**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE COMMITTEE ROOM, ST NEOT SOCIAL CLUB, ST NEOT ON WEDNESDAY, 11TH NOVEMBER 2026 AT 7PM**

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

Scott and Callum Campbell.

Sue Blaxley, Clerk

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

## Public Participation

Scott and Callum Campbell explained that they have purchased Colliford Tavern and campsite, 7 acres of which they propose to develop with 24 log cabins (mainly 2 bedroomed) and the conversion of the tavern into 4 holiday homes. They said that the intention is to bring the site back into use. They said that the proposed development will be undertaken gradually and that local people will be employed. They explained that the proposed parking will be at the entrance to the site and will be constructed of grasscrete to keep the site traffic free. Grasscrete paths will be laid throughout the site. They said that they are aware that the site lies within an AONB and want to construct buildings which are more visually pleasing than caravans. In response to councillors' questions, they said that they propose to install a new sewage treatment plant and install solar panels on the tavern. They explained that some of the trees on the site will be felled but additional planting will be undertaken with hedges between the log cabins.

## 1. Apologies

Apologies were received and accepted from Councillor T Hooper.

## 2. To confirm the minutes of the meeting held on Wednesday 14th October 2026

The minutes of the meeting held on Wednesday 14th October 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:**

**PA26/05869 - Construction of livestock shed to include demolition and removal of former livestock shed at Polmenna Farm, Polmenna Lane, St Neot**

The Vice Chair said that Policies 12 and 23 of the CLP are relevant to this application as well as those referring to rural development. Councillor M Rowe said that the proposed building will be sat into the hillside so will not be highly visible. He said that it is proposed to remove the existing farm buildings which are not fit for purpose. Councillor H Bunt said that the proposed development will modernize the site and will ease the farming operation.

It was proposed by Councillor G Rogers 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.

**PA26/06910 - Proposed balcony, workshop and replacement carport at Gillwood, Two Waters Foot**

The Vice Chair said that Policies 12, 13 and 23 of the CLP are relevant to this application. He said that the proposed development is for a car port to the rear of the site, a continuation of the existing balcony and a shed to replace a carport in the foreground of the site. Councillor G Rogers said that the shed will not be visible and that the existing balcony, which will be extended, has been completed to a very high standard. Councillor T Thrussell said that there will be no increase in footprint.

It was proposed by Councillor T Thrussell and seconded by Councillor G Rogers that the application be supported. All councillors voted in favour of the proposal.

**5. <u>Date of Next Meeting</u>**

To be arranged.

There was no further business and the meeting was closed at 7:17pm.