



# ST AGNES PARISH COUNCIL

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

01872 553801

[planning@stagnes-pc.gov.uk](mailto:planning@stagnes-pc.gov.uk)  
[www.stagnes-pc.gov.uk](http://www.stagnes-pc.gov.uk)

## Planning Committee Meeting – 21<sup>st</sup> June 2021

Minutes of the meeting of St Agnes Parish Council Planning Committee as above, held at the Parish Rooms, 17, Vicarage Road, St Agnes TR5 0TL at 19:15.

**Present:** Cllrs Ripper (Chair), Bunt, Roberts, Rodda, Sanders, Slater.

**Absent:** Cllr Clark.

**In attendance:** C Callaway, Deputy Clerk; 2 members of the public.

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**PL11/21 Apologies for absence:** Received apologies from Cllr Clark.

**PL12/21 Declarations of interest/Request for dispensations:** None.

**PL13/21 Public Participation:**

S Cohen gave context to application PA21/04940.

**PL14/21 Planning Committee meeting minutes: 24<sup>th</sup> May 2021**

**RESOLVED** that the minutes of the meeting of the Planning Committee as above, having been previously circulated, be taken as read and approved. Cllrs Rodda/Sanders. 5 voted in favour. 1 abstained: Cllr Bunt.

**PL15/21 Pre planning presentation: Construction of retirement property in the West side garden plot of Verdun House**

**RECEIVED** as above from K Brooks regarding Verdun House, Skinners Bottom. Feedback was provided by the Committee, including concern that the proposal site is outside the village settlement boundary. However, Mr Brooks was advised to contact Cornwall Council's Planning department for further advice, as consideration may be given to the fact that the garden plot could be classed as domestic curtilage and therefore the proposed new dwelling may be considered infill.

**PL16/21 Planning Applications for consideration**

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

**PA21/04604:** [Proposed single storey extension](#). T Wonnacott. Southridge, South Wheal Towan, Porthtowan TR4 8UJ

No objection. Cllrs Roberts/Rodda. Unanimous.

**PA21/03815:** [Garden room extension and associated alterations](#). **PA21/05306:** [Listed building consent for the proposal](#).

S Whitworth. 32, Vicarage Road, St Agnes TR5 0TF

The Committee expressed no objection to either application. Cllrs Bunt/Rodda. Unanimous.

Signed:

Date:

**PA21/03420:** [Proposed demolition of existing conservatory and proposed extension to dwelling, including replacing the asphalt flat roof with a pitched natural slate roof with roof lights.](#) M Swales. Towancott, The Annexe, Towan Road, Porthtowan TR4 8AL

No objection, subject to the implementation of a Construction Traffic Management Plan which should include a condition about the restoration of the roadways prior to completion of the work. Cllrs Slater/Roberts. Unanimous.

**PA21/02092:** [Creation of drive for off-road parking, including associated works to drop kerbstones.](#) C Milne. Hollies, 36, Goonown, St Agnes TR5 0UY

No objection. Cllrs Rodda/Roberts. Unanimous.

**PA21/04586:** [Two storey side extension to create annexe, raised decked area and conservatory.](#) Mr & Mrs Boot. 18, South Wheal Towan, Porthtowan TR4 8UJ

No objection, subject to the annexe remaining tied to the principal dwelling. Cllrs Bunt/Slater. Unanimous.

**PA21/04305:** [Proposed dormer window and alterations to doors and windows, creation of mezzanine floor to create sleeping deck to existing Studio.](#) **PA21/04306:** [Listed building consent for the proposal.](#) R Hooper. The Studio, Floral Cottage, Mithian, St Agnes TR5 0QQ

The Committee expressed no objection to either application. Cllrs Slater/Rodda. Unanimous.

**PA21/04742:** [First floor extension to existing roof dormer and installation of a Juliet balcony.](#) P Dash. Busby View, Forthvean Road, Porthtowan TR4 8AY

No objection. Cllrs Rodda/Roberts. Unanimous.

**PA21/04068:** [Construction of detached garage.](#) N Jones. Spinning Wheel Cottage, Beacon Road, St Agnes TR5 0NF

No objection. Cllrs Slater/Bunt. Unanimous.

**PA21/03921 RE-CONSULTATION:** [Certificate of lawfulness for existing use for residential garden used in connection with the property known as Westway.](#) P Kew-Jones. Westway, Wheal Rose, Scorrier TR16 5DF

No objection. The Committee wished to express their thanks to the applicant for producing the necessary evidence. Cllrs Rodda/Roberts. Unanimous.

**PA21/04632:** [Proposed two storey extension and formation of off-road parking.](#) Mr & Mrs Hall. 6, Goonbell, St Agnes TR5 0PH

No objection. Cllrs Ripper/Slater. Unanimous.

Signed:

Date:

**PA21/04981:** [Certificate of lawfulness for the use and building works carried out to the building used as ancillary domestic storage, garage and workshop.](#) F Ball. Crosscoombe Farm, Crosscoombe, St Agnes TR5 OXP

The Committee wished to defer their decision to that of the Planning Officer as this was considered a matter of legality. Cllrs Bunt/Rodda. Unanimous.

**PA21/04288:** [Demolition of existing garage, entrance porch and conservatory, to be replaced with ground floor extensions on West and South elevations and a first-floor dormer extension on North elevation, and construction of shed/car port.](#) T Bean. Mount May Farm, Buckshead, St Agnes TR5 OXW

No objection. Cllrs Slater/Roberts. Unanimous.

**PA21/04940:** [Construction of replacement building to provide annexe accommodation.](#) Mr & Mrs Cohen. Trecara, West Polberro, St Agnes TR5 OST

No objection, subject to the annexe remaining tied to the principal dwelling. Cllrs Slater/Bunt. Unanimous.

**PA21/04787:** [Proposed conversion and extension of domestic workshop/store to self-contained dwelling.](#) A Seaton Burridge. Land adjacent to Green Acres Farm, West End, Blackwater TR4 8HH

No objection. Cllrs Ripper/Bunt. Unanimous.

**PA21/05026:** [Demolition of existing extension & garage to construct a single storey apex side extension with associated internal remodelling and external finishes.](#) Mr Wong & Ms Lewis. 29, Durning Rd, St Agnes TR5 OUP

No objection. Cllrs Slater/Ripper. Unanimous.

**PA21/04266:** [Replace barn \(with consent for conversion\) with a new detached dwelling.](#) J Job. Kennal Farm, Trevellas, St Agnes TR5 OXY

No objection. Cllrs Bunt/Roberts. Unanimous.

**PA21/05159:** [Proposed dwelling \(renewal of previous approval PA18/01668 - no changes from the approved scheme\).](#) M Van Leeuwen. Land opposite 4A, Goonbell, St Agnes TR5 OPH

No objection. Cllrs Rodda/Bunt. Unanimous.

**PA21/04751:** [Change of use from live/work unit to an unrestricted residential dwelling.](#) J Kent. Chestnut Lodge, Goonbell, St Agnes TR5 OPL

No objection. Cllrs Slater/Rodda. Unanimous.

Signed:

Date:

**PA21/05971:** [Proposed replacement of existing timber garage and steel ancillary building with new garden amenity building.](#) Mr Henderson & Miss Bradbury. The Flat, 12, Vicarage Road, St Agnes TR5 0TJ

The Committee believed that the proposed new garden amenity building appeared sufficiently equipped to be considered an annexe and so, although expressing no objection, they would request a condition that it is tied to the principal dwelling. Cllrs Slater/Bunt. Unanimous.

**PA21/05269:** [Siting of four shepherd huts and associated works for use as holiday rentals and the construction of a WC/shower/kitchen block.](#) D Goodright. Prince Croft, Mount Hawke Holiday Bungalows, Mt Hawke TR4 8EE

No objection. Cllrs Rodda/Roberts. Unanimous.

**PA21/05745:** [Non-material amendment for layout changes and replace lantoom stone with brown granite to PA19/02224.](#) M Wong - Classic Builders (SW) Ltd. Land to the East of Holly Grove, East Hill, Blackwater

No objection. Cllrs Ripper/Rodda. 5 voted in favour. 1 abstained: Cllr Roberts.

*The following planning application (PA20/10083) was sent to the Parish Council for consultation after this agenda was published, which means that a consultee comment would arrive with Cornwall Council outside the deadline for response (as it would be placed on a later agenda). Therefore, as agreed with the Case Officer, some informal comments may be collated and submitted, but they do not constitute a formal consultee response.*

**PA20/10083:** Outline planning permission with some matters reserved for an exceptions housing scheme for ten dwellings, including access and associated landscaping with variation of Condition 1 in respect of decision PA17/04405. J Mitchell (Robertson Developments Ltd). Land at Blackwater, Blackwater

The Committee's comments were positive about the proposal and no issues or objections were expressed. The site layout being included as a 'reserved matter' should not create any concern.

**PL17/21 Reports from Council representatives.** None.

**PL18/21 Public Bodies (Admissions to Meetings) Act 1960.** None.

The meeting closed at 20:00.

Signed:

Date: