



# ST AGNES PARISH COUNCIL

Parish Clerk: Lee Dunkley BA (Hons), MPhil  
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12<sup>th</sup> November 2019

## TO MEMBERS OF THE PLANNING COMMITTEE:

Councillors: Ball, Brown, Bunt, Clark, Forbes, Johns, Ripper, Slater, Stackhouse.

Dear Members,

I hereby give you notice that the Meeting of the Planning Committee of St Agnes Parish Council will be held on Monday 18<sup>th</sup> November 2019 at the Parish Rooms, 17 Vicarage Rd, St. Agnes, at 19:15. All Members of the Committee are hereby summoned to attend for the purpose of considering and resolving upon the business about to be transacted at the meeting as set out hereunder.

Yours sincerely

Lee Dunkley, Parish Clerk

Press & Public are invited to attend. Meetings are held in public and could be filmed or recorded by broadcasters, the media or members of the public.

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## AGENDA

1. **Apologies for absence**  
To **RECEIVE** any apologies.
2. **Declarations of interest/Request for dispensations**  
To **RECEIVE** any declarations of interest. To **RESOLVE** to grant dispensations where appropriate.
3. **Public Participation**  
To **RECEIVE** comments. Any member of the public, who so wishes, may speak at this point of the meeting (for a maximum for 3 minutes per person) on items within the remit of the Committee.
4. **Planning Committee meeting minutes: 21<sup>st</sup> October 2019**  
To **RESOLVE** that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read, approved and signed.
5. **Presentation: Community-led and Affordable Housing**  
To **RECEIVE** (as above) from N Jefferies, Rural Housing Enabler, Cornwall Council.
6. **Planning Applications for Consideration**  
To **RECEIVE** a request by the planning authority for consultation and to respond:
  - a. **PA19/07694 REVISED PLANS:** [Replacement dwelling and outbuilding](#), S Strickland. April Cottage, Polbreen Lane, St Agnes TR5 0UN

- b. **PA19/07638 AMENDED PLANS:** [Extension of existing dwelling, raising and conversion of garage.](#) N Jones. Spinning Wheel Cottage, Beacon Road, St Agnes TR5 ONF
- c. **PA19/09242:** [Application for a lawful development certificate for existing use - construction of building ancillary to residential caravan.](#) L Taylor. Aggi Croft, Beacon Road, St Agnes TR5 ONE
- d. **PA19/00952 REVISED PLANS:** [Change of use from agricultural land to a mixed use comprising the agricultural and educational use of land with reinstatement of permitted developments rights for the stationing of chattels \(i.e. compost toilet\).](#) C Watkins. Land at Cannonball Farm, Reservoir Lane, Beacon Road, St Agnes
- e. **PA19/08772:** [The use of land and an outbuilding for the siting of a horse lorry and providing sanitation facilities for human habitation.](#) R McCurrach. Vicarage Stables, Chiverton Cross, Blackwater, Truro TR4 8HS
- f. **PA19/09423:** [Demolition of residential home and construction of four dwellings with variation of condition 2 and removal of condition 5 in respect of PA17/04851.](#) Cornwallis Care Services Ltd. Kernow Rest Home, West Cliff, Porthtowan TR4 8AE
- g. **PA19/02247 AMENDED PLANS:** [Erection of a two bed bungalow.](#) SPS Architectural. Land South of Porthtowan Farm, Chapel Meadow, Porthtowan TR4 8FB
- h. **PA19/09556:** [Proposed extension and reconfiguration of existing dwelling - Amendments to existing planning consent ref: PA19/04334 granted - 25-06-19.](#) J Watson. Tresco, Goonown, St Agnes TR5 OXF
- i. **PA19/06966:** [Retaining wall & garden utility shed. Part retrospective.](#) D Walters. Riverside, Porthtowan TR48UB
- j. **PA19/09046:** [Outline application for a pair of semi-detached houses with onsite parking.](#) P Cutter. Land North West of The Glen, Wheal Rose, Scorrier TR16 5DA
- k. **PA19/08792:** [Outline application with some matters reserved for construction of two dwellings to round-off the residential developments of Goonearl.](#) G Broad. Land at Goonearl, Goonearl, Scorrier TR16 5EB
- l. **PA19/09526:** [Change of use and extension to existing ancillary accommodation to form detached residential C3 dwelling.](#) M Mitchen. Glencoe Vean, Goonearl, Scorrier TR16 5EB
- m. **PA19/08388:** [Minor amendments to barn renovation, single storey rear extension to barn, reinstatement of derelict double garage.](#) **PA19/08389:** [Listed building consent for proposal.](#) R Benney. Lowertown Farm, Wheal Butson, St Agnes TR5 OPU

- n. **PA19/09089:** [Extension to dwelling to enlarged kitchen/dining and creation of workshop/garage.](#) N Whetter. Bryher, Blackwater, Truro TR4 8EG
- o. **PA19/09610:** [Proposed loft conversion with raised roof pitch with two new first floor extensions to rear elevation.](#) S Polak. Nyanga, Water Lane, St Agnes TR5 0QZ
- p. **PA19/07956:** [Proposed pole barn for storage of tractor/farm machinery plus animal feed. Stable block with wash bay for horses. Composting toilet.](#) M Little. Land at High Lees, Towan Cross, Porthtowan TR4 8BN
- q. **PA19/07716:** [Proposed one bedroom annexe.](#) M Pearson. Dabblers End, Wheal Fire Lane, St Agnes TR5 0PS
- r. **PA19/09547:** [Extension to existing garage and raising of roof to accommodate mezzanine level forming home office and garage/workshop to ground floor with storage and guest room above, new and replacement entrance gates proposed.](#) L Charlton. Pax Cottage, British Road, St Agnes TR5 0TZ
- s. **PA19/08916:** [Construction of a rear two storey extension.](#) G Frost. Penty Cles, West End, Blackwater TR4 8HH
- t. **PA19/08895:** [Proposed single storey side extension to the existing bungalow.](#) K Furness. 25, Lawrence Road, St Agnes TR5 0XQ
- u. **PA19/09107:** [Single storey extension to front elevation.](#) J Oaks. 75, Goonown Road, Goonown, St Agnes TR50XG
- v. **PA19/09615:** [Demolition of existing storage and laundry block and replacement laundry and storage block.](#) Mr/Mrs Gardner. 1, Mithian Farm, Mithian, St Agnes TR5 0QH
- w. **PA19/09205:** [Proposed garage, office and home entertainment space.](#) C Wells. Holly Cottage, Goonvrea, St Agnes TR5 0NN
- x. **PA19/09055:** [Removal and replacement of existing front entrance door and removal of lounge window and increase in opening height and installation of patio doors. Both on the front elevation to a ground floor flat.](#) T Cooke. Chy Carne, Quay Road, St Agnes TR5 0RS
- y. **PA19/09443:** [Non-material amendment \(NMA1\) for extension of approved first floor terrace across NE elevation; removal of integral garage; minor alterations to positions of windows and doors; extended soffits and verge; removal of glazing bars from fenestration; separation of retaining wall from dwelling to decision PA17/06646 dated 28.09.2017.](#) Mr/Mrs Bassett. Plot A, Ridge Vale, Banns Road, Mount Hawke, Truro
- z. **PA19/09234:** [Proposed tree works to T1, T2, T3 & T4.](#) R Davey. Polbreen Grove, Polbreen Lane, St Agnes TR5 0UN

- aa. **PA19/09452:** [Permission in Principle for proposed erection of two dwellings](#). J Baker. The Old Vicarage, Chiverton Cross, Blackwater, Truro TR4 8HS

## 7. Planning Applications Decisions

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

**PA19/00793/PREAPP:** Pre-application advice for construction of a pair of two bedroom semi-detached dwellings. Land South of 25, Goonbell, St Agnes [CLOSED – ADVICE GIVEN]

**PA19/06261:** Listed building consent for various works including new consumer unit, installation of 3 mains linked smoke/heat alarms, new sockets in bedrooms and living room and surface mounted TV point, minor re-pointing to external masonry, maintenance of chimney stacks to include re-pointing and flaunching, repairs and redressing of leadwork, replacement of lead collar to pipework in lean to roof and minor repairs to slate roof, repair to outbuilding roof, rafter ends and fascia board. 2, Coastguard Cottages, British Road, St Agnes TR5 0TY [APPROVED]

**PA19/06734:** Demolition of South stable and proposed replacement dwelling and conversion of North stable to 2 units of holiday accommodation. Adj. to Stableside, Tresleigh Farm, 8, Goonbell, St Agnes TR5 0PL [APPROVED]

**PA19/07548:** Demolish conservatory and extend the kitchen extension to incorporate the floor space, adding additional floorspace with fully glazed West wall. **PA19/07549:** Listed building consent for proposal. Briar Cottage, Mongoose, Mount Hawke TR4 8BX [BOTH APPROVED]

**PA19/07811:** Proposed loft conversion with new raised roof and some internal works. Trevaun, Trevaunance Close, St Agnes TR5 0SW [APPROVED]

**PA19/02481/PREAPP:** Pre-application advice for pre-fabricated single storey bungalow with 3 to 4 bedrooms and parking for two cars. Lot 2, and NW of West Towan House, Jollys Lane, Porthtowan TR4 8AX [CLOSED – ADVICE GIVEN]

**PA19/03814:** Formation of bungalow within domestic curtilage. Land adjacent to Valetta, West Kitty, St Agnes [APPROVED]

**PA19/06880:** Construction of 36 new residential units with variation of Condition 7 (estate roads) in respect of decision notice PA17/01534 dated 19/01/2018 to address concerns regarding enhanced accessibility for members of the public. Land to the West of Penwinnick Close, St Agnes [APPROVED]

**PA19/02151/PREAPP:** Pre-application advice for demolition of single storey building & formation of building plots & improved access at junction. North Hill House, North Hill, Blackwater TR4 8EP [CLOSED – ADVICE GIVEN]

**PA19/07622:** Proposed subdivision of existing 5-bedroom dwelling to provide a 2-bedroom dwelling and a 2-bedroom holiday dwelling. Trenoweth, Buckshead, St Agnes TR5 0XW [APPROVED]

**PA19/08327:** Notification for prior approval of single storey extension to extend 4.6m from existing building. 73, Ellen Close, Mount Hawke, Truro TR4 8TX [PRIOR APPROVAL NOT REQ'D (AF/TEL/DEM)]

**PA19/02241:** Extension of an existing building to provide studio accommodation for out of hours site management. Bluehills Touring Park, Crosscoombe, St Agnes TR5 0XP [APPROVED]

**PA19/07932:** Proposed extension to the rear of the property. Proposed roof replacement to form a habitable second storey. Bryn Awelon, Wheal Quoit Avenue, St Agnes TR5 0SJ [APPROVED]

**PA19/08220:** Proposed first floor extension over garage and private courtyard enclosure. Amended scheme relating to approval PA18/06422. Chatmar Pet Hotel, Goonearl, Scorrier, Redruth TR16 5BJ [APPROVED]

**PA19/08971:** To crown raise a group of 3 Holm Oak trees. 5, Rosemundy, St Agnes TR5 0UF [APPROVED]

**PA19/02344/PREAPP:** Pre-application advice for new build replacement house on the site of an existing dwelling. The Croggan, West Polberro, St Agnes TR5 0SS [CLOSED – ADVICE GIVEN]

**PA19/04036:** Demolition of existing commercial workshop and construction of two semi-detached open market dwellings and two open market flats. Land to the rear of Trelyn, Chapel Hill, Porthtowan TR4 8AS [WITHDRAWN]

8. **Cornwall Council Consultation – Housing Supplementary Planning Document**

To **CONSIDER** the above and **RESPOND** if necessary.

9. **Reports from Council representatives**

To **NOTE** the following reports:

- NDP
- Cornwall Planning Partnership

10. **Public Bodies (Admissions to Meetings) Act 1960**

To **RESOLVE** that in view of the confidential or special nature of the business about to be transacted it is advisable that the press and public be excluded and instructed to withdraw during the discussion for the following items: None.