



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 18th October 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; In excess of 50 members of the public.

PL45/21 Apologies for absence: Received apologies from Cllr Bunt.

PL46/21 Declarations of interest/Request for dispensations: None.

PL47/21 Public Participation:

D Mitchell (Influence Planning) gave context to PA21/08261.

I Brumwell (Laurence Associates) gave context to PA21/08787 and PA21/08048 & 08049.

A Dryden gave context to PA21/09741.

H Laws, A Hawtrey-Collier, M Stidwell, P Penfold, J Adey, R Cant, T Catt, E Cowell, G Laws and I Finlay all spoke in objection to PA21/09825, each detailing separate concerns.

PL48/21 Planning Committee meeting minutes: 20th September 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.

PL49/21 Pre-planning presentation – Goonlaze, Quay Road, St Agnes TR5 ORR

RECEIVED as above from P Eavis proposing a small B&B business (incl evening meals) run from existing Shepherd's Hut. Feedback was provided as follows: The Committee agreed that what Mr Eavis was proposing would, in principle, meet the requirements of NDP Policy 19 and they anticipate the submission of a retrospective planning application to regularise the use of the Shepherd's Hut as guest accommodation.

PL50/21 Planning Applications for consideration

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

PA21/08505: [Proposal for:- Rear extension, internal and external alterations.](#) G Jenkins. Cascais, Goonvrea Road, St Agnes TR5 0UJ

No objection. Cllrs Roberts/Rodda. Unanimous.

PA21/08476: [Tip reduction of two roadside Beech trees SE of Lacey Green. Pruning of lower limb of roadside Holly tree NE of Lacey Green.](#) J Hood. Lacey Green, Polbreen Lane, St Agnes TR5 0UN

Signed:

Date:

No objection, subject to the Tree Officer's approval. Cllrs Slater/Clark. Unanimous.

PA21/08261: [Change of use of land to provide 23 seasonal camping pitches with associated erection of toilet/shower building and administrative/service building.](#) Mr & Mrs Mansell. Shalimar, Mithian Downs, St Agnes TR5 0PY

No objection, subject to a request for a condition about the reduction of light pollution and, would request a statement regarding the protection of biodiversity, per NDP Policy 12. The Committee were in support of the applicant's vision and liked the idea of providing bike hire opportunities to, in some way, mitigate the fact that the site is some distance from local amenities/services. Cllrs Sanders/Clark. 5 voted in favour. 1 against: Cllr Ripper.

PA21/08896: [Erection of a wooden shed/garage.](#) K Campbell. 9A, Glendale Crescent, Mount Hawke TR4 8DP

No objection. Cllrs Sanders/Rodda. Unanimous.

PA21/08809: [First floor extension to single storey section. Toilet extension to garage and addition of car port.](#) J Sandbrook. The Barn, Wheal Butson, St Agnes TR5 OPT

No objection, although the Committee observed that the ridge height of the extension is not subservient to the host dwelling. Cllrs Clark/Roberts. Unanimous.

PA21/09012: [Alterations and renovation including replacement roof, roof lights and provision of external staircase.](#) N Latto. The Old Chapel, Higher Bal, St Agnes TR5 0ND

The Committee objects as per the WHS Planning Advice comment of 15th October and concurs with their sentiments. Cllrs Roberts/Sanders. 5 voted in favour. 1 abstained: Cllr Slater.

PA21/08163: [Proposed garage conversion.](#) G Pearson. Hillcrest House, Wheal Rose, Scorrier TR16 5DE

No objection. Cllrs Clark/Ripper. Unanimous.

PA21/08787: [Proposed conversion of the piggery to a single dwelling.](#) C Goodenough. Gooninnis Farm, Water Lane, St Agnes TR5 0RA

No objection, subject to the provision of bat boxes. Cllrs Clark/Slater. Unanimous.

PA21/08851: [Listed building consent for re-pointing the engine house and works to make an open mining shaft safe.](#) S Rothwell. Wheal Ellen, Road from Coast Road to junction at Fernleigh, Mount Hawke TR4 8DJ

No objection. The Committee wished to commend the intentions of the applicant. Cllrs Clark/Rodda. Unanimous.

Signed:

Date:

PA21/08943: [Replacement three bedroom dwelling with vehicle access.](#) P Crook. Land North East of Morning Meadows, Wheal Rose, Scorrier TR16 5DA

No objection. Cllrs Clark/Slater. Unanimous.

PA21/09547: [Two storey extension.](#) Mr Lascelles. Tathra House, Wheal Kitty, St Agnes TR5 ORE

The Committee objects. Although the current proposal was considered an improvement to the previously withdrawn application, it was felt that the proposed extension would still interrupt the building line in an attractive terrace and would adversely impact upon the streetscene, contrary to NDP Policy 6 and Cornwall Local Plan Policy 12. Cllrs Ripper/Roberts. 5 voted in favour. 1 against: Cllr Clark.

PA21/07489: [Demolition of existing outbuilding and construction of annexe accommodation.](#) J Watson. Tresco, Goonown, St Agnes TR5 OXF

No objection. The Committee agreed that the proposed annexe met the criteria as set out in Cornwall Council's Annexe Guidance Note. Cllrs Ripper/Slater. Unanimous.

PA21/08048: [Construction of two storey extension to dwelling.](#) **PA21/08049:** [Listed building consent for the proposal.](#) C Goodenough. Gooninnis Farm, Water Lane, St Agnes TR5 ORA

No objection, subject to the condition that the materials used are those as listed in the application documents. Cllrs Slater/Clark. Unanimous.

PA21/09741: [Householder application for proposed extension and reconfiguration of existing dwelling.](#) A Dryden. Amethyst Cottage, Beacon Drive, St Agnes TR5 ONP

No objection. Cllrs Sanders/Rodda. Unanimous.

PA21/08562: [Conversion and extension of single dwelling into two dwellings.](#) J Gush. Wingfield House, Fore Street, Mount Hawke TR4 8DR

No objection. Cllrs Rodda/Sanders. Unanimous.

PA21/09913: [Non-material amendment for change to internal layout of the building to have the kitchen downstairs, change the staircase to a spiral and enlarge the downstairs windows and doors to the enclosed courtyard \(to decision PA20/03232\).](#) M Windram. Land adjacent to 3, Polbreen Lane, St Agnes TR5 OUN

No objection. Cllrs Clark/Rodda. Unanimous.

PA21/03773 RE-CONSULTATION: [Campsite with shower/toilet blocks.](#) Mr George. Perranporth Airfield Ltd, The Airfield, Higher Trevellas, St Agnes TR5 OXS

Signed:

Date:

The Committee objects due to the sensitive location. The proposal site lies within the WWII fighter field, and would partially sit within the Scheduled Monument, as per Historic England's consultee submission. The site is in an AONB, is an SSSI and it is felt that the proposed campsite would adversely affect the setting and its local characteristics, contrary to NDP Policy 10. There are already similar types of tourist accommodation in the area and St Agnes NDP Policy 19 states that 'proposals should have regard to the need to maintain a range of tourist accommodation types in the parish..' Cllrs Clark/Slater. Unanimous.

PA21/09223: [To provide a new residential caravan.](#) K Goldsmith. Land at Lansdowne Park, Wheal Rose TR16 5DF

No objection. Cllrs Rodda/Clark. Unanimous.

PA21/09194: [Listed building consent for proposed works to 1\) relocate the kitchen to the existing dining room on the ground floor 2\) rearrangement of the utility room at the ground floor 3\) rearrangement of the shower room on the first floor.](#) A Hopson. The Old Vicarage, Chiverton Cross, Blackwater TR4 8HS

No objection. Cllrs Slater/Rodda. Unanimous.

PA21/08986: [Alteration of 2no. existing balconies at apartments 9 and 10 to install new glazing.](#) S Gates (The Beach Porthtowan Management Co Ltd). 9 & 10, The Beach Apartments, Westcliff, Porthtowan TR4 8AE

No objection. Cllrs Clark/Roberts. Unanimous.

PA21/09825: [Development of a geothermal power plant including site preparation, drilling of two deep geothermal wells, resource testing, construction of a binary cycle power station and subsequent operation.](#) H Farndale (Geothermal Engineering Ltd). Land at NGR 170611 46141, Mawla, Redruth TR15 6DW

The Committee objects due to the hugely adverse effect this proposal would have on a small village. Policy 17 of the NDP states that ..."Support will be given to low visual impact renewable energy schemes that contribute significantly to the local community" – this proposal directly conflicts with that statement as the visual impact would be overbearing. NDP Policy 10 sets out that proposals for development will only be supported where they .."demonstrate that they sustain local character and have appropriate regard to the identity of the local surroundings based on the St Agnes Parish Local Landscape Character Assessment.." and they should not have an impact upon the characteristics of the local area; the Local Landscape Character Assessment Appendix 4.1, Elevated Upland/Plateau Exposed Land on page 9 describes the ridgeline above Mawla as being an important vantage point, in particular looking North over the World Heritage Site. Significant volumes of construction traffic along these narrow country lanes also creates grave concern. Cllrs Clark/Slater. 5 voted in favour. 1 against: Cllr Sanders.

PL51/21 Planning PowerPoint presentation slides

RESOLVED not to resume presenting all planning applications on a PowerPoint presentation via the projector at Committee meetings, as per pre-March 2020, due to the high volume of applications to consider each month and associated time constraints. Cllrs Clark/Roberts. Unanimous.

PL52/21 Reports from Council representatives.

Cllr Clark had attended a Planning Policy Forum meeting as well as a Planning Policy Forum meeting for Cornwall Councillors.

Signed:

Date:

PL53/21 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 21:07

Signed:

Date: