



# ST AGNES PARISH COUNCIL

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## Planning Committee meeting – 17<sup>th</sup> February 2020

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, Bunt, Clark, Johns, Ripper, Roberts, Slater.

**Absent:** Cllr Stackhouse.

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

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**PL95/19 Apologies for absence:** Received from Cllr Stackhouse.

### PL96/19 Declarations of interest/Request for dispensations:

Cllr Clark – PA20/00187.

### PL97/19 Public Participation:

J Sullivan raised road safety, security and amenity concerns regarding PA19/10415.

Mrs Dunn spoke in objection to PA19/10415.

M Burkard spoke in objection to PA19/10415.

J Pearson (Highways Consultant) reiterated significant road safety concerns regarding PA19/10415.

R Wetherill spoke in objection to PA19/10415.

R Alderson gave context to PA19/10415.

*\*Cllr Clark left the room.*

M Bullock gave context to PA20/00187.

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

T Martyn gave context to PA19/09534.

R Jay spoke in objection to PA19/10937.

### PL98/19 Planning Committee meeting minutes: 20<sup>th</sup> January 2020

**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 Slater/Bunt. 6 voted in favour. 2 abstained: Cllrs Johns and Ripper.

### PL99/19 Pre-planning presentation: Proposed new cottage at The Grove, Mithian, St Agnes

**RECEIVED**, as above, from A Knight (representative of J Knight). The Committee considered the proposed site to be outside the village settlement boundary as defined in the NDP and therefore development in the open countryside. However, there was a question over whether a single build dwelling could be deemed as development on an 'exception site', then remain affordable in perpetuity. **Deputy Clerk to contact the pre-app Case Officer to clarify and circulate reply to J Knight and the Committee.**

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**PL100/19 Pre-planning presentation: Proposed demolition of Lavender Cottage, Trevellas, St Agnes with replacement dwelling**

**RECEIVED**, as above, from W Smith. The Committee considered the proposal to be development in the open countryside (i.e outside the village settlement boundary) and felt that a full planning application would be unlikely to be supported.

**PL101/19 Planning Applications for consideration**

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

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

The Council wishes to uphold their previous objections, as per consultee response in December 2019: 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 Clark/Slater. 7 voted in favour. 1 abstained: Cllr Slater.

**PA19/07694 RE-CONSULTATION REQUEST:** [Replacement dwelling and outbuilding.](#) April Cottage, Polbreen Lane, St Agnes TR5 0UN

Item deferred – awaiting revised plans.

*\*Cllr Clark left the room.*

**PA20/00187:** [Demolition of An Grefta, adjacent workshop and garage and construction of two detached houses.](#) M Bullock. An Grefta, West Kitty, St Agnes TR5 0SU

No objection. Cllrs Bunt/Slater. 6 voted in favour. 1 abstained: Cllr Brown.

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

**PA19/03709 AMENDED PLANS :** [Re-development of existing holiday village with 37no. replacement individual units of holiday accommodation, site leisure building, reception building with associated landscaping and car parking renovations.](#) D Beeson. Little Orchard Holiday Village, Rocky Lane, St Agnes TR5 0NA

The Council strongly objects and wishes to uphold their previous objections of 18<sup>th</sup> June 2019 (which they believe have not been addressed) as follows:

Overdevelopment of the site which is in an AONB - the inappropriate two storey accommodation is considered out of character (Policy 12 of Cornwall Local Plan ' Design), with no justification/business plan to back up the need for the increase in density; Contrary to Cornwall Local Plan Policy 2 in that the quality of space will not be respected and the natural landscape will be impacted upon; Contrary to St Agnes NDP Policy 19 in that this development for tourism would not respect the landscape and character of St. Agnes Parish and Policy 5 of Cornwall Local Plan where the scale of tourism should be appropriate to its location. Cllrs Bunt/Slater. Unanimous.

**PA20/00262:** [Application for approval of Reserved Matters including layout, scale, appearance and landscaping in respect of outline planning approval for the construction of 28 new holiday units, new access road, creation of new access onto highway and closure of existing access road to normal vehicular traffic.](#) Yellow Valley Resort. Land at Towan Valley, Towan Valley, Porthtowan

No objection. However, the Council wishes to convey that vital detail regarding drainage is still not available - the site had been visited today and was significantly flooded. The Council also wishes to request additional electric vehicle

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charging points and request consideration is given to increasing plans for biodiversity, as per NDP Policy 12. Cllrs Ripper/Roberts. Unanimous.

**PA19/09534:** [Proposed replacement of an existing building to provide a single dwelling with detached double garage.](#) T Martyn. The Pidgeon Lofts, Wheal Kitty, St Agnes TR5 ORF

The Council objects as the proposal site is outside the village settlement boundary and considered development in the open countryside. The proposal is significantly larger than the original approval and would have a detrimental impact upon the landscape. Cllrs Ripper/Clark. Unanimous.

**PA19/11073:** [Listed Building Consent 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 \(amendment to Listed Building Consent PA17/11044\).](#) Mr & Mrs Chamberlayne. Wheal Friendly Engine House, Wheal Friendly Lane, St Agnes TR5 OSR

No objection. Cllrs Clark/Ripper. Unanimous.

**PA19/10937:** [Demolition of redundant farm building and erection of single storey holiday cottage for short term lets with change of use of land to associated amenity space.](#) Mr & Mrs Kemp. Land adjoining The Miners Arms Car Park, Mithian, St Agnes TR5 OQF

The Council objects as the proposal site is outside the village settlement boundary and considered development in the open countryside. The proposal is significantly larger than the existing footprint and the site is not “accessible to the widest range of transport modes available in the area” (contrary to NDP Policy 19). Cllrs Ripper/Ball. 7 voted in favour. 1 abstained: Cllr Johns.

**PA19/09573:** [Change of use of current agricultural land to create a dog exercise area using existing boundaries, access and hardstanding.](#) M Williams. Presingoll Farm, Penwinnick Road, St Agnes TR5 OPB

The Council objects due to road safety concerns. The egress is considered hazardous for traffic, the access is dangerous for pedestrians and the parking area is located on the bend of a busy road. The site was deemed too remote for this project – if the access was restricted to campsite only (i.e private use), this would be more favourable, but the Council felt that there were too many Highways issues for this proposal to be safe for general public use. Cllrs Bunt/Ripper. Unanimous.

**PA20/00499:** [Reserved matters application for access, appearance, landscaping, layout and scale following outline approval PA18/00639 - new dwelling and associated works.](#) M Begley. Land North West of Trewan House, Wheal Rose, Scorrer TR16 5DF

No objection. Cllrs Bunt/Clark. Unanimous.

**PA20/00726:** [Listed Building Consent to replace three external doors in the principal elevation for more robust and thermally efficient doors of similar design to those as existing.](#) L Rogers. Briar Cottage, Mongoose, Mount Hawke TR4 8BX

No objection. Cllrs Slater/Ball. Unanimous.

**PA20/00568:** [Works to trees, namely T1 - Sycamore Pollard at approximately 30 ft G1, G2, G3, G4, Coppice smaller/weaker stems in the groups subject to a Tree Preservation Order \(TPO\) G1 - Group of Sycamore - Coppice smaller/weaker stems in the group by thinning - allowing healthy trees to mature and let more light into property. G2 - Group of Sycamore - Coppice smaller/weaker stems in the group by thinning - allowing healthy trees to mature and let](#)

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[more light into property. G3 - Group of Sycamore - Coppice smaller/weaker stems in the group by thinning - allowing healthy trees to mature and let more light into property. G4 - Group of Sycamore - Coppice smaller/weaker stems in the group by thinning - allowing healthy trees to mature and let more light into property.](#) A Pascoe. Trevaunance Cottage, Rocky Lane, St Agnes TR5 0NA

No objection, subject to the Tree Advocate's approval. Cllrs Slater/Bunt. Unanimous.

**PA20/00587:** [Non-material amendment to some areas of cladding in respect of decision notice PA18/06357.](#) H Hussaini. Downgate, Menagissey, Mount Hawke, Truro TR4 8DQ

No objection. Cllrs Bunt/Clark. Unanimous.

### **PL102/19 Planning Applications Decisions**

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

**PA19/02921/PREAPP:** Pre-application advice for the stationing of three year old park home. Land adjacent to Two Burrows Cottage, Two Burrows, Blackwater TR4 8HN [CLOSED – ADVICE GIVEN]

**PA19/10178:** Construction of extension, incorporating Funeral Director's business at ground floor level and residential accommodation above. Wheal Ellen, Penhall Lane, Mount Hawke TR4 8DL [APPROVED]

**PA19/03180/PREAPP:** Pre-application advice for self-build single dwelling. Beth Shean, Goonearl, Scorrier, Redruth TR16 5EB [CLOSED – ADVICE GIVEN]

**PA19/07385:** Listed Building Consent for proposed removal of existing overhead lines and brackets and place them underground. The Old Sunday School, Blackwater, Truro TR4 8EQ [APPROVED]

**PA19/08141:** Extensions and alterations including rear and side elevations. Albany House, 29, Goonown Road, Goonown, St Agnes TR5 0UY [APPROVED]

**PA19/09234:** Proposed tree works to T1, T2, T3 and T4. Polbreen Grove, Polbreen Lane, St Agnes [APPROVED]

**PA19/10276:** Provision of rear balcony. 21, Castle Meadows, St Agnes TR5 0UB [APPROVED]

**PA19/10531:** Outline application with all matters reserved for construction of a single dwelling. Hunters Lodge, Trevellas, St Agnes TR5 0XX [WITHDRAWN]

**PA19/10806:** Proposed dining room, entrance lobby/utility and WC single storey extension. 88, Glendale Crescent, Mount Hawke TR4 8UH [APPROVED]

**PA19/10903:** Proposed internal alterations and ground floor extensions incl. roof lights. Haven Court, Goonown Road, Goonown, St Agnes TR5 0UT [APPROVED]

**PA19/11147:** Revised position of dwelling - See accompanying site plan (SK01) showing approved building position and new position. Land at Wheal Rose, Scorrier TR16 5DF [NOT ACCEPTABLE AS AMENDMENT]

**PA19/05122:** Listed Building Consent for the construction of a boardwalk to protect historic mine structures from footfall. Land North of Wheal Friendly, Wheal Friendly Lane, St Agnes [REFUSED]

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**PA19/05427:** Construction of a boardwalk to protect historic mine structures from footfall. Land North of Wheal Friendly, Wheal Friendly Lane, St Agnes TR5 OSR [REFUSED]

**PA19/07956:** Proposed stable block/storage unit and composting toilet. Land at High Lees, Towan Cross, Porthtowan TR4 8BN [APPROVED]

**PA19/09803:** Demolition of existing garage and replacement with new self-build house. Land adjacent to 3, Polbreen Lane, St Agnes TR5 OUN [WITHDRAWN]

**PA19/10325:** Listed Building Consent for demolition of internal wall to create kitchen diner, replacement of ground floor window with double doors, replacement of modern kitchen window with sash window removed from the dining room, and the investigation to discover the original dining room fireplace, repair and reinstatement of the original, or replacement with a suitable alternative fireplace. 1, Coastguard Cottages, British Road, St Agnes TR5 0TY [APPROVED]

**PA19/10900:** T1 - 1 x large Monterey Cypress - fell and replace with 1 x Hornbeam. T2 - 1 x medium Beech - undertake crown reduction of 2m height & 1.5m spread down to an estimated retained height of 14m and spread of 5m. T3 - 1 x large Monterey Pine - remove major deadwood & partially failed material, & reduce East aspect of crown by 1 - 2m. T4 - 1 x large Monterey Pine - remove major deadwood & partially failed material & reduce East aspect of crown by 1 - 2m. Firsdene, Goonvrea, St Agnes TR5 ONP [APPROVED]

**PA19/11024:** Proposed double garage and associated works. Penrose Bungalow, Higher Trevellas, St Agnes TR5 OXS [APPROVED]

**PA19/11084:** Reserved Matters application for appearance, landscaping, layout and scale, following outline approval PA18/11383. Former Polberrow Block Works, West Polberro, St Agnes TR5 OSS [APPROVED]

**PA19/11064:** To demolish existing extensions and replace with two single storey kitchen and bedroom extensions, remove existing roof and replace with first floor bedroom extension and erect a double garage (decision PA15/08708) with variation of Condition 3. Treport, Blackwater, Truro TR4 8EJ [APPROVED]

**PA19/11117:** Two dwellings with variation of Condition 2 (approved plans) in respect of decision notice PA17/06646 dated 28.09.17. Plot A, Banns Road, Vale Ridge, Mount Hawke [APPROVED]

*\*Cllr Johns left the meeting.*

**PL103/19 Cornwall Council consultations: Cornwall Design Guide & Cornwall Streetscape Design Guide**  
**NOTED** the draft consultations, as above. No **RESPONSE** to Cornwall Council considered necessary.

**PL104/19 Reports from Council representatives.** None received.

**PL105/19 Public Bodies (Admissions to Meetings) Act 1960.** None.

The meeting closed at 20:37.

Signed:

Date: