



ST AGNES PARISH COUNCIL

Parish Clerk: Lee Dunkley BA (Hons), MPhil
Parish Rooms, 17 Vicarage Road
St Agnes, Cornwall
TR5 0TL

01872 553801

planning@stagnes-pc.gov.uk
www.stagnes-pc.gov.uk

Planning Application Comments: Week Commencing 24th August 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.”

PA20/06122: [Proposed 23 pitch campsite for seasonal use \(March-November\), including shower block and administration block.](#) Mr & Mrs Mansell. Shalimar, Mithian Downs, St Agnes TR5 0PY

Application comments received were as follows:

X4 no objection [MAJORITY].

Comment: The proposal is of an appropriate scale for the location and there is a need to support local tourism facilities. However, concern has been expressed that the remote site is too far from any village facilities or public transport and therefore all journeys will need to be made along lanes by car (see NDP Policy 19 and Cornwall Local Plan Policy 5 regarding access to a wide range of transport modes).

Suggestion of a condition to keep light pollution to a minimum.

X1 no comment.

PA20/05909: [Installation of French doors.](#) **PA20/05910:** [Listed building consent for installation of French doors.](#) S Whitworth. 32, Vicarage Road, St Agnes TR5 0TF

Application comments received were as follows:

X5 no objection to both applications [UNANIMOUS].

Comment: Suggestion that the window panes of the French doors reflect the design of the existing windows.

PA20/05315: [Conversion of redundant agricultural store to a single dwelling.](#) T Lynch. Goonlaze Field, Football Lane, Goonlaze, St Agnes TR5 ORB

Application comments received were as follows:

X4 object [MAJORITY]. This store is of relatively recent construction and not of a 'traditional' build; therefore would not comply with the spirit of Class Q. The site is well outside the St. Agnes settlement boundary and in conflict with NDP Policy 1. It is remote from village facilities, prompting vehicle usage and is not in a sustainable location - the owner has to use part of a bridleway to access the site.

The proposal is contrary to Cornwall Local Plan Policy 7 (Inappropriate character and not leading to an enhancement in its setting.) There is no other permitted dwelling on this lane and therefore the store would be an isolated, sporadic dwelling in the countryside. The increase in height of over 2 metres in this elevated position, together with associated evening light pollution, would have a detrimental effect within the heritage coast designation in which the site sits. The proposed new boundary would appear to impinge onto an unresearched heritage site "GOONLAZE - Undated mound Ref. MCO34739".

X1 no objection.

Comment: The application is consistent with Cornwall Local Plan Policies 7 & 21

PA20/06006: [Extensions and alterations.](#) P Lewis. 2, Butson Park, Goonown Road, Goonown, St Agnes TR5 OYP

Application comments received were as follows:

X3 no objection [MAJORITY].

Comment: There is concern that the increase in ridge height will be out of place in the current setting and that the extensive glazing to the upper floor at the rear gives potential problems of overlooking with respect to neighbours (Cornwall Local Plan Policy 12). Suggestion of reducing the ridge height and extent of rear glazing in order to fully support this application.

X2 object. Butson Park is a cohesive row of 7 bungalows, some of which are semi-detached with open fields to the rear. The low height of the buildings affords views across to St Agnes Beacon and gives an overall open feel to this end of Goonown. Creating a 2 storey dwelling which adjoins a bungalow would set a precedent and would look incongruous and significantly change the character of the area. The considerable glazing to the rear would introduce light spill across the countryside. In addition, the alterations will remove another much needed smaller bungalow from the housing supply which are in demand due to the ageing demographic of the village.

PA20/05902: [Proposed demolition of existing dwelling, demolition of outbuildings and new replacement dwelling with garage and store.](#) A Durran. Wheal Joy, Buckshead, St Agnes TR5 OXW

Application comments received were as follows:

X3 object [MAJORITY]. This house is in an elevated position and can very clearly be seen along the skyline from around St Agnes, Goonbell, the Beacon and parts of the B3825. The orientation is clearly designed to make the best of the views; however the resultant amount of glazing facing generally West in such a visible position raises the concern that it will reflect low sun glare in the evening.

Further, since the pre-application in 2016 the NDP has now been adopted. The proposal is for a replacement dwelling, away from, and larger than the original footprint particularly when considering all proposed buildings, outside of any village settlement boundary (NDP Policy 1) and therefore in open countryside. Hence the proposal does not comply with the NDP Policies 1 or 7 and the Cornwall Local Plan Policy 7.

X2 no objection.

Comment: There is already a visual impact with the current building due to its colour. It is very visible across the valley from Trevellas, so there may need to be a condition for the glass work to be non-reflective. The move away from the PROW is an improvement.

PA20/06492: [Erection of a prefabricated garden office in rear garden.](#) P Woodhead. The Ope, Churchtown, St Agnes TR5 0QW

Application comments received were as follows:

X5 no objection [UNANIMOUS].

Comment: Suggestion of tying in the proposed garden office with the main dwelling house.

PA20/06370: [Alteration and refurbishment.](#) **PA20/06371:** [Listed building consent for alteration and refurbishment.](#) Mr & Mrs Hickey. Castle House, 4, Trevaunance Road, St Agnes TR5 0SE

Application comments received were as follows:

X5 no objection to both applications [UNANIMOUS].

Comment: As this is a listed building, the rainwater pipes and guttering should be metal and be painted (if needed) an approved colour. A Construction Traffic Management Plan would be needed due to the location.