



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 21st March 2022

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), Barrow, D Brown, Clark, Slater, Watson, Woolcott.

Absent: Cllrs Bunt, Sanders.

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

PL86/21 Apologies for absence:

RECEIVED from Cllr Bunt.

PL87/21 Declarations of interest/Request for dispensations:

Cllr Watson declared an interest in PA22/01018, PA22/02092 and PA22/00937.

PL88/21 Public Participation:

O Sawle gave context to PA22/01020.

K Knights spoke in objection to PA22/01300.

M Wood spoke in objection to PA22/01722.

N Jones gave context to PA22/01732.

Written representation was received from applicants T & S Morris, giving context to PA22/00896.

Written representation was received from applicant C Mitchell, giving context to PA22/00937.

PL89/21 Planning Committee meeting minutes: 21st February 2022

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/Barrow. Unanimous.

PL90/21 Naming of new development in Wheal Rose ([PA21/08694](#) & [PA21/08943](#))

CONSIDERED the Cornish names 'Garth Rosen' or 'Garth Rose' proposed by the applicant. The Committee favoured the name 'Garth Rosen' for the new development. **Deputy Clerk to inform applicant.**

PL91/21 Pre-planning presentation – Land adjacent to the Beacon Country House Hotel, Goonvrea Road, St Agnes

RECEIVED as above from N James who is proposing to site four Shepherd huts on the land. Feedback was provided, including: Members of the Committee preferred this revised proposal as there was less visual impact and they approved of the proposed electric car charging points, the landscaping and the solar panels. Some concerns were expressed about the use of wood burners in the huts (carbon emissions) and how the WHS Office would respond to the new full submission, given their opposition to the original proposals.

PL92/21 Planning Applications for consideration

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

Signed:

Date:

PA22/01020: [Extension of existing cattle shed from four bays to eight.](#) O Sawle (J & J Sawle & Son). Fields at 170080 046257, Mawla Lane End, Redruth TR16 5DW

No objection. Cllrs Slater/Barrow. Unanimous.

**Cllr Watson left the room.*

PA22/01018: [Proposed dwelling \(in lieu of one approved dwelling under decision PA21/01269\).](#) J Lee-Job. Land at Kennal Farm, Trevellas, St Agnes TR5 0XY

The Committee objects as follows: This proposal covers a significantly enlarged site and footprint, which members believe changes Class Q from just the re-use of a redundant building. As the proposed dwelling differs so greatly from the original, it effectively results in a new dwelling in the open countryside (contrary to Cornwall Local Plan Policy 7). Occupancy as a Principal Residence must apply, according to NDP Policy 5. Cllrs D Brown/Barrow. 5 voted in favour. 1 abstained: Cllr Slater.

**Cllr Watson re-entered the room.*

PA21/12087: [Proposed use of ancillary building as a single dwelling house.](#) L Irvine-McDougall. Millstream, Banns Road, Mount Hawke TR4 8BW

The Committee objects in view of the stipulation set out in Condition 4 of the previous planning approval PA20/09401, as follows: "The development hereby permitted shall only be used as a private studio/home office and garden store incidental to the enjoyment of the dwellinghouse as such known as Millstream, Banns Road, Mount Hawke and for no other purpose. Reason: In the interests of the residential amenities of the occupiers of adjoining properties in accordance with Paragraph 127 [revised Para 130] of the National Planning Policy Framework 2019." Cllrs Ripper/Clark. Unanimous.

PA22/01496: [Conversion of garage into a new kitchen area with a new warm roof. Renovation of the rear conservatory and kitchen area into a bedroom with a new warm roof.](#) R Hoskings (OGS Tec Designs). 3, Lawrence Road, St Agnes TR5 0XQ

No objection. Cllrs D Brown/Clark. Unanimous.

PA22/01494: [Part addition \(half-storey\) extension, internal alterations, garage conversion and a new front porch.](#) C Murden. Craigower, 3, Butson Park, Goonown Road, Goonown, St Agnes TR5 0YP

No objection. Cllrs D Brown/Slater. Unanimous.

PA22/01413: [Works to trees subject to a Tree Preservation Order \(TPO\). Works to include: Fell 1 Mature Monterey Pine on the boundary of the property which is starting to suppress the neighbouring Copper Beech. The removal of the Pine is considered to have limited short-term impact on public amenity and will benefit the Beech longer term. Remove lower](#)

Signed:

Date:

[branches of the adjoining Sycamore at point of origin to 4m to clear parking area and to facilitate the felling of the Pine.](#)
D Poole. 3, Rose Cottages, Quay Road, St Agnes TR5 ORP

No objection. Cllrs Slater/Barrow. Unanimous.

PA22/01769: [Resubmission of previously approved lapsed application for proposed two-storey extension and first floor extension. Replacement garage/workshop.](#) S Chapman. The Knoll, Two Burrows, Blackwater TR4 8HN

No objection. Cllrs D Brown/Ripper. Unanimous.

PA22/01581: [Works to trees in a Tree Preservation Order \(TPO\). Works to include: coppice all Elms on road frontage; fell 1 squirrel damaged Sycamore within Elm group; remove basal suckers of Sweet Chestnut; and prune remaining trees \(a number of Sweet Chestnut and Sycamore\) to clear cables, pruning to natural growth points. Allow site to be regenerated by coppice re-growth and replacement trees already planted.](#) P Moran. Woodlands, Quay Road, St Agnes TR5 ORP

No objection. Cllrs Clark/Barrow. 6 voted in favour. 1 abstained: Cllr Slater.

PA22/01808: [Proposed construction of replacement dwelling and associated works.](#) A Page. 30, Castle Meadows, St Agnes TR5 OUB

No objection. Cllrs D Brown/Clark. 6 voted in favour. 1 abstained: Cllr Slater. Members complimented the proposed addition of PV panels.

PA22/00699: [Conversion of integral garage to kitchen by also changing flat roof to pitched. Modifications to South West elevation and internal modifications.](#) Mr & Mrs Gregori. 24, Symons Close, Blackwater TR4 8ER

No objection. Cllrs Slater/Watson. Unanimous.

PA22/01300: [Single storey side extension to dwelling and conversion of existing garage into family annexe with the addition of roof lights on the existing garage roof.](#) H Davey. 48, Tregese Road, St Agnes TR5 OSL

No objection, subject to a condition that the annexe is used for non-paying family members only and is tied to the principal dwelling. Further, it must be noted that this application has been supported on the understanding that the garage is retained at its original height. Cllrs Clark/Barrow. 5 voted in favour. 2 abstained: Cllrs D Brown and Woolcott.

PA22/01872: [Listed building consent for the repointing of the existing chimney stack with lime-based mortar.](#) D Poe (Trearren Management Company Ltd). Trearren, Vicarage Road, St Agnes TR5 OTL

No objection. Cllrs Ripper/Watson. Unanimous.

PA22/01538: [Construction of a decking area to the rear elevation and associated works.](#) J Noonan. 20, Castle Meadows, St Agnes TR5 OUB

Signed:

Date:

No objection. Cllrs Clark/Watson. Unanimous.

PA22/00896: [Demolition of existing dwelling and construction of replacement dwelling and ancillary garage outbuilding.](#) T Morris. The Chalet, West Polberro, St Agnes TR5 OST

No objection. Cllrs Slater/Watson. Unanimous.

PA22/01527: [Single storey rear extension - glazed infill. Alterations to rear roof including new roof light. Internal alterations.](#) **PA22/01528:** [Listed building consent for proposal.](#) V Round. 4, Stippy Stappy, St Agnes TR5 OQR

No objection to the plans in principle, but neighbours' concerns regarding boundary positions and potential blocking of vents were noted. Cllrs Ripper/Woolcott. Unanimous.

**Cllr Watson left the room.*

PA22/02092: [Non-material amendment in relation to decision notice PA21/04266 dated 14.07.2021: Roof covering changed from metal to single-ply membrane with standing seams.](#) J Job. Kennal Farm, Trevellas, St Agnes TR5 OXY

No objection. Cllrs D Brown/Barrow. Unanimous.

**Cllr Watson re-entered the room.*

PA22/01722: [Proposed extension, garage and vehicular access.](#) R Wadham-Smith. Pendeen Cottage, South View Parc, Porthtown TR4 8AZ

The Committee objects as follows: The proposed extension was not considered subservient to the principal dwelling; there would be a significant increase in height, mass and scale compared to the original footprint; overlooking concerns and overshadowing were also raised, contrary to Cornwall Local Plan Policy 12. It was felt that the original cottage had been lost in the new design, contrary to Cornwall Local Plan Policy 2 - Respecting and enhancing quality of place, and NDP Policies 6 and 11 (c). Cllrs Barrow/D Brown. 6 voted in favour. 1 against: Cllr Ripper.

PA22/02070: [EIA Scoping Opinion Request for the development of a Refuse Transfer Station and Materials Recycling Facility and associated infrastructure.](#) E Smyth (SUEZ Recycling & Recovery UK LTD). Plot 1, Cornwall Business Park East, Scorrier

No objection. Cllrs Watson/Clark. Unanimous.

PA22/01732: [Application for outline planning permission with some matters reserved for the construction of an affordable led, mixed tenure development of seven properties namely access, layout and scale.](#) N Jones (Meur Ras Developments Ltd). Land South of Goonvrea Road, Goonvrea Road, St Agnes TR5 ONX

No objection. Cllrs Clark/Slater. Unanimous. Request for dropped kerbs for pushchairs/wheelchairs to be included.

Signed:

Date:

PA22/02140: [Works to trees namely: G4 Sycamore x 2 - fell - subject to a Tree Preservation Order \(TPO\).](#) J Mitchell (CC Environment). Dorcas Shaft, Land North of Langley Cottage, Polbreen Lane, St Agnes TR5 0UN

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

PA22/02066: [Conversion of single dwelling into two dwellings.](#) J Gush. Wingfield House, Fore Street, Mount Hawke TR4 8DR

No objection. Cllrs Slater/D Brown. Unanimous.

PA21/11272: [Reserved matters application in respect of PA19/09046 \(Outline application for a pair of semi-detached houses with onsite parking\).](#) M Chapman. Land NW of The Glen, Wheal Rose, Scorrier TR16 5DA

No objection. Cllrs Barrow/Slater. Unanimous. Noted that the vehicle turning area for Plot 2 appeared rather small.

**Cllr Watson left the room.*

PA22/00937: [Proposed construction of a conservatory and detached garage.](#) C Mitchell. Piper's Piece, Higher Trevellas, St Agnes TR5 OXS

No objection. Cllrs Clark/Ripper. Unanimous.

**Cllr Watson re-entered the room.*

PA22/00190: [To install two roof lights into the front of the property.](#) B Glew (Elite Developments). 4, Beachside Court, West Beach Road, Porthtowan TR4 8GY

No objection. Cllrs Barrow/Clark. Unanimous.

PA22/02498: [Non-material amendment in relation to decision notice PA21/06186 dated 23.08.2021: Timber cladding to front elevation and revised openings.](#) M Stephens & H Mansell. 7, Henley Drive, Mount Hawke TR4 8DS

No objection. Cllrs Slater/D Brown. Unanimous. Request that the Condition 3 requirements (regarding window glazing/restricted opening) of decision notice PA21/06186 are retained.

PL93/21 Reports from Council representatives.

Cllr Ripper had recently attended the Cornwall ALC Ltd AGM, at which Cllr Olly Monk, Cornwall Council Portfolio holder for Housing and Planning, was present. Cllr Monk presented his concerns regarding housing needs and plans to try to overcome housing issues.

Signed:

Date:

PL94/21 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:38.

Signed:

Date: