



ST AGNES PARISH COUNCIL

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Planning Committee meeting – 18th November 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), Ball, Johns, Ripper, Slater, Stackhouse.

Absent: Cllrs Bunt, Clark, Forbes.

In attendance: C Callaway, Deputy Clerk; 19 members of the public.

PL69/19 Apologies for absence: Received from Cllrs Bunt, Clark and Forbes.

PL70/19 Declarations of interest/Request for dispensations:

Cllr Johns – PA19/08388 & PA19/08389.

PL71/19 Public Participation:

G Lowe spoke in objection to PA19/07694.

J Thomas spoke in objection to PA19/07694.

D Howley spoke in objection to PA19/07694.

W Bromige spoke in objection to PA19/07694.

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

T Sweeney gave context to PA19/07694.

N Martin spoke in favour of PA19/09526.

**Cllr Johns left the room.*

D Benney gave context to PA19/08388 & PA19/08389.

**Cllr Johns re-entered the room.*

C Wells gave context to PA19/09205.

The Chair agreed to read out four brief statements submitted by D Mitchell (Influence Planning) in favour of PA19/08772, PA19/02247, PA19/08792 and PA19/09452, as he had been delayed in traffic.

PL72/19 Planning Committee meeting minutes: 21st October 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 Ball.

PL73/19 Presentation: Community-led and Affordable Housing

RECEIVED (as above) from N Jefferies, Rural Housing Enabler, Cornwall Council. Mrs Jefferies explained that the Cornwall Council Community-led Housing scheme had been set up as a mechanism to deliver affordable housing (small scale developments) to local people who were unable to afford new homes. Funding, by way of loans or grants, is currently

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available and online toolkits are also offered to assist in the process. The Committee felt this was a good scheme and expressed thanks to the Officer for coming to present it.

PL74/19 Planning Applications for consideration

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

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

The Council objects as follows: Contrary to NDP Policy 6 in that the distinctive village character of the surrounding area is not respected or regard shown to Key Design Principles; 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 2 1(a) respecting and enhancing quality of place; Contrary to Cwll Local Plan Policy 12 1 (b) regarding layout – there is no continuity with existing built form and Policy 12 2(b) regarding the (still) overbearing nature of the proposal; Proposed timber cladding not sympathetic/in keeping with existing buildings. Cllrs Ripper/Stackhouse. Unanimous

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

The Council objects as per their comments of the 22nd October. The Council fully supports the WHS Planning Advice and the AONB Unit consultee responses. Noted that the garage is being removed and there is no parking provision in the proposal. Cllrs Johns/Slater. Unanimous.

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 0NE

No Comment. Cllrs Slater/Ripper. Unanimous.

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

The Council objects as per their comments of 19th March and 18th June as follows: Contrary to NDP Policy 10 and Cwll Local Plan Policy 23 regarding the effect on the natural landscape; Concerns raised by the WHS in March have still not been addressed and no further information has been forthcoming; There is a lack of detail regarding the fencing/planting information requested by the Officer; Concern was expressed that the business plan provided was not sufficiently clear and contained many inaccuracies. Cllrs Ripper/Slater. Unanimous.

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

No objection. Cllrs Slater/Stackhouse. Unanimous.

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

No objection. Cllrs Ripper/Slater. Unanimous.

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PA19/02247 AMENDED PLANS: [Erection of a two bed bungalow](#). SPS Architectural. Land South of Porthtowan Farm, Chapel Meadow, Porthtowan TR4 8FB

The Council objects as follows: The revised, larger proposal was considered an overdevelopment of the site; Traffic and vehicular parking concerns were also expressed. Cllrs Ripper/Ball. 5 voted in favour. 1 abstained: Cllr Stackhouse.

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 0XF

No objection. Cllrs Slater/Stackhouse. 5 voted in favour. 1 abstained: Cllr Brown.

PA19/06966: [Retaining wall & garden utility shed. Part retrospective](#). D Walters. Riverside, Porthtowan TR48UB

Although the Council has no objection to the garden shed aspect of the proposal, the Council objects to the proposal as a whole, as follows: The neighbouring property 'Ivydene' (PA18/06453) was refused planning approval for similar works and the Council believes that a detrimental precedent would be set for planning in this area if the Riverside application were approved. Cllrs Stackhouse/Ball. Unanimous.

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

No objection, providing the scale is appropriate to existing properties. Cllrs Ripper/Ball. Unanimous.

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

The Council objects as follows: Contrary to NDP Policy 1 as the development is outside the village settlement boundary; Contrary to NDP Policy 7 as the development is considered housing in the open countryside and not an infill housing scheme; Not on a public transport route; Contrary to Cwll Local Plan Policy 7 – Housing in the Countryside. Cllrs Ripper/Brown. Unanimous.

PA19/09526: [Change of use and extension to existing ancillary accommodation to form detached residential C3 dwelling](#). M Hitchen. Glencoe Vean, Goonearl, Scorrier TR16 5EB

No objection. Cllrs Ripper/Stackhouse. Unanimous.

**Cllr Johns left the room.*

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 0PU

The Council strongly support the application. Cllrs Ripper/Stackhouse. Unanimous.

**Cllr Johns re-entered the room.*

PA19/09089: [Extension to dwelling to enlarged kitchen/dining and creation of workshop/garage](#). N Whetter. Bryher, Blackwater, Truro TR4 8EG

No objection. Cllrs Slater/Ripper. Unanimous.

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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

No objection. Cllrs Ripper/Slater. Unanimous.

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

The Council agreed to defer the decision to the County Land Agent. Cllr Slater/Ripper. Unanimous.

PA19/07716: [Proposed one bedroom annexe.](#) M Pearson. Dabblers End, Wheal Fire Lane, St Agnes TR5 OPS

No objection, subject to the inclusion of Condition 3 (Occupancy), as per the previous approval. Cllrs Ripper/Stackhouse. Unanimous.

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

No objection, subject to proposal remaining tied to main dwelling and a Traffic Management Plan being produced as the location is on a main bus route. Cllrs Slater/Ripper. Unanimous.

PA19/08916: [Construction of a rear two storey extension.](#) G Frost. Penty Cles, West End, Blackwater TR4 8HH

No objection. Cllrs Ball/Stackhouse. Unanimous.

PA19/08895: [Proposed single storey side extension to the existing bungalow.](#) K Furness. 25, Lawrence Road, St Agnes TR5 0XQ

No objection. Cllrs Slater/Ripper. Unanimous.

PA19/09107: [Single storey extension to front elevation.](#) J Oaks. 75, Goonown Road, Goonown, St Agnes TR50XG

No objection. Cllrs Ripper/Ball. Unanimous.

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

No objection. Cllrs Ripper/Ball. Unanimous.

PA19/09205: [Proposed garage, office and home entertainment space.](#) C Wells. Holly Cottage, Goonvrea, St Agnes TR5 0NN

The Council objects to the application in its current form as follows: Contrary to NDP Policies 10 and 11 regarding the protection of landscapes and the historic environment, as well as Cwll Local Plan Policies 2, 23 and 24. However, the Council wished to note that they were very much in favour of the design and made the suggestion of moving the proposal closer to the existing property. Cllrs Brown/Ripper. Unanimous.

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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

No objection. Cllrs Ripper/Ball. Unanimous.

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

The Council was unable to make a decision regarding this application due to a lack of information. There were no plans detailing the original site on the online portal, or details of the retaining wall. Cllrs Slater/Ripper. Unanimous.

PA19/09234: [Proposed tree works to T1, T2, T3 & T4.](#) R Davey. Polbreen Grove, Polbreen Lane, St Agnes TR5 0UN

No objection. Cllrs Slater/Johns. Unanimous.

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

The Council objects as follows: The proposed site is outside the village settlement boundary and therefore in conflict with NDP Policy 1 and Cwll Local Plan Policy 7; The proposal does not fill in gaps in a continuous frontage so is contrary to NDP Policy 7; The proposal encroaches onto an ancient site (two barrows) and is therefore in conflict with NDP Policy 11 and Cwll Local Plan Policy 24. Cllrs Ripper/Slater. Unanimous.

PL75/19 Planning Applications Decisions

NOTED 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]

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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]

PL76/19 Cornwall Council Consultation – Housing Supplementary Planning Document

CONSIDERED the above. Agreed to **RESPOND** that the Parish Council is satisfied with the amendments to the document.
Deputy Clerk to action.

PL77/19 Reports from Council representatives

NOTED a report circulated by Cllr Clark (in her absence) regarding the recent Cornwall Planning Partnership meeting. Cllrs Brown, Clark, Ripper and Slater had attended Planning Conferences this month and expressed how informative and worthwhile they had been.

PL78/19 Public Bodies (Admissions to Meetings) Act 1960. None.

The meeting closed at 21:15

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