



# ST AGNES PARISH COUNCIL

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## Planning Committee meeting – 21<sup>st</sup> October 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 Brown (Chair), Clark, Johns, Ripper, Slater, Stackhouse.

**Absent:** Cllrs Ball, Bunt, Forbes.

**In attendance:** C Callaway, Deputy Clerk; 25 members of the public.

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**PL60/19 Apologies for absence:** Received from Cllrs Ball, Bunt and Forbes.

**PL61/19 Declarations of interest/Request for dispensations:**

Cllr Clark – PA19/07948.

**PL62/19 Public Participation:**

D Howley spoke in objection to PA19/07694.

J Thomas spoke in objection to PA19/07694.

S Kinver (CSA Architects) spoke in favour of PA19/07694.

T Cullen (representing N Jory) read a statement giving context to PA19/07939.

G Baker spoke in objection to PA19/06258.

*\*Cllr Clark left the room.*

A Robinson gave context to PA19/07948.

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

R Hoskings gave context to PA19/08291.

P Bateman (Influence Planning) spoke in favour of PA19/06720.

J Sullivan raised access concerns regarding PA19/07831.

P Swain spoke in objection to PA19/07847.

**PL63/19 Planning Committee meeting minutes: 16<sup>th</sup> September 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. 5 voted in favour. 1 abstained: Cllr Stackhouse.

**PL64/19 Presentation: Land West of 25, Goonbell, St Agnes**

**RECEIVED** (as above) revised proposals from Planning Agent, S Dyer, following PA19/00793/PREAPP feedback. Members of the Committee gave feedback including: Site is outside the settlement boundary and a precedent is yet to be set as the NDP is a new document; Serious concern expressed regarding the narrow lane – no passing place and no lit footpath into the village.

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Date:

**PL65/19 Planning Applications for consideration**

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

**PA19/07694:** [Replacement dwelling & outbuilding](#). S Strickland. April Cottage, Polbreen Lane, St Agnes TR5 0UN

The Council strongly objects as follows: Contrary to NDP Policy 6 in that the distinctive character of the surrounding area is not respected; Contrary to NDP Policy 11 (c) in that the historic settlement is not enhanced/respected, without demonstrating reference to the St Agnes Village Character Assessment; Contrary to Cwll Local Plan Policy 12 in that the design is not of an appropriate scale, mass or height and further, neighbouring properties are not protected from overlooking, overshadowing and overbearing impacts; Access lanes are not considered viable. Cllrs Ripper/Slater. Unanimous.

**PA19/07939:** [Outline planning permission with some matters reserved \(appearance, landscaping, layout and scale reserved, access to be decided\) for demolition of existing dwelling and replacement of up to three detached dwellings](#). N Jory. Southleigh, Penwinnick Road, St Agnes TR5 OPA

The Council objects as follows: Contrary to NDP Policy 1 in that the site is outside the village settlement boundary and contains no affordable element, so is also contrary to NDP Policy 7 as the proposal is not considered infill development; Contrary to Cwll Local Plan Policy 7 as there are no 'special circumstances' for this housing in the countryside; Contrary to Cwll Local Plan Policy 27 in that there is no suitable/safe pedestrian access to the site; Overdevelopment of the site. Cllrs Clark/Stackhouse. Unanimous.

**PA19/06508:** [Outline permission with some matters \(appearance, landscaping, layout and scale\) reserved for the demolition of existing dwelling and erection of up to 6 dwellings](#). D Moyle. 1, Homefield, Wheal Rose, Scorrier, Redruth TR16 5DA

The Council objects as follows: Contrary to NDP Policy 1 in that the site is outside the village settlement boundary and infill development is inappropriate here; Considered that the strip of green open space is important to the character of the settlement; Contrary to Cwll Local Plan Policy 27 in that there is no suitable/safe pedestrian access to the site; Noted that there was no Heritage Impact Assessment available or definitive reports regarding the loss of vegetation. Cllrs Slater/Ripper. Unanimous.

**PA19/02224 AMENDMENT:** [Proposed residential development of 28 dwellings \(including affordable housing\)](#). Coastline Housing Ltd & Classic Builders (SW) Ltd. Land off East Hill, Blackwater TR4 8EG

The Council objects as per their comments of 21<sup>st</sup> May 2019. Updated Housing Needs figures are required in order to make a more accurate assessment. The Council felt that there are still many factors which needed addressing before a development of such a scale could go ahead (i.e capacity of village infrastructure, affordable housing offer to be greater than 50% ). Cllrs Clark/Ripper. Unanimous.

**PA19/06258 AMENDMENT:** [Construction of extension to dwelling and provision of curtilage](#). O Sawle. Barn West of Mongoose Lane, Goonvrea, St Agnes TR5 0NL

The Council objects as per their comments of 20<sup>th</sup> August 2019 and considers that all points raised in objection at that time have not been addressed; Class Q requirements have not been complied with. Cllrs Stackhouse/Clark. Unanimous.

*\*Cllr Clark left the room.*

**PA19/07948:** [Erection of a dwelling](#). A Robinson. Freshwinds, Penwinnick Road, St Agnes TR5 OPA

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The Council objects as follows: Contrary to NDP Policy 1 in that the site is outside the village settlement boundary and is also contrary to NDP Policy 7 as the proposal is not considered infill development; Contrary to Cwll Local Plan Policy 7 as there are no 'special circumstances' for this housing in the countryside; Contrary to Cwll Local Plan Policy 27 in that there are road safety concerns regarding accessibility to the site. Cllrs Ripper/Stackhouse. Unanimous.

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

**PA19/07622:** [Proposed subdivision of existing 5-bedroom dwelling to provide a 2-bedroom dwelling and a 2-bedroom holiday dwelling.](#) C & M Bones. Trenoweth, Buckshead, St Agnes TR5 0XW

No objection. Cllrs Ripper/Slater. Unanimous.

**PA19/07738:** [Proposed conversion and extension of a barn to form a single dwelling.](#) A May. Land East of Trewynnder, Water Lane, St Agnes TR5 0QY

The Council objects to this application as it currently stands as the footprint of the proposal is well in excess of the existing barn. While there is a suggestion that there is evidence for the previous existence of an additional building adjacent to the barn, the Council would request this is verified. In addition, it was noted that a Heritage Impact Assessment is also required. Cllrs Clark/Johns. 4 voted in favour. 2 against: Cllrs Slater and Stackhouse.

**PA19/08221:** [Listed building consent for emergency repair and maintenance of chimney stacks to include re-pointing & flaunching, repairs and re-dressing of leadwork.](#) K Lane. 1, Coastguard Cottages, British Road, St Agnes TR5 0TY

The Council strongly supports the application. Cllrs Slater/Ripper. Unanimous.

**PA19/08291:** [Proposed Household Planning Application for: A rear ground floor extension and a first floor loft conversion incorporating two bedroom dormers & the adding of four roof windows plus the addition of one new parking space.](#) R Hoskings. 23, Trevoise Close, St Agnes TR5 0SN

No objection. Cllrs Ripper/Slater. Unanimous.

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

No objection. The Council considered this to be a far more cohesive scheme. Cllrs Ripper/Clark. Unanimous.

**PA19/06720:** [Certificate of lawfulness for existing use of a store and utility building as a single dwelling house with ancillary facilities.](#) G Palmer. Valley View Touring Site, West End, Blackwater TR4 8HH

No objection. Cllrs Clark/Slater. Unanimous.

**PA19/07589:** [Construction of steel clad portal framed building.](#) B Etherington. Brian Etherington Meat Co, Westway, Wheal Rose, Scorrier, Redruth TR16 5DF

No objection. Cllrs Clark/Ripper. Unanimous.

**PA19/07661:** [Reserved matters of appearance, landscaping, layout and scale for three dwellings following outline approval PA18/04911 dated 02.09.2019 \(residential development\).](#) C Thomson. Land adjacent to Roddas Creamery, Wheal Rose, Scorrier TR16 5BU

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No objection. Cllrs Slater/Ripper. Unanimous.

**PA19/07831:** [Erection of polytunnels, a shed for agricultural use and a composting toilet.](#) S Westaway (Goonown Growers). Land off Goonown Lane, Goonown, St Agnes TR5 0UX

The Council supports the principle of the proposal but raised serious concerns regarding the impractical access to the site and therefore objects to the application as a whole. The Council felt that it was unclear as to how much additional traffic this proposal would generate and made a suggestion about signage possibly limiting vehicular access. Cllrs Brown/Ripper. Unanimous.

**PA19/07638:** [Extension of existing dwelling, raising and conversion of garage.](#) N Jones. Spinning Wheel Cottage, Beacon Road, St Agnes TR5 0NF

The Council strongly objects as follows: Contrary to NDP Policy 6 in that there would be a loss of village character; With regard to landscapes, the proposal is contrary to NDP Policy 10 in that local character is not sustained, and NDP Policy 11 (c); Contrary to Cwll Local Plan Policies 2 (Respecting and enhancing the quality of space), 12 (Design - overlooking) and 24 (Historic Environment). Cllrs Ripper/Clark. Unanimous.

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

No objection, subject to the small window on the NE elevation being moved or the use of obscured glass in said window. Cllrs Slater/Ripper. Unanimous.

**PA19/08141:** [Extensions and alterations, including rear and side elevations.](#) T & L Fontaine. Albany House, 29, Goonown Road, Goonown, St Agnes TR5 0UY

No objection. Cllrs Clark/Ripper. Unanimous.

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

Application approved by Cornwall Council prior to Planning Committee meeting.

**PA19/08155:** [Proposed extensions to dwelling and garage.](#) J Schafer. 18, Ocean Heights, Porthtowan TR4 8FR

No objection. Cllrs Ripper/Slater. Unanimous.

**PA19/07847:** [Rear extension and internal alterations.](#) A Roberts. Leat Cottage, 1, Quay Road, St Agnes TR5 0RR

The Council strongly objects as follows: Contrary to Cwll Local Plan Policy 2 in that the proposal does not demonstrate an aesthetic understanding of the location; Contrary to Cwll Local Plan Policy 12 (Design – in particular the impact upon neighbouring properties and the fact they are not protected from overshadowing and loss of light); Contrary to NDP Policy 10 in that there is an inappropriate regard to the landscape; Contrary to NDP Policy 11 as the application site is located within a WHS; Contrary to NDP Policy 6 (Distinctive village character not shown due regard). Cllrs Slater/Ripper. Unanimous.

**PA19/08752:** [Various tree works.](#) S Stephens. Tywarne Lodge, Silverwell, Blackwater TR4 8JJ

No objection subject to an assessment by a Tree Surgeon or equivalent. Cllrs Slater/Ripper. Unanimous.

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**PA19/08971:** [To crown raise a group of 3 three Holm Oak trees.](#) Mrs Bush. 5, Rosemundy, St Agnes TR5 OUF

No objection. Cllrs Clark/Ripper. Unanimous.

### **PL66/19 Planning Applications Decisions**

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

**PA18/10838:** Outline application for one dwelling. Land North of Carnbargus House, Perrancoombe, Perranporth TR6 OJF [APPROVED]

**PA19/03661:** Certificate of existing lawfulness for construction of a new dwelling, as a material start has been made to PA15/10010. Greystones, Chapel Hill, Porthtowan TR4 8AF [GRANTED (CAADs, PIPs & LUs ONLY)]

**PA19/06536:** Application for works to TPO: T1 Pine - fell to ground level. T2 Ash - reduce and reshape. T3 Sycamore - fell to ground level. Barn Elms, Rose Hill, Porthtowan, Truro TR4 8GJ [APPROVED]

**PA19/05450:** Proposed entrance porch extension. Pentlands, Wheal Butson Rd, St Agnes TR5 OPP [APPROVED]

**PA19/06960:** Non-material amendment to garage height and layout of its windows and doors in respect of decision notice PA17/05192. Riverside, Porthtowan, Truro TR4 8UB [APPROVED]

**PA19/07673:** Non-material amendments to decision PA18/01665, incl. removal of chimney, terrace, windows and replace cladding with render. Chorlton Junction, West Polberro, St Agnes TR5 OSS [APPROVED]

**PA19/01980:** Change of use of land to residential use and demolition & replacement of outbuilding, remaining incidental to main dwelling house. Outbuilding, Chapel Field, New Downs, St Agnes TR5 OND [APPROVED]

**PA19/01820/PREAPP:** Pre-application advice for the replacement of timber building used for horticulture, with work/live unit. Land East of Ellen Close, Ellen Close, Mount Hawke TR4 8TX [CLOSED – ADVICE GIVEN]

**PA19/05851:** Demolish existing dwelling, including the garage and outbuildings, and erect a new two storey dwelling with garage/store and carport. Sunnyside, Mithian, St Agnes TR5 OQA [APPROVED]

**PA19/06340:** Proposed new cottage. Land North of Maple Cottage, Banns Road, Mount Hawke [APPROVED]

**PA19/06690:** Reserved matters of appearance and landscaping following outline consent PA18/01330 (4 detached dwellings with alterations to existing access and dwelling curtilage) (Decision PA18/11373) with variation to Conditions 1 & 4. Land NNE of 46A, Goonown Road, Goonown, St Agnes TR5 OXA [APPROVED]

**PA19/07460:** Works to remove one Sycamore tree in a Conservation Area. Wayside Cottage, Churchtown, St Agnes TR5 0SU [DECIDED NOT TO MAKE A TPO (TCA APPS)]

**PA19/00714:** Construction of a new bungalow and access in the garden of number 5, Bolster Close. Demolition of existing double garage and replace with new. 5, Bolster Close, St Agnes TR5 OTT [APPROVED]

**PA19/05581:** Replace the existing residential chalet with a new chalet. The Chalet, Land North East of Southview Farm, Jollys Lane, Porthtowan [APPROVED]

**PA19/05799:** Replacement front porch. Peacehaven, West Kitty, St Agnes TR5 0SU [APPROVED]

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**PA19/06888:** Demolition of existing barn, construction of replacement dwelling and detached outbuilding, re-site access and associated landscaping (decision PA19/00296) with variation of Condition 2. Land South of Trenoweth, Buckshead, St Agnes TR5 0XW [APPROVED]

**PA19/07101:** Proposed demolition of existing bungalow and construction of replacement bungalow with extension to existing garage. 3, Bolster Close, St Agnes TR5 0TT [APPROVED]

**PA19/06244:** Glencoe Vean ancillary building tie to be transferred to the adjacent property known as Glencoe Villa. Glencoe Vean, Goonearl, Scorrier, Redruth TR16 5EB [APPROVED]

**PA19/06445:** Change of use & alteration of an agricultural building to a dwelling house and replacement of an agricultural building with a domestic garage. Land N. of Ambleside, Wheal Rose, Scorrier TR16 5ED [APPROVED]

**PA19/06765:** Enlargement of domestic curtilage to provide improved vehicle access by reconfiguration of the driveway under PA18/09273. Building Plot adj. to Glencoe Vean, Goonearl, Scorrier TR16 5EB [APPROVED]

**PA19/06959:** Extension to annexe (revised application). Little Music, Mount Hawke TR4 8DJ [APPROVED]

**PA19/02249/PREAPP:** Pre-application advice for construction of 6 No. proposed dwellings. Land North East of The Grange, Blackwater TR4 8EQ [CLOSED – ADVICE GIVEN]

**PA19/07579:** Proposal for the demolition of porch and side extension. Erection of new porch and side extension. 1st floor roof conversion to create additional bedrooms. Sandbrook, Water Lane, St Agnes TR5 0QY [APPROVED]

**PL67/19 Reports from Council representatives**

Cllr Clark to circulate some recent information from the Cornwall Planning Partnership. **Cllr Clark to action.**

**PL68/19 Public Bodies (Admissions to Meetings) Act 1960.** None.

The meeting closed at 21:00

Signed:

Date: