



ST AGNES PARISH COUNCIL

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Planning Application Comments: Week Commencing 27th April 2020

The following statement will precede each consultee response to Cornwall Council:

“Due to the restrictions placed on the Council as a result of the pandemic Coronavirus, this response represents the opinion of members of St Agnes Parish Council identified through a consultation process, but does not constitute a formal consultee response because the outcome was not reached at a physical meeting at which the public could be present and where Councillors can legally vote.”

Each consultee response to Cornwall Council will be concluded with the following statement:

“This response represents the opinion of members of the Council, but cannot legally constitute a consultee response as the outcome was not reached at a physical meeting at which the public could be present. Therefore a ‘5-day protocol’ email should not be issued to the Council as it cannot legally respond. However, the Parish Council requests that should a Planning Officer decide an application in opposition to the majority response given by (the collated opinions of) the Parish Council, could they advise the Local Member by email, copying in the Parish Council, so as they are kept informed.”

PA20/03160: [Retention of existing unit as a dwelling following completion of adjacent C3 dwelling.](#) M Hitchen. Glencoe Vean, Goonearl, Scorrier TR16 5EB

Application comments received were as follows:

X4 object [MAJORITY]: The current application, which essentially still seeks a new independent dwelling, does not address previous concerns expressed i.e the principle of a new dwelling in what is not considered an established settlement or a sustainable location.

X1 strongly object: There are only full residential rights until the new build is completed. The proposal is situated outside the settlement boundary. Considered an inappropriate way to obtain approval for another dwelling.

PA20/02706: [Construction of single storey rear extension.](#) M Crapper. 75, Glendale Crescent, Mount Hawke TR4 8UH

Application comments received were as follows:

X5 no objection [UNANIMOUS].

PA20/02873: [Proposed new dwelling.](#) D Trinder. 2, Penwinnick Villas, Penwinnick Road, St Agnes TR5 0UG

Application comments received were as follows:

X4 no objection [MAJORITY]: However, some concerns have been raised such as the limited visibility for egress on to the highway and whether the parking spaces for the second property should be conditioned in the approval. The design would be preferred to be more in keeping with the existing properties in the row, but given that it is intended for easy access for care reasons, this is accepted as incidental.

X1 object: due to this being a very narrow road, with virtually no parking and very close to the roundabout on the approach to the village. If there could be provision for at least two garages, the application may be more favourable, providing that cars had adequate turning space.

PA20/02741: [Proposed side extension](#). J Gazzard. The Old Waterworks, Penhall Lane, Mount Hawke TR4 8BL

Application comments received were as follows:

X4 no objection [MAJORITY].

X1 object: The extension was considered too large; out of scale and not in keeping with the original which conflicts with the established environment (Therefore contrary to NDP Policy 6 and in particular does not comply with the statement that schemes should show “respect the distinctive character of the surrounding area”.) Also contrary to NDP Policy 11b and 11c - Protection of the Historic Environment and Village Character.

PA20/02921: [Proposed new dwelling](#). T Trevaskis. Plot at Penrose Bungalow, Higher Trevellas, St Agnes TR5 0XS

Application comments received were as follows:

X4 object [MAJORITY]: Outside the village settlement boundary, contrary to NDP Policy 1 and the location is also considered unsustainable. The proposal was not felt to qualify as infill or rounding off so is also not compliant with NDP Policy 7. Regarding the Cornwall Local Plan, the application is for housing in the open countryside and does not match the criteria for Policy 7. Further, the design was considered to be uninspiring.

X1 no objection subject to approval from the Highways department as concern was expressed that there does not appear to be sufficient space for vehicles to turn around if all parking spaces were occupied and visibility to the right could be an issue.