



ST AGNES PARISH COUNCIL

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Planning Committee meeting – 15th February 2021

Minutes of the meeting of St Agnes Parish Council Planning Committee as above, held online and via telephone at 18:30.

Present: Cllrs Brown (Chair), Ball, Bunt, Clark, Drew, Johns, Ripper, Roberts, Slater.

Absent: No members absent.

In attendance: C Callaway, Deputy Clerk; 5 members of the public.

PL56/20 Apologies for absence: No absentees.

PL57/20 Declarations of interest/Request for dispensations:

Cllr Ripper declared an interest – PA20/07522.

PL58/20 Public Participation:

**The meeting host removed Cllr Ripper while the public spoke regarding PA20/07522.*

N Lillie spoke in objection to PA20/07522.

C Delgery spoke in objection to PA20/07522.

T Bendall spoke in objection to PA20/07522.

**The meeting host re-admitted Cllr Ripper.*

J Hutchings gave context to PA20/10529.

P Bateman (Agent) spoke for applications PA20/10311, PA20/10313 and PA21/00554.

PL59/20 Planning Committee ONLINE meeting minutes: 18th January 2021

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/Clark. Unanimous.

PL60/20 Naming of new development adjacent to Psykes Fold, Goonbell, St Agnes

CONSIDERED the name, *Psykes Meadow*, (proposed by the landowner) and the suggestion to number the houses 1-5, accordingly. Members of the Committee agreed that this was a reasonable suggestion for the new development's name and had no objection. Cllrs Ripper/Clark. 8 voted in favour. 1 abstained: Cllr Bunt.

PL61/20 Planning Applications for consideration

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

PA20/11551: [Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, installation of PV array and removal of chimney.](#) Cornwall Council. 20, Trelawny Road, St Agnes TR5 0TP

No objection. Cllrs Clark/Bunt. Unanimous.

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Date:

PA20/11447: [Listed building consent for removal of 20th Century windows and door, replacement with facsimiles of the windows and replacement of door with a more traditional design.](#) B Cullen. 2, The Old School, British Road, St Agnes TR5 0YU

The Committee expressed strong support for the proposal. Cllrs Slater/Bunt. Unanimous.

**The meeting host removed Cllr Ripper while discussion took place regarding PA20/07522.*

PA20/07522: [Full detailed application for a cross subsidy exception site residential development comprising 39 dwellings \(22 affordable\), access roads and landscaping.](#) Westcountry Land (St Agnes) Ltd. Land South West of Penwinnick Farm, Penwinnick Road, St Agnes

The Committee strongly objects as follows: The proposed development is not needed in St Agnes and the village infrastructure could not withstand it; the 2010-2030 housing target has already been met. The development would damage the village character and does little to reflect the mining heritage of the area, contrary to NDP policies 6 and 10. The site falls outside the St Agnes village settlement boundary (NDP policy 1). Traffic would exit onto a very busy road and access via the proposed junction would be considered hazardous (Cornwall Local Plan Policy 27). Further, there are no sustainable transport provisions as set out in NDP policy 13. There is no plan for the use of renewable energy per NDP policy 17. There is no provision in the development proposals for the disabled or the elderly, contrary to NDP policy 3. The application does not comply with NDP policy 2 in that there is an inadequate provision of affordable homes (other, 100% affordable schemes have been delivered successfully within the Parish) and is contrary to Cornwall Local Plan policy 9 regarding exception sites. Importantly, grave concern was expressed that NDP policy 12 would not be complied with regarding the protection and enhancement of biodiversity (lack of a lighting plan, no provision of Cornish hedges where the Co-op was previously proposed and a general lack of public open green space enhanced for biodiversity.) The compulsory minimum 10% biodiversity net gain could not physically be achieved based on the current proposals and further, the ecological report was not considered adequate and requires updating; there has been a further bat species/nest identified at the site. Cllrs Bunt/Clark. Unanimous.

**The meeting host re-admitted Cllr Ripper.*

PA21/00066: [Resubmission of previously approved application PA20/05693 to provide an increase in size of extension and increased roof height.](#) Mr Elston & Miss Bush. 21, Lawrence Road, St Agnes TR5 0XQ

The Committee objects to the application as it currently stands as there is insufficient detail regarding the footprint and in particular, the roof height to ensure the proposal complies with the covenant noted in Section 8 (Polbreen) of the St Agnes Village Character Assessment, point 10.3. Cllrs Drew/Brown. 6 voted in favour. 3 against: Cllrs Ball, Bunt, Slater.

PA20/10311: [Change in use of land to an all-weather equestrian training area. Retrospective.](#) A Holmes. Land opposite Cliffdene, Skinners Bottom, Redruth TR16 5EA

No objection. Cllrs Slater/Ripper. Unanimous.

PA20/11184: [Conversion of existing loft space. Roof replacement including increase in height by 700mm, addition of dormer window and rooflight and addition of self-supporting matte black flue for woodburning stove. \(Re-submission and revision of application No. PA20/07550\).](#) L Cooper. 2, Counthouse Mews, Wheal Kitty, St Agnes TR5 0AS

No objection. Cllrs Clark/Slater. Unanimous.

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Date:

PA20/10529 SUPERSEDED APPLICATION: [Change of use of land to residential and construction of new garage.](#) D Hutchings (Arthur Hutchings Ltd). Gwel An Powdir, Buckshead, St Agnes TR5 0XW

No objection. Cllrs Clark/Ripper. Unanimous.

PA21/00109: [Proposed cattle shed.](#) O Sawle. Fields at 170080 046257, Porthtowan

No objection. Cllrs Clark/Slater. Unanimous.

PA20/11155: [Over cladding existing structure and single storey extension.](#) G Message. Westward Ho, Eastcliff Avenue 3, Eastcliff, Porthtowan TR4 8AN

No objection. The Committee requests a Construction Traffic Management Plan be put in place and a commitment to repair any damage to the road surface after the construction phase. Cllrs Bunt/Ripper. Unanimous.

PA20/10313: [Conversion from stables, tack and associated store rooms into ancillary/annexe accommodation for immediate personal family members, without compliance with Condition 2 of decision PA14/09968 dated 17/11/2014.](#) A Holmes. The Stables at Cliffdene, Skinners Bottom, Redruth TR16 5EA

No objection. Cllrs Ripper/Slater. Unanimous.

PA21/00330: [Listed building consent for refurbishment of rear garden area.](#) St Austell Brewery. St Agnes Hotel, 11, Churchtown, St Agnes TR5 0QP

No objection. Cllrs Slater/Clark. Unanimous.

PA20/11302: [Proposed annexe at Lowen Barn.](#) Mr & Mrs Morse-Brown. Lowen Barn, Trevellas, St Agnes TR5 0XY

No objection, subject to Highways officer approval and the annexe remaining tied to the main dwelling. Cllrs Bunt/Ripper. Unanimous.

PA21/00478: [Reserved matters application for appearance and landscaping following outline approval PA17/07249 - demolition of existing workshop and the construction of two new dwellings \(and associated garages\).](#) P Ladd (W J Ladd Builders). The Meadow, Off Goonvrea Road, St Agnes TR5 0UJ

No objection. The Committee requests a Construction Traffic Management Plan with the suggestion that construction traffic accesses the site from the tarmacked highway and not via the narrow lane. Cllrs Clark/Bunt. Unanimous.

PA21/00554: [Reserved matters following outline consent PA18/03126 dated 13.06.2018 for construction of a detached dwelling house.](#) P Clark. Land adjacent to Cleadercroft Hotel, British Road, St Agnes

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No objection. The Committee requests a Traffic Management Plan for use during the construction phase, as agreed with the Agent who was present at the Committee meeting. Cllrs Ripper/Bunt. Unanimous.

PA21/00408: [Demolition of existing potting shed and garden structures and proposed residential annexe.](#) Mr & Mrs Fletcher-Smith. Langley Cottage, Polbreen Lane, St Agnes TR5 0UN

No objection, subject to the annexe remaining tied to the main dwelling. Cllrs Clark/Slater. Unanimous.

PA21/00551: [Certificate of lawfulness for use of land adjacent to the dwelling as garden.](#) G Shearer. Stone House, 22A, Goonown Lane, Goonown, St Agnes TR5 0UX

The Committee does not support the Certificate of lawfulness as the evidence appears contrary to the declaration. Documentation contained in application PA18/06521 shows the site as an agricultural field. Cllrs Bunt/Brown. Unanimous.

PA21/00321: [Construction of a garage with home office workplaces in the attic.](#) Mr & Mrs Dolen. Pine Tree Cottage, Wheal Fire Lane, St Agnes TR5 OPS

The Committee objects to the application as the scale/mass/height and proposed fixtures do not reflect the stated use. Concern was also expressed that the proposed garage would be some distance from the main dwelling. Cllrs Clark/Brown. Unanimous.

PA20/11342: [Conversion of barn to dwelling.](#) M Pearson. Barn at Dabblers End, Wheal Fire Lane, St Agnes TR5 OPS

The Committee objects as follows: The previous application (PA17/10267) was refused and subsequently dismissed at appeal on the grounds of the harm the proposal would bring about and there has been no considerable material changes to the new application; the location remains the same. Further, the current application could not be considered as rounding off. Cllrs Slater/Brown. 7 voted in favour. 1 against: Cllr Ripper. 1 abstained: Cllr Roberts.

PA21/00667: [Replacement porch and new detached garage.](#) Weymouth-Wilson & Taylor. 17, Goonbell, St Agnes TR5 OPL

No objection. Cllrs Slater/Clark. Unanimous.

PA21/00501: [Non-material amendment to PA20/02966 to change the timber cladding on the garage to reclaimed slate instead \(all elevations\).](#) M Opie-Moran. Woodlands, Quay Road, St Agnes TR5 ORP

No objection. Cllrs Bunt/Brown. Unanimous.

PA21/00179: [Construction of a pitched roof over the flat roof garage to create a first floor home office with walk-on balcony \(amendment to previously approved scheme PA19/11075\).](#) S Teagle. Woodbury, Goonown Road, Goonown, St Agnes TR5 OUT

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No objection. Cllrs Ripper/Bunt. 8 voted in favour. 1 abstained: Cllr Clark.

PA20/06554: [Proposed stables and domestic garden room](#). D Bedford. Hill View, Road from Two Burrows to junction at Meadowside, East Hill, Blackwater TR4 8HW

No objection. Cllrs Bunt/Slater. Unanimous.

PL62/20 Planning Applications Decisions

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

PA19/11268: Demolition of a large garage, a shed and workshop, a lean-to and a large annexe and replace these with a ground and first floor extension including balcony. Leeseide, Porthtowan TR4 8UB [APPROVED]

PA20/08168: Erection of garden room/home office. Albany House, 29, Goonown, St Agnes TR5 0UY [APPROVED]

PA20/09771: Proposed dwelling (Amendment to Plot 2 following approved reserved matters application PA19/09753). Land East of Trenoweth, Buckshead, St Agnes TR5 0XW [APPROVED]

PA20/10267: Reserved matters application for access, appearance, landscaping, layout and scale following outline planning permission PA17/06151 for up to 5 dwellings. Land SSW of Westway, Wheal Rose [APPROVED]

PA20/10590: Crown thin Ash tree by 20%. Rose Cottage, 32, Vicarage Road, St Agnes TR5 0TF [DECIDED NOT TO MAKE A TPO (TCA APPS)]

PA20/09443: Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, and installation of PV array. 26, Trelawny Rd, St Agnes TR5 0TP [APPROVED]

PA20/09446: Energy efficiency improvements to property including external wall and loft insulation, replacement doors and windows, and installation of PV array. 27, Trelawny Rd, St Agnes TR5 0TP [APPROVED]

PA20/09737: Conversion of two apartments to one dwelling. 11 & 12, Kingsley Cove, Sandy Road, Porthtowan [APPROVED]

PA20/03098/PREAPP: Pre-application advice for proposed replacement of an existing building to provide a single dwelling with detached double garage, following refusal of PA19/09534. Holgates Mill, Wheal Kitty, St Agnes TR5 0RF [CLOSED - ADVICE GIVEN]

PA21/00229: EIA screening opinion request for outline planning application, including means of access for up to 14 holiday accommodation units, a site facility building and associated car parking. Leycroft Valley Holidays, Perrancoombe, Perranporth TR6 0JQ [SCREENING OPINION - EIA NOT REQUIRED]

PA20/07803: Certificate of lawfulness for the existing use of land for stationing of a caravan for human habitation and for recreational domestic use. Land N of Lynden House, East Hill, Blackwater TR4 8HW [REFUSED]

PA20/08274: Demolition of existing garage/workshop/store. Replacement with new workshop/store with upper-level craft room/store with connection to applicant's land to the rear. 3, Penwinnick Cottages, Penwinnick Road, St Agnes TR5 0PA [APPROVED]

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PA20/08795: Two storey and single storey rear extension, single storey side extension and enlargement of front porch. 2, Brecon Close, St Agnes TR5 0TD [APPROVED]

PA20/09048: Construction of a new dwelling and associated works. Land North of Carnbargus House, Perrancoombe, Perranporth TR6 0JF [APPROVED]

PA20/09348 Construction of up to 14 holiday units and associated infrastructure - outline with some matters (appearance, landscaping and scale) reserved. Millside, Perrancoombe, Perranporth TR6 0JQ [REFUSED]

PA20/09353: Proposed demolition of double garage and replacement with proposed two bedroom dwelling including roof lights, garage/workshop and access lift to accommodation, with variation of Condition 2 of decision PA18/01881. Land adjacent to Chyvounder, Wheal Butson Road, St Agnes [APPROVED]

PA20/02925/PREAPP: Pre-application advice for advice on proposed reserved matters application - PA19/04322. Plot 2, Clouds Hill, Eastcliff, Porthtowan [CLOSED - ADVICE GIVEN]

PA20/10550: Installation of septic tank and soakaway to serve shepherd's hut. Goonlaze, Quay Road, St Agnes TR5 0RR [APPROVED]

PA20/11099 Certificate of lawfulness for the continued residential use for 10 years and operational development, i.e engineering operations, resulting in a permanent two-storey dwelling house. The Annexe, Fernhill, Buckshead, St Agnes [GRANTED (CAADs, PIPs AND LUs ONLY)]

PA20/11495: Application for a non-material amendment (no.2) following grant of planning permission PA15/04633. Amendment sought - Change to window configuration on NE elevation, addition of window to SW elevation, enlargement of GF window to SE elevation, cloakroom window omitted, stonework to be natural reclaimed granite. Beach House, West Beach Road, Porthtowan TR4 8AD [APPROVED]

PA20/04503: Outline planning permission with some matters reserved for one residential dwelling. Land NE of Fir Tree Cottage, Green Lane, Wheal Rose, Scorrier [REFUSED]

PA20/05348: Outline application with some matters reserved for the residential development of three dwellings. Land North of St Agnes School, Trelawny Road, St Agnes [REFUSED]

PA20/09401: Replacement of existing garage with a garden studio/office. Millstream, Banns Road, Mount Hawke TR4 8BW [APPROVED]

PA20/10465: Demolition of existing flat roofed entrance area, garage and conservatory to be replaced with new single storey flat roofed extensions and new pitched roof providing first floor accommodation and associated works. Bennath, 4, Trevaunance Close, St Agnes TR5 0SW [APPROVED]

PA20/10500: Single storey extension. 4, Rosemundy, St Agnes TR5 0UF [APPROVED]

PA20/10688: The proposed erection of three detached dwelling houses, two garages and the formation of a new vehicular access with variation of Condition 2 of decision PA17/06161 dated 24/08/2017. 26, Trevaunance Road, St Agnes TR5 0SQ [APPROVED]

PA20/10895: Proposed demolition of existing dwelling and garage, construction of replacement dwelling, detached pottery studio, garage and formation of new access. Tremeadows, Mithian Downs, St Agnes TR5 0PX [APPROVED]

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PA20/10980: Proposed new dwelling (Revisions to approved scheme PA20/02873). Land South of Penwinnick Villas, Penwinnick Villas, Penwinnick Road, St Agnes [APPROVED]

PA20/11365: Reinstatement and improvement to existing field entrance. Land adjacent to Chy Lowen, Higher Trevellas, St Agnes TR5 OXS [APPROVED]

PA20/03169/PREAPP: Pre-application advice for conversion of derelict stone barn to modern house. Ropers Walk Barn (Farm), Rope Walk, Mount Hawke [CLOSED - ADVICE GIVEN]

PL63/20 Reports from Council representatives.

Cllr Clark had attended a Planning Enforcement and Compliance meeting which included discussion around Construction Management Plans and how construction working hours were different/longer at the current time due to the pandemic.

PL64/20 Public Bodies (Admissions to Meetings) Act 1960. None.

The meeting closed at 20:10.

Signed:

Date: