



ST AGNES PARISH COUNCIL

Parish Clerk: Lee Dunkley BA (Hons), MPhil, FSLCC
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Planning Committee meeting – 16th December 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), Bunt, Clark, Ripper, Roberts, Slater.

Absent: Cllr Ball, Johns, Stackhouse.

In attendance: L Dunkley, Parish Clerk; 7 members of the public.

PL79/19 Apologies for absence: Received from Cllrs Ball, Stackhouse.

PL80/19 Declarations of interest/Request for dispensations: None.

PL81/19 Public Participation:

R Wetherill expressed concern about the Goonbell telephone kiosk, which appears to have been removed by BT. The Clerk highlighted the current situation and its reinstatement has been requested by the Council.

J Pearson spoke in objection to PA19/10415, highlighting highways safety concerns with the proposed new track.

M Dunn spoke in objection to PA19/10415, highlighting highways safety concerns.

R Hoskings gave context to PA19/08291.

PL82/19 Planning Committee meeting minutes: 18th November 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. 3 voted in favour. 3 abstained: Cllrs Bunt, Clark, Roberts.

PL83/19 Planning Applications for consideration

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

PA19/09158: [Detached dwelling with single garage on previously developed land](#). P & H Bartell. Land opposite Meadowside, Wheal Fire Lane, St Agnes TR5 0PS

Not support on the following grounds: the proposal is outside the development boundary and is therefore development in the open countryside; contrary to NDP policies 1 & 7 and Local Plan policy 7; the land is not "previously developed". Cllrs Ripper/Clark. Unanimous.

PA19/05427 RE-CONSULTATION: [Construction of a boardwalk to protect historic mine structures from footfall](#).

PA19/05122: [Listed building consent for proposal](#). P Bent. Land North of Wheal Friendly, St Agnes TR5 0SR

Strongly Object on the following grounds: it is claimed that the wall is to be protected by the boardwalk however the plan shows the boardwalk goes through a demolished section of the wall. This is thought to be unnecessary development which covers a historically important wall, and it is the restoration of this wall that is required – not a boardwalk. The historically walked route does not need improvement. The plans are contrary to NDP policy 11. The

Signed:

Date:

Countryside Access and WHS team have made lengthy comments in objection to the application and the Parish Council concur with their sentiments. Cllrs Ripper/Slater. Unanimous.

PA19/09663: [Proposed dwelling \(revised application following approval PA19/01539 for change of use of stable/workshop with extension to create separate self-contained dwelling\)](#). A Buckley. Kittiwake Cottage, Wheal Rose, Scorrier, Redruth TR16 5DF

No objection. Cllrs Clark/Ripper. Unanimous.

PA19/10415: [Erection of polytunnels, a shed for agricultural use and a composting toilet](#). S Westaway – Goonown Growers. Land off Goonown Lane, St Agnes

Not support on the following grounds: persistent traffic issues with parked vehicles and dangerous access; no “safe, suitable access” and therefore contrary to Local Plan policy 27. NDP policy 15 states that new employment workspace will be supported where it does not adversely affect the amenity of local residents and this proposal fails that test. Cllrs Bunt/Ripper. Unanimous.

PA19/07705: [Proposal for 50 new static caravan/lodges with hardstanding bases and associated internal access road, parking and landscaping](#). John Fowler Holiday Parks. Land at Perran View Holiday Park, Trevellas, St Agnes

Not support on the following grounds: hedge removal is not welcome, and the mitigation measures are not thought adequate; the density of the development does not enhance the area as a holiday destination and will impact on amenity, natural habitat and visual impact; concerns over safety of egress onto the highway. Cllrs Ripper/Roberts. Unanimous.

PA19/09803: [Demolition of existing garage and replacement with new self-build house](#). Mr & Mrs Windram. Land adjacent to 3, Polbreen Lane, St Agnes TR5 0UN

Not support on the following grounds: the proposed development is not in keeping with the existing row of small terraces and conflicts with NDP policies 6 and 7 and Local Plan policy 12; there is no provision for parking and vehicular access is unfavourable. Cllrs Clark/Bunt. Unanimous.

PA19/08291: [Proposed household planning application for a rear ground floor extension and a first floor loft conversion, incorporating two bedroom dormers and 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 Slater/Bunt. Unanimous.

PA19/09735: [To form a new vehicular and pedestrian access](#). E Rowson. Treport, Blackwater TR4 8EJ

No objection subject to Highways approval. Cllrs Ripper/Clark. Unanimous.

PA19/10417: [Construction of rear extension with flat roof dormer, porch to front and associated internal remodelling](#). Mr & Mrs Herivel. Dewetha, West End, Blackwater TR4 8EX

No objection. Cllrs Ripper/Bunt. Unanimous.

PA19/10420: [Change of use and conversion of cafe/horticultural nursery building into a two bedroom supported housing unit](#). Trustees of Glen Carne. Glen Carne Nursery, Barkla Shop, St Agnes TR5 0XN

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No objection. Cllrs Slater/Ripper. Unanimous.

PA19/10178: [Construction of extension, incorporating funeral director's business at ground floor level and residential accommodation above.](#) A Myhill. Wheal Ellen, Penhall Lane, Mount Hawke TR4 8DL

No objection. Cllrs Ripper/Clark. Unanimous.

PA19/09753: [Reserved matters application for approval of details in respect of decision PA17/10467 \(Outline planning permission with all matters reserved for two residential dwellings\).](#) Mr & Mrs Bones. Land East of Trenoweth, Buckshead, St Agnes

No objection. Cllrs Ripper/Slater. Unanimous.

PA19/09795: [Proposed extension and alterations including conversion of part of the existing garage, with variation of condition 2 of decision PA19/05012 dated 06/08/2019.](#) J Mason. Summer House, Beacon Drive, St Agnes TR5 ONU

No objection. Cllrs Ripper/Bunt. Unanimous.

PA19/10276: [Provision of rear balcony.](#) Mr & Mrs Polak. 21, Castle Meadows, St Agnes TR5 OUB

Not support on the following grounds: the scale of the balcony will lead to unreasonable loss of privacy to adjacent properties, and is contrary to Local Plan policy 12 paragraph 2. Cllrs Ripper/Brown. 4 voted in favour, 2 abstained: Cllrs Clark, Slater.

PA19/10131: [Work to fell Leyland Cypress \(T1\) in a Conservation Area.](#) J Dodd. Clouds End, Mithian, St Agnes TR5 OQF

No objection subject to Tree Officer support and offsetting by planting a replacement tree elsewhere. Cllrs Ripper/Roberts. Unanimous.

PA19/10566: [Non-material amendment in respect of decision PA17/11043 for amendment to footprint of approved new build accommodation, circa 1 metre away from recently unearthed archaeological walls together with removal of underground link room from new build accommodation to engine house.](#) Mr & Mrs Chamberlayne. Roughwood Cottage, Wheal Friendly, Wheal Friendly Lane, St Agnes TR5 OSR

No objection. Cllrs Slater/Clark. Unanimous.

PL84/19 Planning Applications Decisions

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

PA19/06508: Outline permission with some matters (appearance, landscaping, layout and scale) reserved for the erection of three new detached dwellings including access to serve existing cottage to be retained. Land NE of Morning Meadows, Old Tram Road, Wheal Rose, Scorrier TR16 5DA [WITHDRAWN]

PA19/07831: Erection of polytunnels, a shed for agricultural use and a composting toilet. Land off Goonown Lane, Goonown Lane, Goonown, St Agnes TR5 OUX [WITHDRAWN]

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. Southleigh, Penwinnick Road, St Agnes TR5 OPA [WITHDRAWN]

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PA19/08155: Proposed extensions to dwelling and garage. 18, Ocean Heights, Porthtowan TR4 8FR [APPROVED]

PA18/09928: Proposed annexe to accommodate relatives. Land opposite Meadowside, Wheal Fire Lane, St Agnes TR5 OPS [WITHDRAWN]

PA19/08221: Listed building consent for emergency repair and maintenance of chimney stacks to include re-pointing and flaunching, repairs and redressing of leadwork. 1, Coastguard Cottages, British Road, St Agnes TR5 OTY [APPROVED]

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

PA19/08916: Construction of rear two storey extension. Penty Cles, West End, Blackwater TR4 8HH [APPROVED]

PA19/09107: Single storey extension to front elevation. 75, Goonown Road, Goonown, St Agnes TR5 0XG [APPROVED]

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

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

PA19/07948: Erection of a dwelling. Freshwinds, Penwinnick Road, St Agnes TR5 OPA [WITHDRAWN]

PA19/08752: Various tree works. Tywarne Lodge, Silverwell, Blackwater TR4 8JJ [APPROVED]

PA19/08772: The use of land and an outbuilding for the siting of a horse lorry and providing sanitation facilities for human habitation. Vicarage Stables, Chiverton Cross, Blackwater TR4 8HS [GRANTED (CAADs, PIPs and LUs only)]

PA19/01137/PREAPP: Pre-application advice for works to a listed building. Wheal Friendly, Wheal Friendly Lane, St Agnes TR5 OSR [CLOSED – ADVICE GIVEN]

PA19/06258: Construction of extension to dwelling and provision of curtilage. Barn West of Mongoose Lane, Goonvrea, St Agnes TR5 ONL [APPROVED]

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. Chy Carne, Quay Road, St Agnes TR5 ORS [APPROVED]

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

PA19/09556: Proposed extension and reconfiguration of existing dwelling - Amendments to existing planning consent ref: PA19/04334 - granted - 25-06-19. Tresco, Goonown, St Agnes TR5 OXF [APPROVED]

PL85/19 Reports from Council representatives. None.

PL86/19 Public Bodies (Admissions to Meetings) Act 1960. None.

The meeting closed at 20:15

Signed:

Date: