



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 16th August 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), Clark, Roberts, Rodda, Sanders (late arrival), Slater.

Absent: Cllr Bunt.

In attendance: C Callaway, Deputy Clerk; 7 members of the public.

Councillors expressed their condolences to the City of Plymouth following the tragic loss of life on 12th August. Clerk to write a letter of condolence to Plymouth City Council on behalf of St Agnes Parish.

PL26/21 Apologies for absence: Received apologies from Cllr Bunt.

PL27/21 Declarations of interest/Request for dispensations: None.

PL28/21 Public Participation:

R Hoskings (Agent) spoke for applications PA21/05159 and PA21/06282.

**Cllr Sanders joined the meeting.*

PL29/21 Planning Committee meeting minutes: 19th July 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 Clark/Slater. Unanimous.

PL30/21 Presentation – Wheal Luna Community Led Housing Group

RECEIVED as above from N & T Jones, who are proposing a small-scale, community-led development adjacent to the village boundary in the 'Carnival' field, on the Western side of St Agnes Cemetery. Mr & Mrs Jones are offering their family's land having identified the need for band E homes for local families who are currently renting. The scheme proposed will be affordable led, with seven houses in total, four of which will be discounted purchase (as opposed to shared equity, per developers). They have pursued some advice from the Planning Department at Cornwall Council and the development will hinge upon whether it will comply with Cornwall Local Plan Policy 9 for Rural Exception Sites. Government grant funding is hoping to be pursued once the scheme has progressed past the initial stages of consultations and information gathering.

PL31/21 Pre-Planning Presentation – Land at Goonlaze Yard, Ropewalk, St Agnes

Presentation postponed until the next meeting (20th September 2021).

PL32/21 Planning Applications for consideration

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

PA21/05019: [Demolition of existing derelict outbuildings and new side extension.](#) **PA21/05020:** [Listed building consent for the proposal.](#) Mr Hickey. 4, Trevaunance Road St Agnes TR5 0SE

Signed:

Date:

The Committee expressed no objection to either application. They wished to note their appreciation for the care which had been taken in preserving the character of the property. Cllrs Clark/Rodda. Unanimous.

PA21/06160: [Construction of extensions, alterations and associated works.](#) J Allsopp. Rosewood Barn, Scorrier, Redruth TR16 5BG

No objection. Members of the Committee noted the neighbour's objection but acknowledged that this was a civil matter for resolution. Cllrs Slater/Clark. Unanimous.

PA21/06107: [Proposed porch and alteration to external store.](#) **PA21/06108:** [Listed building consent for the proposal.](#) D Millard. Verbena, Quay Road, St Agnes TR5 0RT

The Committee expressed no objection to either application. Cllrs Clark/Ripper. Unanimous.

PA21/06839: [Construction of a side first floor extension.](#) N Swann. 42, Glendale Crescent, Mt Hawke TR4 8UH

No objection. Cllrs Rodda/Sanders. Unanimous.

PA21/05159 AMENDED PLANS: [Proposed dwelling \(renewal of previous approval PA18/01668 - no changes from the approved scheme\).](#) M Van Leeuwen. Land opposite 4A, Goonbell, St Agnes TR5 0PH

No objection. Cllrs Slater/Clark. Unanimous.

PA21/03786: [Erection of agricultural dwelling.](#) H Curtis. Wheal Burrow, Mithian Downs, St Agnes TR5 0PZ

A motion of 'no objection' (Cllrs Clark/Roberts) was lost by the Chairman's casting vote against the proposal: 3 voted in favour. 3 against: Cllrs Ripper, Rodda, Slater.

The Committee objects as the proposal was not thought to be compliant with Cornwall Local Plan Policy 7 - there must be "up to date evidence of an essential need of the business for the occupier to live in that specific location" and this evidence was not apparent. Cllrs Ripper/Slater. 3 voted in favour. 3 against: Cllrs Clark, Roberts, Sanders. The motion to object was carried by the Chairman's casting vote.

PA21/06278: [Proposed extension and conversion of existing garage into a detached annexe and construction of new double garage.](#) C Reed-Poysden. Trewarren, Mithian Downs, St Agnes TR5 0PY

The Committee objects as the proposed annexe would be remote from, and not subservient to, the main dwelling, therefore contrary to Cornwall Council's Annexe Guidance Note points a. d. and f. Members of the Committee noted the absence of a Design and Access Statement. Cllrs Slater/Roberts. Unanimous.

PA21/06792: [Construction of single storey side extension.](#) P Mooney. 34, Castle Meadows, St Agnes TR5 0UB

No objection. Cllrs Clark/Rodda. Unanimous.

Signed:

Date:

PA21/06925: [Reserved matters following outline consent PA18/08832 for two replacement dwellings.](#) Mr Jopling. Suva & The Studio, Eastcliff Avenue 2, Eastcliff, Porthtowan TR4 8AN

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/Ripper. 5 voted in favour. 1 against: Cllr Clark.

PA21/06861: [Proposed front and side extensions.](#) Mr & Mrs Ball. Bygn-Ef-Ander, 9, Tregoyne, Porthtowan TR4 8FE

No objection. Cllrs Roberts/Clark. Unanimous.

PA21/05429: [Certificate of lawfulness for existing use as a single dwelling house.](#) L Champion. The Cabin, 5, Trekye Cove, Sandy Road, Porthtowan TR4 8UL

The Committee objects as there was insufficient evidence upon which to base a decision i.e absence of legal affirmation substantiating the supporting statements. Cllrs Clark/Slater. Unanimous.

PA21/06282: [Introduction of five motor home pitches with associated works and re-siting of a static caravan to re-use as an office and storage.](#) F Green. Derelict Cottage, Road from Goonvrea Road to Chapel Porth, Chapel Porth, St Agnes TR5 0NR

No objection, subject to Highways' approval. The Committee noted that the Ecological Report was awaited. Cllrs Slater/Roberts. Unanimous.

PA21/06606: [Erection of agricultural shed extension.](#) H Curtis. Wheal Davey Farm, Mithian Downs, St Agnes TR5 0PZ

No objection, subject to the approval of the County Land Agent as the agricultural shed will be substantially increasing in size. Cllrs Slater/Clark. Unanimous.

PA21/06552: [Reserved matters application \(landscaping\) following outline approval PA18/07598 dated 31.12.2018 for a single detached dwelling.](#) J Hurt. Land North of Morning Meadows, White Cross, Wheal Rose, Scorrier TR16 5DA

No objection. Request for attention to be given to a more permeable material for the drive, as opposed to asphalt. Cllrs Rodda/Roberts. Unanimous.

PL33/21 Reports from Council representatives.

Cllr Clark had attended a recent Cornwall Planning Partnership meeting where training was provided to members. There was also discussion around provision for the elderly from Adult Social Care, with a view to them remaining in their own homes with the necessary support.

PL34/21 Public Bodies (Admissions to Meetings) Act 1960. None.

The meeting closed at 20:15.

Signed:

Date: