



# ST AGNES PARISH COUNCIL

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## Planning Committee meeting – 15<sup>th</sup> July 2019

Minutes of the meeting of St Agnes Parish Council Planning Committee as above, held in the Parish Rooms, 17, Vicarage Rd, St. Agnes, at 19:15.

**Present:** Cllrs Barrow (Chair), Ball, Brown, Bunt, Clark, Ripper, Slater, Stackhouse.

**Absent:** Cllr Johns.

**In attendance:** C Callaway, Deputy Clerk; 11 members of the public.

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**PL18/19 Apologies for absence:** Received from Cllr Johns.

### PL19/19 Declarations of interest/Request for dispensations:

Cllr Brown declared an interest – PA19/04636.

Cllr Bunt declared an interest – PA19/05377.

### PL20/19 Public Participation:

*\*Cllr Brown left the room.*

J Griffiths spoke in objection to PA19/04636 on behalf of local residents.

Agent, J Bradley (CAD Architects), spoke in favour of PA19/04636.

*\*Cllr Brown re-entered the room.*

Mr Watts spoke in objection to PA18/10838 on behalf of local residents.

Agent, M Dawes (CAD Architects), spoke in favour of PA18/10838.

B Hough spoke in objection to PA19/05797.

### PL21/19 Planning Committee meeting minutes: 17<sup>th</sup> June 2019

**RESOLVED** that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read, approved and signed. Cllrs Ripper/Slater. 6 voted in favour. 2 abstained: Cllrs Ball and Clark.

### PL22/19 Planning Applications for consideration

**RECEIVED** a request by the planning authority for consultation and responded:

*\*Cllr Brown left the room.*

**PA19/04636:** [Demolition of garage and erection of self-contained holiday unit.](#) R & L Howes. Land adjacent to Summer Tides, Trevaunance Cove, St Agnes TR5 0RY

The Council strongly objects as follows: Contrary to Local Plan Policy 5 (3) in that the proposed holiday unit would not be of an appropriate scale to its location. The unit was considered to be of an excessive scale - the height in particular

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would create a detrimental visual impact; Contrary to Local Plan Policy 12 (2) in that individuals/property would not be protected from overlooking and loss of privacy; Contrary to the criteria for infill development in the St Agnes NDP Policy 7. Cllrs Slater/Bunt. 6 voted in favour. 1 abstained: Cllr Ball.

*\*Cllr Brown re-entered the room.*

**PA19/04811:** [A two-storey extension to the existing dwelling.](#) M Hitchen. Glencoe Villa, Lane from Junction South of Terrigal to Glencoe Farm, Goonearl, Scorrier TR16 5EB

No objection. Cllrs Bunt/Clark. Unanimous.

**PA18/10838 REVISED APPLICATION:** [Outline application for one dwelling.](#) R Pearce. Land North of Carnbargus House, Perrancoombe, Perranporth TR6 OJF

The Council maintains their objection and refers the Officer to their previous comments of 3<sup>rd</sup> May 2019. The Council wishes these comments to be upheld and believes that their concerns for this unique, idyllic setting have not been addressed in the revised application. Cllrs Ripper/Slater. 6 voted in favour. 2 abstained: Cllrs Ball and Stackhouse.

**PA18/10743 REVISED APPLICATION:** [Outline planning permission with some matters reserved: One residential dwelling.](#) M Commons. Land NE of Fir Tree Cottage, Wheal Rose, Scorrier

The Council maintains their objection and refers the Officer to their previous comments of 22<sup>nd</sup> January 2019, wishing to uphold them. The Council suggests possibly changing the site access to approach from the Northern boundary route (Green Lane) as an alternative. Cllrs Ripper/Slater. Unanimous.

**PA19/04610:** [To convert garage into self-contained annexe.](#) P Cannons. Everglades, 9, Henley Drive, Mount Hawke TR4 8DS

No objection, subject to the annexe remaining tied to the main dwelling. Cllrs Clark/Slater. Unanimous.

*\*Cllr Bunt left the room.*

**PA19/05377:** [Construction of a new dwelling in lieu of recently approved Class Q farm building conversion.](#) Walmsley & Cannon. Blackthorn Springs, Access to Brook Cottage, Wheal Butson, St Agnes TR5 OPT

No objection. The Council expressed full understanding of the need for the applicants to be on site. Cllrs Brown/Stackhouse. Unanimous.

*\*Cllr Bunt re-entered the room.*

**PA19/04345:** [Outline planning permission \(all matters reserved\) for single residential dwelling.](#) B Hoskins. Land East of Gwel An Powdir, Buckshead, St Agnes TR5 OXW

The Council strongly objects as follows: Contrary to Local Plan Policy 7 in that the proposed dwelling constitutes development in the open countryside; The proposal does not comply with Local Plan Policy 21 as this site is not previously developed land; The site is outside the village settlement boundary, contrary to the St Agnes NDP Policy 1; This is not considered infill development and is therefore contrary to the St Agnes NDP Policy 7. Cllrs Ripper/Bunt. 6 voted in favour. 2 abstained: Cllrs Clark and Slater.

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**PA19/05094:** [Construction of a replacement dwelling and change of use of former dwelling known as the Grooms Cottage to a use ancillary and incidental to the attached stables, with variation of condition 2 \(plans approved\) of decision PA16/01599 dated 15/04/2016.](#) Mr & Mrs Broad. Grooms Cottage, Goonearl Farm, Goonearl, Scorrier TR16 5EB

No objection. Cllrs Bunt/Brown. Unanimous.

**PA19/04125:** [Change of use and alteration of a pottery to a dwelling.](#) J Weeks. Old Pottery North of Harmony Cottage, Wheal Rose, Scorrier, Redruth TR16 5DF

No objection. Cllrs Slater/Clark. Unanimous.

**PA19/03933:** [Refurbishment and extensions to existing dwelling.](#) Dingle & Wilson. Norfolk House, Road from Trevellas to Trevellas Cottage, Trevellas, St Agnes TR5 0XU

No objection. Cllrs Brown/Bunt. Unanimous.

**PA19/05255:** [The siting of 2 dome tents and associated oval pods within the domestic curtilage of Strawberry Fields for use as short-term holiday rentals.](#) T Roberts. Strawberry Fields, Short Cross Farm, Mt. Hawke TR4 8DF

No objection. Cllrs Bunt/Slater. 6 voted in favour. 2 against: Cllrs Barrow and Brown.

**PA19/05191:** [Replacement of existing agricultural building, which has reached the end of its natural life, with a new agricultural building for livestock housing, hay, straw and machinery storage.](#) S Beale. Towan Farm, Towan Road, Porthtowan TR4 8AL

No objection. Cllrs Barrow/Bunt. Unanimous.

**PA19/04723:** [Application for various works to include replacement windows, new bi-fold doors, new roof windows, new external finishes and the erection of a garage.](#) B Warrick. Westfield, Wheal Kitty, St Agnes TR5 0RJ

No objection. Cllrs Stackhouse/Clark. Unanimous.

**PA19/05012:** [Proposed extension and alterations including conversion of part of the existing garage.](#) J Mason. Summer House, Beacon Drive, St Agnes TR5 0NU

No objection. Cllrs Brown/Ripper. Unanimous.

**PA19/05169:** [Demolition of UPVC conservatory and proposed extensions incl. roof lights and new enclosed porch.](#) I Bailey. 28, Lawrence Road, St Agnes TR5 0XQ

No objection. Cllrs Slater/Brown. Unanimous.

**PA19/05023:** [Construction of glazed link between lounge & kitchen and between utility & garage.](#) Mr & Mrs Bennison. Trelowen, West Polberro, St Agnes TR5 0SS

No objection. Cllrs Clark/Ball. 7 voted in favour. 1 against: Cllr Slater.

**PA19/02675:** [Proposed work to widen gateway and re-build pillar.](#) **PA19/02678:** [Listed building consent for proposed works, as above.](#) M Taylor. Grove Cottage, Town Hill, St Agnes TR5 0QT

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The Council strongly supports the applications. Cllrs Bunt/Ripper. Unanimous.

**PA19/05508:** [Construction of a first floor side extension](#). C Worden. 37, Glendale Crescent, Mt. Hawke TR4 8UH

No objection. Cllrs Brown/Bunt. Unanimous.

**PA19/05450:** [Proposed entrance porch extension](#). T Sulkin. Pentlands, Wheal Butson Road, St Agnes TR5 OPP

No objection. Cllrs Brown/Slater. Unanimous.

**PA19/05797:** [Non-material amendment to decision notice PA17/01534 regarding road surface finishes and kerb heights](#). A Olds – Sanctuary Homes. Land West of Penwinnick Close, St Agnes TR5 ONZ

The Council considered this application at length but were not able to come to a decision due to the online plans being unclear/too complex and, further, they could not be certain that accessibility issues raised had been fully addressed. Defer to Case Officer decision. Cllrs Clark/Barrow. Unanimous.

**PA19/05689:** [Non-material amendment \(NMA1\) for change of material of the balustrade on new decking area to timber & stainless cable wire, removal of fixed seating & planter, infill second access steps and install balustrade to match existing glass and steel to PA18/09994](#). B Sanders PGP. The Unicorn, Beach Road, Porthtowan TR4 8AD

No objection. Cllrs Barrow/Ripper. Unanimous.

### **PL23/19 Planning Applications Decisions**

**NOTED** that the following Planning Applications have been decided as follows:

**PA18/10675:** One bedroom detached annexe. Dabblers End, Wheal Fire Lane, St Agnes TR5 OPS [APPROVED]

**PA18/11548:** Demolition of existing storage building, the erection of a replacement storage building and the provision of an access drive. Westward, Wheal Rose, Scorrier TR16 5DA [APPROVED]

**PA18/11660:** Conversion of redundant rural building (former fisherman's store) to provide a residential dwelling. Land NW of Mellowvean, Mithian, St Agnes TR5 0QA [APPROVED]

**PA19/00795:** Proposed replacement of garage used for commercial purposes, and rear extension with extension to dwelling. Trelyn, Wheal Butson Road, St Agnes TR5 OPW [APPROVED]

**PA19/03143:** Demolition of existing bungalow and replacement with new 4 bedroom dwelling. Jardin Del Mar, Water Lane, St Agnes TR5 ORA [APPROVED]

**PA19/01169/PREAPP:** Pre-application advice to demolish redundant garages & workshops and erection of detached dwelling. An Grefta, West Kitty, St Agnes TR5 OSU [CLOSED – ADVICE GIVEN]

**PA19/03855:** Non-material amendment to decision PA15/08708 for replacement of rear velux vertical window and roof lights with traditional dormer and replacement of cedar cladding with cedar boarding. Treport, Blackwater TR4 8EJ [APPROVED]

**PA19/00432:** Demolition of Polberro House and Cottage and replacement with two detached houses with garages, new vehicle accesses and ancillary works with variation of condition 2 in respect of decision PA18/06222 to amend approved plans. Polberro House, West Polberro, St Agnes TR5 OSS [APPROVED]

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**PA19/02334:** Replacement conservatory with solid flat roof. Bungay House, Beacon Drive, St Agnes [APPROVED]

**PA19/02966:** Proposed two storey extension with balcony. Trevenna, Skinners Bottom, Redruth [APPROVED]

**PA19/04560:** T1 Sycamore – fell. Replace with Malus Tommy Knight. T2 Sycamore - fell and stump to be retained as coppice re-growth within the hedgerow. T3 Oak - crown reduction by 1m in height only. T4 Sycamore - remove 4 lowest branches. Rosewood House, 1, Goonown Road, Goonown, St Agnes [APPROVED]

**PA19/03167:** Reserved matters (appearance, landscaping, layout and scale) of Plot 1 following outline approval PA17/11387. Plot 1, Land SE of Psykes Fold, Goonbell, St Agnes [APPROVED]

**PA19/04334:** Proposed extension and reconfiguration of existing dwelling. Tresco, Goonown, St Agnes TR5 OXF [APPROVED]

**PA19/01338/PREAPP:** Pre-application advice to build a four bedroom ECO friendly house into the side of the field which would include ground source heating, solar panels and detached garage. Field next to Glen Carne Nursery, Barkla Shop, St Agnes TR5 OXN [CLOSED – ADVICE GIVEN]

**PA19/04322:** Outline planning permission with all matters reserved for the construction of a detached dwelling within the side garden of Clouds Hill. Plot 2 at Clouds Hill, Eastcliff, Porthtowan [APPROVED]

**PA19/04513:** Proposed extension and reconfiguration of existing dwelling. **PA19/04846:** Listed building consent for proposals. Trevaunance House, Quay Road, St Agnes TR5 ORR [BOTH APPROVED]

**PL24/19 Consultation – Planning for Coastal Change Chief Officer Planning Advice Note**

**CONSIDERED** the above draft consultation document and agreed that a representation to Cornwall Council was not necessary.

**PL25/19 Reports from Council representatives**

NDP update received: Members of the NDP Steering Group had been allocated tasks to promote the Referendum - posters, leaflet circulation etc. Referendum date is 8<sup>th</sup> August 2019.

**PL26/19 Public Bodies (Admissions to Meetings) Act 1960.** None.

The meeting closed at 20:30

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