Thrussell (Vice Chair), H Bunt, C Smith and M Rowe.

Jess Polyblank, Staphis Daglas, Karl Martinez.

Cornwall Councillor Sean Smith
Sue Blaxley, Clerk

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

Public Participation

Jess Polyblank spoke in respect of the planning application at Lower Bowden. She said that the aim of the proposed development is to restore the dwelling to its original form with an extension to replace the existing lean to on the dwelling. Councillor C Smith asked if renewable energy was incorporated into the proposed development. Jee Polyblank said they may have solar panels in the nearby field or install a ground source heat pump for heating.

Karl Martinez spoke in respect of the planning application at Higher Hobbs. He explained that the proposal is to remodel the existing extension and he showed some images of the proposal. He said that the development would be built into the side of the hillside and would not affect the neighbours.

1. Apologies

Apologies were received and accepted from Councillors T Hooper and G Rogers.

2. To confirm the minutes of the meeting held on Wednesday 26th August 2026

The minutes of the meeting held on Wednesday 26th August 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:

PA26/05667 - Listed Building Consent for refurbishment and repair of the grade II listed farmhouse and associated curtilage buildings, including structural repairs, internal alterations, thermal upgrading, roof and joinery repairs, and reinstatement for residential use at Lower Bowden St Neot

Councillor T Thrussell said that Policies 12 and 24 of the CLP are relevant to the application which relate to focusing on the historic environment and design. He said that the Heritage section of the NPPF is also relevant. Councillor M Rowe said that the proposed development will bring the property back to life and the extension will improve the living space. He commented that it would be positive if green energy was incorporated into the development. Councillor C Smith said that he would like to see some renewable energy incorporated into the application. Councillor H Bunt said that it will be beneficial to have the building renovated and the proposal is sympathetic to the existing building. He said that one of the neighbours supports the application. Councillor T Thrussell said that it is a well-considered application although he thinks that the proposed patio doors may be out of scale with the building. It was noted that there are no public comments on Cornwall Council's Planning Portal.

It was proposed by Councillor C Smith and seconded by Councillor H Bunt that the application be supported subject to some renewable energy being incorporated into the application. All councillors voted in favour of the proposal.

PA26/02968 - Erection of a proposed wooden timber frame shed 3.4m (L) x 1.4 m (B) x 2.4m (H) at Crabbshill Woods Two Watersfoot

Councillor T Thrussell said that Policies 2, 12 and 23 of the CLP are relevant which focus on the natural environment and design. He said that there is one objection from the Woodland Trust who consider that the proposed development would cause potential harm to the woodland. Councillor C Smith commented that the proposed development is for a small garden shed which will probably sit on purlins with no foundations. Councillor T Thrussell said that he considers that the benefit of the proposed development outweighs the objection as it is for educational purposes and will get people into the countryside.

It was proposed by Councillor M Rowe and seconded by Councillor H Bunt that the application be supported. All councillors voted in favour of the proposal.

PA26/05793 - Proposed demolition of the existing conservatory and construction of a single storey extension (utility room), with alterations to glazing and associated works at Higher Hobbs Tinnars Lane St Neot

Councillor T Thrussell said that Policies 2, 13 and 23 of the CLP are relevant. He said that the proposed development replaces an existing extension which will have less impact on the environment as it has less glass than the current extension. Councillor H Bunt said that one of the neighbours supports the application.

It was proposed by Councillor T Thrussell 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 7:20pm.