



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 20th September 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, Slater.

Absent: Cllr Bunt.

In attendance: C Callaway, Deputy Clerk; 10 members of the public.

PL35/21 Apologies for absence: Received apologies from Cllr Bunt.

PL36/21 Declarations of interest/Request for dispensations:

Cllr Clark declared interests regarding PA21/07636 and PA21/08552.

PL37/21 Public Participation:

D Manser spoke in objection to the pre-planning presentation proposal for land at Goonlaze Yard, Ropewalk, St Agnes. S Wilson (Planner, Laurence Associates) spoke for application PA21/07734.

PL38/21 Planning Committee meeting minutes: 16th August 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 Clark/Rodda. Unanimous.

PL39/21 Pre-Planning Presentation – Land at Goonlaze Yard, Ropewalk, St Agnes

RECEIVED as above from J Boyden who is proposing the construction of 5/6 medium sized commercial units (class E) and feedback was provided as follows: Cllrs were in favour of the suggested design and liked how the structure was in keeping with its surroundings. Members were positive about the prospect of new business premises becoming available for local people. Some concern was expressed regarding the rural setting for this proposal. It was also noted that the Highways Officer would need to carefully consider the access to/from the busy road.

PL40/21 Naming of new property at Wheal Rose, Scorrier TR16 5ED

CONSIDERED the suggestion of Lancarrow Barn as the chosen name for approved barn conversion [PA19/06445](#). Agreed that this was a suitable and appropriate name. **Deputy Clerk to inform applicant.**

PL41/21 Planning Applications for consideration

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

PA21/06561: [Proposal to erect a new single storey flat green roof double garage with an interlinking lobby attached to the existing dwelling, thus creating a protected parking, storage facility and a dry entrance to the property.](#) N Hamad & S Seale. Bawden Manor Farm - The Lookout, West Polberro, St Agnes TR5 0ST

No objection. Cllrs Clark/Rodda. Unanimous.

Signed:

Date:

PA21/06465: [Demolition of existing rear extension and construction of new single storey rear extension.](#) G Caddy. Milden, Short Cross Road, Mount Hawke TR4 8DU

No objection. Cllrs Slater/Rodda. Unanimous.

PA21/06738: [Replacement dwelling with variation of Condition 2 of decision PA18/04083 dated 03.07.2018.](#) S Williams. Greengates, West Polberro, St Agnes TR5 OST

No objection. Cllrs Ripper/Roberts. Unanimous.

PA21/07522: [The minor relocation of a permitted detached single storey dwelling and to extinguish permission reference PA17/06140 for the piggeries conversion and PA18/03966 for the replacement dwelling with variation of Condition 5 in respect of decision PA19/00461 dated 23/05/19.](#) M Brown. The Paddock, Silverwell, Blackwater TR4 8JG

The Committee objects as the application is not for the replacement of the residential caravan and seeks to create two separate dwellings on the site. The proposal is considered to be contrary to Cornwall Local Plan Policy 7 (development in the open countryside). Cllrs Roberts/Ripper. 5 voted in favour. 1 abstained: Cllr Clark.

PA21/07583: [Construction of detached single storey home office and garden room within back garden of property.](#) A Flynn. Treglos, Wheal Kitty, St Agnes TR5 ORH

No objection, subject to the condition that the home office/garden room is not used as a separate dwelling (for accommodation purposes). Cllrs Slater/Clark. Unanimous.

**Cllr Clark left the room.*

PA21/07636: [Certificate of lawfulness for existing use of 'The Flat' as a separate self-contained, residential dwelling unit - Class C3 has been ongoing at least since 28/07/2006.](#) A Robinson. The Flat, Freshwinds, Penwinnick Road, St Agnes TR5 OPA

The Committee was unable to support the application as clear evidence of use of 'The Flat' had not been provided i.e absence of legal affirmation substantiating the supporting statement. Cllrs Roberts/Slater. Unanimous.

**Cllr Clark re-entered the room.*

PA21/07599: [Replace window on rear ground floor elevation with external patio sliding door. Remove door on rear elevation next to window and move window on centre. Removal of the redundant back boiler and chimney stack. Open kitchen/dining room masonry wall to create open-plan kitchen/dining room.](#) J Polak. 29, Polbreen Avenue, St Agnes TR5 OTR

No objection. Cllrs Slater/Clark. Unanimous.

Signed:

Date:

PA21/07734: [Certificate of lawful development for an existing use, namely confirmation that a material start has commenced to Plot 1 and Plot 2 of permission granted under PA17/10467 and PA19/09753.](#) C Bones. Land East of Trenoweth, Buckshead, St Agnes

No objection. Cllrs Slater/Clark. Unanimous.

PA21/08182: [Proposals for extension and alterations to existing domestic property.](#) P Grey. Balview, Road from Coast Road to Penwinnick Road, Towan Cross, Mount Hawke TR4 8DA

No objection, subject to accepting the recommendation of the net gain biodiversity in the Bat and Owl Survey. Cllrs Roberts/Rodda. Unanimous.

PA21/08201: [First floor extension to house and construction of separate double garage in garden.](#) Mr & Mrs Sayers. Goonbell House, Road from Karaminga to Hurlingbarrow, Goonbell, St Agnes TR5 OPQ

No objection, subject to the garage remaining tied to the main dwelling and Highways Officer approval (garage access/egress). Cllrs Clark/Slater. Unanimous.

It was noted that there is a substantial garden building within the plot, for which there is no evidence of planning approval.

PA21/07461: [Listed building consent to remove a metal flue currently through the roof at Bank House.](#) L Morris. Bank House, 15, Churchtown, St Agnes TR5 0QW

No objection. Cllrs Slater/Clark. Unanimous.

PA21/08694: [Reserved matters application for appearance, landscape, layout and scale following outline approval PA20/03393.](#) P Crook. Land North East of Morning Meadows, Wheal Rose, Scorrier TR16 5DA

No objection. Consultee comments regarding contaminated land and visibility splays have been noted. Cllrs Clark/Rodda. Unanimous.

PA21/07632: [Revised application of PA20/04192 \(Demolition of existing agricultural building and erection of two rural workshops \(B1 use class\)\).](#) J Reynolds. Goonvrea Barton, Goonvrea Road, St Agnes TR5 ONX

No objection. Cllrs Clark/Sanders. 4 voted in favour. 1 against: Cllr Ripper. 1 abstained: Cllr Slater.

PA21/07626: [Refurbishment and extension of existing dwelling with integrated annexe.](#) A Bielecki. Pentruse, Polbreen Lane, St Agnes TR5 OUN

The Committee objects per the Tree Officer's comments. There also appears to be overdevelopment of the plot, particularly evident on the Western boundary, and a reduction in footprint would be recommended (Cornwall Local Plan Policy 12 a – appropriate scale/size). Cllrs Roberts/Ripper. 5 voted in favour. 1 abstained: Cllr Clark.

Signed:

Date:

PA21/08220: [Proposed loft conversion, including dormer windows to front elevation.](#) E Frederiksen. 17, Penwinnick Parc, St Agnes TR5 0UQ

No objection. Cllrs Clark/Roberts. Unanimous.

PA21/07253: [Demolish extension on South elevation and replace with single storey extension. Installation of water treatment plant and drainage field. Timber framed conservatory to West elevation. Change roof type over existing single storey extensions.](#) O Webster. Polkerris, Gover Hill, Mount Hawke TR4 8BH

No objection. Cllrs Slater/Clark. Unanimous. Noted that no Design and Access Statement was provided.

PA21/03933: [Construction of an agricultural building.](#) P Atkins. Coranthy, Goonearl, Scorrier, TR16 5EB

The Committee objects per the County Land Agent's comments. The proposed building appears over specified for its intended use. Cllrs Slater/Clark. Unanimous.

PA21/08428: [Works to trees namely:- 1 Elm to fell - 1 Sweet Chestnut to fell - 1 Ash to remove - subject to a Tree Preservation Order\(TPO\).](#) G Pipkin. Greenbank House, Penwinnick Road, St Agnes TR5 0UG

The Committee concurs with the Tree Officer's comments and would support the retention of the Sweet Chestnut tree. Cllrs Slater/Clark. Unanimous.

PA21/07990: [Proposed demolition of existing building and construction of one and a half storey cottage style dwelling with associated works.](#) Bodhi St Agnes Ltd (c/o D Applegate). 54, Vicarage Road, St Agnes TR5 0TQ

The proposal was considered an improvement and the Committee expressed no objection. Request for a Traffic Management Plan during the construction phase due to the narrow road which easily becomes congested. Cllrs Clark/Slater. Unanimous.

PA21/07995: [Proposed internal and external alterations including replacement of roof and existing shopfront and demolition of single storey extensions, change of use from hot food takeaway \(Sui Generis\) to shop \(E\(a\)\) and signage.](#) Bodhi St Agnes Ltd (c/o D Applegate). 54A, Vicarage Road, St Agnes TR5 0TQ

No objection. The Committee appreciated the proposed retention of old features and favoured the side entrance. Request for a Traffic Management Plan during the construction phase due to the narrow road which easily becomes congested. Cllrs Clark/Sanders. Unanimous.

**Cllr Clark left the room.*

PA21/08552: [Works to tree namely - \(T1\) - 1 x large Monterey Pine - remove lowest 2 limbs extending to W and N \(respectively\) - subject to a Tree Preservation Order \(TPO\).](#) W English. Firsdene, Goonvrea, St Agnes TR5 0NP

No objection, subject to the Tree Officer's approval. Cllrs Rodda/Roberts. Unanimous.

Signed:

Date:

**Cllr Clark re-entered the room.*

PA21/08197: [Erection of detached dwelling with variation of Condition 2 of decision PA19/01287 dated 29.04.2019.](#) E Rowson. Treport, Blackwater TR4 8EJ

No objection. Cllrs Clark/Slater. Unanimous.

PL42/21 Assessment of the need for a formal review of the NDP

CONSIDERED the need for a review of the NDP against Cornwall Council's checklist of triggers. **RESOLVED** to make a recommendation to Full Council not to review the NDP. Cllrs Rodda/Roberts. Unanimous. **Deputy Clerk to action.**

PL43/21 Reports from Council representatives. None.

PL44/21 Public Bodies (Admissions to Meetings) Act 1960. None.

The meeting closed at 20:25.

Signed:

Date: