



ST AGNES PARISH COUNCIL

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St Agnes, Cornwall
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Planning Committee Meeting – 19th April 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, Clark, Slater, Woolcott.

Absent: Cllrs D Brown, Bunt, Sanders, Watson.

In attendance: C Callaway, Deputy Clerk; 22 members of the public.

PL95/21 Apologies for absence:

RECEIVED from Cllrs D Brown, Bunt, Watson.

PL96/21 Declarations of interest/Request for dispensations:

Cllr Clark declared an interest in PA22/01772.

Cllr Woolcott declared an interest in PA22/02534.

Cllr Barrow declared an interest in PA22/02792.

Dispensations were awarded to Cllrs Clark, Woolcott and Barrow, as above, due to the meeting being inquorate without their presence.

PL97/21 Public Participation:

M Kimmins gave context to PA22/02033.

A Leatherbarrow gave context to PA22/02391.

T Lowe, A Pickup, S Faulkes and C Harrison spoke in support of PA22/02391.

S Bott spoke in objection to PA22/02391.

P Owen (representative of applicant, G Message) spoke in support of PA22/01772.

S Collins gave context to PA22/02739.

L Solley (Planning Agent, Situ8) spoke in support of PA22/02773.

J Appleyard spoke in objection to PA22/03072.

PL98/21 Planning Committee meeting minutes: 21st March 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/Slater. Unanimous.

PL99/21 Pre-planning presentation – Goonvrea Farmhouse, St Agnes TR5 0NL

RECEIVED as above from J C Brown (representative of applicant, E Kiernan) - Proposed demolition of Farmhouse and replacement with a new, high quality and thermally efficient dwelling.

Positive feedback from the Committee was provided, with the request that the replacement dwelling be positioned further away from the road and the suggestion of a Construction Traffic Management Plan during the works. The Committee advised that when the full application is live, consultee responses from the WHS and AONB will be afforded substantial weight.

PL100/21 Planning Applications for consideration

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

PA22/01934: [The construction of a building for domestic workshop and campervan storage.](#) G Prisk. Maple Cottage, Trevellas, St Agnes TR5 0YA

No objection. Cllrs Slater/Barrow. Unanimous.

PA22/02001: [Construction of a new bungalow and access in the garden of number 5, Bolster Close. Demolition of existing double garage and replace with new, with variation of Condition 2 of decision PA19/00714 dated 03.10.2019.](#) P Selby. 5, Bolster Close, St Agnes TR5 0TT

Application withdrawn prior to meeting.

PA22/01350: [Reconstruction of existing timber frame barn to create a home working space and gym.](#) **PA22/00893:** [Listed building consent for the proposal.](#) P Gawthorpe. Fow Goth, Water Lane, St Agnes TR5 0QZ

No objection. Cllrs Clark/Slater. Unanimous.

PA22/02664: [Provision of dormers to give improved headroom, floor area and escape windows. Installation of photovoltaic windows.](#) Mr & Mrs Smethurst. Polvenna, Eastcliff Avenue 3, 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 Barrow/Ripper. Unanimous.

PA22/02033: [Erection of 6no. 15m high floodlight poles and floodlighting to football pitch.](#) M Kimmins (St Agnes Sports Club). Enys Park, West Polberro, St Agnes TR5 0SS

No objection. Cllrs Slater/Clark. Unanimous.

PA22/01554: [Removal of caravans with residential status and replacement with new dwelling.](#) C Ealden. Park Hall, Mount Hawke TR4 8DL

No objection, subject to a satisfactory heritage assessment being provided for the WHS. Cllrs Slater/Barrow. Unanimous.

PA22/02391: [Retrospective permission for the erection of a live/work unit.](#) A Leatherbarrow. The Old Workshop, Mount Hawke Skate Park, Mount Hawke TR4 8BQ

The Committee objects as the application was considered to be contrary to Cornwall Local Plan Policy 5 which states that the land use should be well integrated with the village and there must be an overriding justification for the need for the business at the specific location. The proposal was considered contrary to Cornwall Local Plan Policy 7 (housing in the countryside) and Cornwall Local Plan Policy 12.2 due to the unreasonable noise generated by the nature of the business - it was felt that an independent noise/environmental report should have been included in the application documents. Further, the application was considered to be contrary to NDP Policies 1 (outside settlement boundary), 14

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and 15 due to the adverse effect on local resident's amenity. Cllrs Barrow/Ripper. 3 voted in favour. 2 abstained: Cllrs Slater, Woolcott.

PA22/01772: [Demolition of house and garage and construction of replacement dwelling.](#) G Message. Westward Ho, Eastcliff Avenue 3, 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 Barrow/Slater. 4 voted in favour. 1 abstained: Cllr Clark.

PA22/02780: [Proposed side and rear extension to existing dwelling.](#) A Sanders. Demelza, Towan Cross, Mount Hawke TR4 8DA

No objection. Cllrs Ripper/Clark. Unanimous.

PA22/02739: [Removal of sunroom and extension, construction of rear extension, addition of pitched roof to garage, modifications to fenestration and associated works.](#) Mr & Mrs Collins. Bewpray, Vicarage Road, St Agnes TR5 0TL

No objection, subject to approval from the Historic Environment Planning Team for an alternative roof form, as per their request. Cllrs Barrow/Clark. Unanimous.

PA22/02623: [Loft extension including raising of the ridge, rear terrace and associated works.](#) Ms Fozard. Chy-Ser-Rosow, Barkla Shop, St Agnes TR5 0XN

No objection in principle. Suggested that the Case Officer works with the applicant to address the issue raised regarding the window to the West facing gable. Cllrs Ripper/Woolcott. Unanimous.

PA22/02053: [Domestic extension to existing dwelling \(Penhallow Farmhouse\); demolition of 1no. outbuilding and 1no. annexe \(Bosvine\) and replacement with a single building to include covered parking, storage and office; addition of WC within existing outbuilding.](#) Mr & Mrs Hurdle. Penhallow Farm, Mount Hawke TR4 8BD

No objection. Cllrs Woolcott/Barrow. Unanimous.

PA22/02534: [Erection of a purpose-built building to accommodate a solar array of 100 panels and use of the building as a holiday letting unit.](#) Mr & Mrs Doble. Land West of The Croft, Trevaunance Road, St Agnes TR5 0NB

The Committee objects per WHS Planning Advice and concur that the application is considered contrary to Cornwall Local Plan Policy 24 (historic environment), as well as NDP Policies 11 and 6. Further, the proposal site lies outside the village settlement boundary. Cllrs Slater/Barrow. 4 voted in favour. 1 abstained: Cllr Woolcott.

PA22/02883: [Proposed replacement of substandard rear extension.](#) M Lascelles. 1, Old Counthouse, Wheal Kitty, St Agnes TR5 0RE

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No objection. Cllrs Ripper/Barrow. 4 voted in favour. 1 abstained: Cllr Clark.

PA22/00662 REVISED PLANS: [Proposed extension and internal alterations.](#) Dr Young. Perran Cottage, Rocky Lane, St Agnes TR5 0SA

No objection, subject to the approval of the WHS and the AONB Unit. Noted that the revised design was much improved. Cllrs Ripper/Slater. Unanimous.

PA22/02773 AMENDED APPLICATION: [Ground and first floor extensions, and alterations to/modernisation of existing dwelling.](#) T Ferguson. Skylarks, West Polberro, St Agnes TR5 0ST

No objection. Cllrs Clark/Slater. Unanimous.

PA22/02835: [Works to trees subject to a Tree Preservation Order. Works are for the pruning of two Sycamore trees \(T7 and T8\) to increase clearances and reduce shading whilst maintaining the amenity of the trees. Full details in supporting document.](#) C Bowring. Homeleigh, Trevellas, St Agnes TR5 0XZ

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

PA22/02792: [Works to trees subject to a TPO: Sycamore TPO18/00006 W8, reduce canopy size; Sycamore TPO18/00006 W8, cut back overhanging branches and reduce canopy size by 20%. Monteray Cypress TPO18/00006 G1, cut back some of the lower branches to reduce the weight/re-balance tree. The rear of the two trees requires no attention.](#) P Taylor. Barn Elms, Rose Hill, Porthtowan TR4 8GJ

No objection. Cllrs Clark/Slater. 4 voted in favour. 1 abstained: Cllr Barrow.

PA22/01418: [Continual use of four touring caravans on applicant's agricultural land full-time \(not seasonal\) for local people.](#) G Walters (GKW Builders). Caravans at Swift Barn, Mile Hill, Porthtowan TR4 8TY

The Committee objects as the site lies outside the village settlement boundary and significant access concerns were expressed. Cllrs Barrow/Slater. Unanimous.

PA22/03189: [Internal reconfigurations with window amendments and new dormer window.](#) E Brock. The Tollhouse, Wheal Rose, Scorrier TR16 5DF

No objection. Cllrs Clark/Barrow. Unanimous.

PA22/02913: [Demolition of existing workshop/store and construction of replacement workshop/store including self-contained annexe.](#) S Seale & N Hamad. The Lookout, Bawden Manor Farm, West Polberro, St Agnes TR5 0ST

No objection subject to the approval of the WHS and the AONB Unit, with the request for a condition that the self-contained annexe is tied to the principal dwelling and for family use only. Cllrs Clark/Ripper. Unanimous.

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PA22/03072: [Cross-subsidy residential development consisting of six dwellings \(three affordable\), access and landscaping.](#) M & I Price, M Astbury and Westcountry Land. Land off Forthvean Road, Porthtowan TR4 8AY

The Committee objects as follows: Although the proposal would appear to comply with Cornwall Local Plan Policy 9 as a rural exception site, the stated bedroom allocation does not appear consistent with this. The unbalanced split regarding bedroom take suggests the development is likely to be open market led. The proposal was also considered contrary to St Agnes NDP Policy 2, which states a target of 100% affordable housing. To be noted that although the main application documents available refer to Portreath Parish and their NDP, the site now falls within St Agnes Parish, following a Cornwall Council boundary review. Cllrs Clark/Barrow. Unanimous.

PA21/12506 REVISED PLANS: [Proposed construction of new dwelling with off-road parking and garden amenity within domestic curtilage.](#) T Melville. Land adjacent to Menagissey Vean, Menagissey, Mount Hawke TR4 8DQ

The Committee objects due to the proposed new dwelling not sitting within curtilage which qualifies as previously developed land for development. Cllrs Slater/Ripper. Unanimous.

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

No objection. The Committee wished to commend the applicant for their revised plans and remarked that they were now more in keeping. Noted that no construction would be higher than the existing cottage. Cllrs Woolcott/Barrow. 4 voted in favour. 1 abstained: Cllr Clark.

PA22/03477: [Demolition of conservatory and erection of single storey extension to single detached property.](#) S Spencer. 12, Whitworth Close, St Agnes TR5 0UW

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

PA22/03378: [Listed building consent to introduce a mechanical extractor in the bathroom which will go through the wall and exit via a modest opening with a suitable cast iron vent cover being fitted. An existing plastic vent is also set to be changed to match the cast iron vent proposed.](#) B & S Cullen. 2, The Old School, British Road, St Agnes TR5 0YU

No objection. Cllrs Barrow/Ripper. 3 voted in favour. 2 abstained: Cllrs Clark, Slater.

PL101/21 Reports from Council representatives. None received.

PL102/21 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 21:00

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