



ST AGNES PARISH COUNCIL

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20th October 2020

TO MEMBERS OF THE PLANNING COMMITTEE:

Councillors: Ball, Brown, Bunt, Clark, Drew, Johns, Ripper, Roberts, Slater.

Dear Members,

I hereby give you notice that the meeting of the Planning Committee of St Agnes Parish Council will be held on Monday 26th October 2020 at 18:30. The meeting will take place electronically and can be accessed via the internet at the following link:

<https://us02web.zoom.us/j/83165404031?pwd=c1l4clRJbU90Nzk4MlRlUWpME9vczlkZz09>

Meeting ID: 831 6540 4031

Passcode: 818436

Or alternatively by telephoning: (Dial by your location):

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All Members of the Committee are hereby summoned to attend for the purpose of considering and resolving upon the business about to be transacted at the meeting as set out hereunder.

Yours sincerely

Lee Dunkley, Parish Clerk

Press & Public are invited to attend. Meetings are held in public and could be filmed or recorded by broadcasters, the media or members of the public.

AGENDA

- 1. Apologies for absence**
To **RECEIVE** any apologies.
- 2. Declarations of interest/Request for dispensations**
To **RECEIVE** any declarations of interest. To **RESOLVE** to grant dispensations where appropriate.
- 3. Public Participation**

To **RECEIVE** comments. Any member of the public, who so wishes, may speak at this point of the meeting (for a maximum for 3 minutes per person) on items within the remit of the Committee.

4. **Planning Committee ONLINE meeting minutes: 5th October 2020**

To **RESOLVE** that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read, approved and signed.

5. **Pre planning presentation: Retrospective change of use of rural building to residential dwelling**

To **RECEIVE** as above from R Manetta regarding Heron Hall, Mount Hawke.

6. **Planning Applications for Consideration**

To **RECEIVE** a request by the planning authority for consultation and to respond:

- a. **PA20/07522:** [Full application for proposed residential development comprising of 38 dwellings \(21 affordable\), community retail store, access roads, infrastructure and landscaping.](#) Westcountry Land (St Agnes) Ltd. Land South West of Penwinnick Farm, Penwinnick Road, St Agnes
- b. **PA20/06780:** [Listed building consent for removal of existing render to rear of property and replace with 3 coats of lime render.](#) J Underwood. 52, Vicarage Road, St Agnes TR5 0TQ
- c. **PA20/07943:** [Extension of existing campsite for up to 20 fully serviced pitches, plus hardcore access road.](#) Mr & Mrs Docking. Hurlingburrow, St Agnes Caravan Site, St Agnes TR5 0PG
- d. **PA20/07107:** [Rear extension and alterations to existing dwelling.](#) D Wright. Broghas Cottage, Quay Road, St Agnes TR5 0RS
- e. **PA20/07258:** [Replacement UPVC bay-window and redecoration.](#) Pullen Davies Solicitors. 6, Vicarage Road, St Agnes TR5 0TJ
- f. **PA20/08048:** [Non-material amendment \(NMA1\) for addition of a shower room extension to the original cottage/annexe and substituting slate stone facing for uncut granite on the external walls to decision PA19/07694 dated 26.03.2020.](#) S Strickland. April Cottage, Polbreen Lane, St Agnes TR5 0UN
- g. **PA20/07912:** [Reserved matters application for approval of appearance, landscaping, layout and scale following outline permission PA17/08394 for residential development of up to 8 houses with access.](#) Kingsley Developments. 8, Kerensa Gardens, Goonown, St Agnes TR5 0YX
- h. **PA20/06366 REVISED PLANS:** [Extension works to existing dwelling, addition of a home office/family annexe in garage loft space and single storey link between house and garage.](#) B Scrace. New Gumpus Farm, Trevellas, St Agnes TR5 0AD
- i. **PA20/07831:** [Consent to carry out works to trees subject to a Tree Preservation Order namely, T1, Elm. Crown lift & reduce from lines, T2, Sycamore. Remove branch, T3, Elm. Dismantle \(due to excessive die back\). T4,](#)

[Sycamore. Remove. Notification to carry out works to trees within Conservation Area, namely T5, Sycamore. Crown reduce 1.5m. T6, Beech. Crown reduce lift and thin, 1.5m. T7, Yew. Crown reduce & shape.](#) J Boyden. Tin Ten, 7, Rosemundy, St Agnes TR5 OUE

- j. **PA20/07447:** [Erection of a single storey front extension and two storey rear extension to house and single storey extension to front and side of outbuilding.](#) Mrs & Ms Lake. 1, Penwinnick Cottages, Penwinnick Road, St Agnes TR5 OPA
- k. **PA20/06006 REVISED PLANS:** [Extensions and alterations.](#) P Lewis. 2, Butson Park, Goonown Road, Goonown, St Agnes TR5 OYP
- l. **PA20/06523:** [Listed building consent for replacement and consolidation of the flat roof of the 1960's extension to the rear of the property and the covered storage area located between the extension and the retaining wall.](#) E Pellatt. The Fragments, Quay Road, St Agnes TR5 ORS
- m. **PA20/08113:** [Construction of double garage \(Previously Approved - PA18/01829\).](#) M Gaisford. Higher Tregarron, Wheal Rose, Scorrier, Redruth TR16 5DF
- n. **PA20/07297:** [Proposed ground and first floor rear extension.](#) W Turner. 9, Goonown Road, Goonown, St Agnes TR5 OUT
- o. **PA20/07625:** [Provision of new agricultural building for cattle housing and agricultural storage.](#) Mr & Mrs Mosley. Trevisick Farm, Porthtowan, Truro TR4 8AJ
- p. **PA20/08020:** [Extension and alterations to existing 2 storey side extension, to raise roof and alter internal layout.](#) Mr & Mrs Field. Stencoose Farmhouse, Wheal Rose, Scorrier, Redruth TR16 5DQ
- q. **PA20/08167:** [Application for Permission in Principle for the construction of up to 3 dwellings following demolition of existing domestic outbuildings.](#) Mr & Mrs Reed. Trevaunance Manor Farmhouse, Rocky Lane, St Agnes TR5 ONA
- r. **PA20/08356:** [Works to tree namely - T1 H.Chestnut. Crown raise all round to 2.5m above ground level subject to a Tree Preservation Order \(TPO\).](#) C Bush. 5, Rosemundy, St Agnes TR5 OUF
- s. **PA20/08173:** [Proposed conversion of garage to holiday let.](#) Mr & Mrs Richards. Gover Farm, The Stables Access to Gover Farm, Mount Hawke TR4 8BQ
- t. **PA20/08145:** [Proposed replacement roof to bike store and creation of new en-suite to bedroom.](#) Mr & Mrs Aldhous. Myrtle Cottage, Town Hill, St Agnes TR5 OQT

- u. **PA20/08421:** [Application for tree works: Works to trees subject to a Tree Preservation Order. T1 Beech is on edge of quarry face, extending over garden/parking space - proposed works to remove all branches attached in first 2 metres from base. T2 Sycamore also on quarry face - proposed works to re-coppice.](#) J Slater. Old Quarry Cottage, Town Hill, St Agnes TR5 0QT
- v. **PA20/08312:** [Proposed single storey rear extension.](#) S Kent. 9, Lambourne Avenue, St Agnes TR5 OSD
- w. **PA20/08361:** [Erection of single storey rear extension to rear following partial demolition of existing extension.](#) S Williams. 19, Vicarage Road, St Agnes TR5 0TL
- x. **PA20/07751:** [Erection of barn to allow for storage of bee hives and associated equipment, extraction and processing of honey.](#) N Jones. Land South of Goonvrea Road, Goonvrea Road, St Agnes TR5 ONX

7. Planning Applications Decisions

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

PA19/03709: Redevelopment of existing holiday village with 35no. replacement individual units of holiday accommodation, site leisure building, reception building with associated landscaping and car parking renovations. Little Orchard Holiday Village, Rocky Lane, St Agnes TR5 ONA [APPROVED]

PA19/11235: Retrospective application to change barn/implements to playroom/computer room. Briar Farm, Scorrier, Redruth TR16 5BG [APPROVED]

PA20/03919: Proposed garage and workshop. Kitty Roost, Lambourne Avenue, St Agnes TR5 OSD [APPROVED]

PA20/05781: Replace flat roof to garage with pitch roof to form office and store. Heather Bank, West Polberro, St Agnes TR5 OST [APPROVED]

PA20/01543/PREAPP: Pre-application advice for conversion of agricultural building to dwelling. Land North of Chapel Terrace, Higher Bal, St Agnes TR5 0ND [CLOSED – ADVICE GIVEN]

PA20/05795: Proposed rear extension to include additional bedroom, re-positioned kitchen/dining area, new en-suite bathroom and 1 & 1/2 storey extension over to provide small lounge/study area. 4, Grenville Drive, St Agnes TR5 OSB [APPROVED]

PA20/01702/PREAPP: Pre-application advice for conversion of existing outbuilding previously used as a workshop/garage/office into a two bedroom annexe, including bathroom and kitchen/living space. Sarnia, Two Burrows, Blackwater, Truro TR4 8HN [CLOSED – ADVICE GIVEN]

PA20/06372: Rear extension and internal alterations. Leat Cottage, 1, Quay Road, St Agnes TR5 ORR [APPROVED]

PA20/07159: Application for works to trees in a Conservation Area - to coppice a line of Sycamore trees growing on the wall that boundaries Wayside. Wayside, Mongoose, Mount Hawke TR4 8BX [DECIDED NOT TO MAKE A TPO (TCA APPS)]

PA20/02222: Proposal for new multi-user trail between Goonvrea Road, St. Agnes and Chiverton Cross, associated new agricultural field access arrangements and drainage infrastructure. St Agnes to Chiverton Cross, Silverwell, Blackwater [APPROVED]

PA20/05497: Change of use of applicant's land from mown grass (external to hedge) to sustainable living use (fruit trees, raised vegetable and fruit beds, poultry and bee-keeping) internal to hedge. Croft House, Wheal Rose, Scorrier TR16 5DH [APPROVED]

PA20/05986: Certificate of lawfulness for existing domestic garage, storage and ancillary accommodation. Crosscoombe Farm, Crosscoombe, St Agnes TR5 OXP [GRANTED (CAADs, PIPs & LUs ONLY)]

PA20/06122: Proposed 23 pitch campsite for seasonal use (March-November), including shower block and administration block. Shalimar, Mithian Downs, St Agnes TR5 OPY [WITHDRAWN]

PA20/07248: Replacement roof to existing rear conservatory. Sea Breeze, Wheal Kitty, St Agnes TR5 ORF [APPROVED]

PA20/07392: Proposed internal alterations, one and two storey extensions (revised design following approval PA19/10903). Haven Court, Goonown Road, Goonown, St Agnes TR5 OUT [APPROVED]

PA20/07453: Resubmission of expired approval for the proposed erection of a detached dwelling and the provision of a sewage treatment plant. Land South East of The Porges, Wheal Rose, Scorrier TR16 5DA [APPROVED]

PA20/07512: Revised fenestration to front elevation and over cladding to front elevation. 4, Highfield Court, Wheal Kitty, St Agnes TR5 ORL [APPROVED]

PA20/08067: Non-material amendment (NMA2) to change window to double doors on decision PA17/05192 dated 18.08.2017. Riverside, Porthtowan, Truro TR4 8UB [APPROVED]

8. **Government Planning White Paper** <https://www.gov.uk/government/consultations/planning-for-the-future>
To **NOTE** the consultation response formulated by the nominated Working Group on behalf of the Parish Council and **RESOLVE** to submit.
9. **Portreath Parish NDP** <http://www.portreathndp.org/>
To **NOTE** as above and **RESPOND** to six week pre-submission consultation if/as necessary.
10. **Reports from Council representatives**
To **NOTE** the following reports:
 - Cornwall Planning Partnership
11. **Public Bodies (Admissions to Meetings) Act 1960**
To **RESOLVE** that in view of the confidential or special nature of the business about to be transacted it is advisable that the press and public be excluded and instructed to withdraw during the discussion for the following items: None.