



# ST AGNES PARISH COUNCIL

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## Planning Committee Meeting – 20<sup>th</sup> June 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, Bradbury, Clark, Slater, Watson, Woolcott.

**Absent:** Cllr Bunt.

**In attendance:** L Dunkley, Clerk; 20 members of the public.

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### PL11/22 Apologies for absence

**RECEIVED** from Cllr Bunt.

### PL12/22 Declarations of interest/Request for dispensations

Cllr Barrow declared an interest in PA22/04718.

### PL13/22 Public Participation

M Prisk and D Brown spoke in objection to PA22/04556.

S Bradbury gave context to PA22/02337 and A Pickup spoke in favour.

S Bott spoke in objection to PA22/02337.

J Surfleet gave context to PA22/04437.

E Hassett gave context to PA22/03593.

S Bott gave context to PA22/04326.

### PL14/22 Planning Committee meeting minutes: 16<sup>th</sup> May 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 Slater/Barrow. 6 in favour, 1 abstained: Cllr Bradbury.

### PL15/22 Pre-planning presentation – For affordable housing led scheme at North Hill, Blackwater

**RECEIVED** as above from E Rodgers of Treveth Development LLP. The Committee discussed matters such as infrastructure, proportion of affordable housing and concerns raised by ATV (neighbour). A public meeting is due to be held in Blackwater on 28<sup>th</sup> June.

### PL16/22 Planning Applications for consideration

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

**PA22/04582:** [Two storey extension to the side](#). M Ginns. 25, Henley Crescent, Mount Hawke TR4 8DN

No objection. Cllrs Watson/Slater. Unanimous.

**PA22/04641:** [Gable extensions and adaptations to roof to provide for first floor accommodation](#). T Crooks. 4, Trenithick Meadow, Mount Hawke TR4 8GN

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No objection. Cllrs Slater/Clark. Unanimous.

**PA22/04429:** [Demolition of existing barn and construction of two new dwellings](#). M Dennis. Samphire Barn, Buckshead, St Agnes TR5 OXW

Object on the following grounds: Concerns about the design character, particularly with the roof not being in keeping with the hamlet (slate and one thatch). Concerns about adequate parking - not sufficient as a lack of visitor parking. The proposal constitutes development of new homes in the open countryside with no special circumstances demonstrated. The proposal is considered to therefore contravene Cornwall Local Plan Policies 2, 7 and 13, and NDP Policy 6. Cllrs Ripper/Barrow. Unanimous.

**PA22/04699:** [Submission of details to discharge Conditions 3 and 4 in relation to Decision Notice PA20/11286 dated 30/04/2021](#). R Richards (RHR Construction Ltd). Land N of Chapel Terrace, Higher Bal, St Agnes TR5 OND

No objection. Cllrs Barrow/Woolcott. Unanimous.

*\*Cllr Barrow left the meeting*

**PA22/04718:** [Submission of details to discharge Conditions 10, 11 and 12 in respect of Decision Notice PA16/04228](#). S Hicks. Site Office, Towan Valley, Porthtowan TR4 8FJ

No objection. Cllrs Clark/Watson. 4 voted in favour. 2 abstained: Cllrs Slater, Bradbury.

*\*Cllr Barrow re-entered the meeting*

**PA22/04192:** [Application for a Lawful Development Certificate for an existing use: ancillary and incidental use at a C3 dwellinghouse](#). D Kent. Sun View, 1, Eastcliff Avenue, Eastcliff, Porthtowan TR4 8AL

The Committee had insufficient information in order to provide comment. Cllrs Watson/Barrow. Unanimous.

**PA22/04556:** [Erection of a steel portal frame agricultural building](#). B Warrick. Land at Goonbell, Wheal Fire Lane, St Agnes TR5 OPS

Concern was expressed about perceived use as domestic curtilage. The Committee will only support with the County Land Agent's approval and request that existing buildings on site are removed. Cllrs Slater/Barrow. Unanimous.

**PA22/02337:** [Proposed self-build live/work unit \(retrospective\)](#). S Bradbury. Land North East of Bramwell Barn, Mount Hawke TR4 8BQ

Cllrs Slater queried whether the Council could comment as an employee of the Council is an adjacent landowner and objector. The Clerk clarified that the Council is in a position, as a corporate body, to respond to the planning consultee

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request as it has no interest in the proposal (e.g. it does not own the land itself at the site) but that if individual Cllrs felt they have an interest as they were too close to one of the parties involved it is for them as an individual Cllr to declare.

The Committee objects on the following grounds: Development in the open countryside outside the settlement boundary is contrary to the NDP and Cornwall Local Plan Policy 7. The location is not well integrated into the village of Mount Hawke and no overriding need to be in that location is demonstrated (Cornwall Local Plan Policy 5 and NDP Policy 15). The Committee is concerned that there are reports that the business activity creates unreasonable noise and disturbance, which contravenes Cornwall Local Plan Policy 12 and NDP Policy 15. The development is harmful to the landscape and biodiversity, contrary to Cornwall Local Plan Policy 2 and NDP Policies 10 and 12. Cllrs Clark/Ripper. 5 voted in favour. 2 abstained: Cllrs Slater, Woolcott.

**PA22/04784:** [Demolition of existing UPVC conservatory and replacement with new part-masonry, part-glazed porch and home office/entrance.](#) Mr & Mrs Gaskin. 10, Trelowen Road, Goonbell, St Agnes TR5 0PL

No objection. Cllrs Clark/Slater. 6 voted in favour. 1 against: Cllr Ripper.

**PA22/04698:** [Garage with workshop above.](#) S Jose. The Crow's Nest, Gover Hill, Mount Hawke TR4 8BH

No objection, provided that the development is tied to the main dwelling. Cllrs Slater/Watson. Unanimous.

**PA22/04853:** [Construction of a detached annexe/holiday let in lieu of existing garage workshop and the construction of a single storey rear extension.](#) **PA22/04854:** [Listed building consent for the proposal.](#) E Maguire. High Croft Prince, Mount Hawke TR4 8EE

No objection, provided that the development is tied to the main dwelling and a condition is placed that it will not be used as a permanent residence. Cllrs Clark/Woolcott. Unanimous.

**PA22/04437:** [Construction of single storey extension to rear and porch to front of dwelling with internal alterations, construction of replacement garage/store with solar panels, construction of garden room to be used as ancillary accommodation and alterations to access and parking.](#) J Surfleet. 1, Old Church Cottage, Penhall Lane, Mount Hawke TR4 8TL

No objection, provided that the Garden Room is tied to main dwelling. Cllrs Slater/Clark. Unanimous.

**PA22/04161:** [Loft conversion with dormer extensions, rear single-storey extension and replacement windows and doors throughout.](#) Mr & Mrs Scull-Willows. 6, Trekye Cove, Sandy Road, Porthtowan TR4 8UL

No objection. Cllrs Barrow/Slater. Unanimous.

**PA22/05046:** [Enlargement of utility room to the side/rear.](#) C Hale. 21, Atlantic Way, Porthtowan TR4 8AH

No objection. Cllrs Barrow/Clark. Unanimous.

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**PA22/04855:** [Demolition of single storey extension and replacement with two storey extension on the same footprint.](#) Y Malczyk (Milton Homes Properties Ltd). 3, Polbreen Lane, St Agnes TR5 0UN

No objection, provided that a suitable Construction Traffic Management Plan is produced. Cllrs Slater/Clark. Unanimous.

**PA22/05045:** [Re-submission of PA21/03164 for proposed garage, parking area, relocation of entrance and new septic tank/drainage field - The new design will move the garage back towards the main dwelling and add a first floor.](#) Chyvounder, Wheal Butson Road, St Agnes TR5 0PW

No objection, provided that the development is tied to the main dwelling. Cllrs Clark/Watson. Unanimous.

**PA22/05165:** [Domestic alterations to the rear of the dwelling to provide improved accessibility.](#) **PA22/05166:** [Listed building consent for the proposal.](#) S Lord. 2, Vicarage Road, St Agnes TR5 0TJ

No objection to either application. Cllrs Slater/Clark. Unanimous.

**PA22/05103:** [Non-material amendment in relation to decision notice no. PA17/05780 dated 03/08/2017.](#) D Eden. Grange Cottage, Barkla Shop, St Agnes TR5 0AB

No objection. Cllrs Barrow/Ripper. Unanimous.

**PA22/05280:** [Non-material amendment in relation to decision notice PA21/12436 dated 17/03/22 to alter integral garage into a study and store, with addition of window in lieu of garage door and additional door to side of property.](#) Kingsley Developments. Land to the rear of 8, Kerensa Gardens, Goonown, St Agnes TR5 0YX

No objection, provided that car parking arrangements are not changed from PA21/12436. Cllrs Slater/Watson. Unanimous.

**PA22/05302:** [Demolition of existing barn and construction of new single storey dwelling.](#) M Dennis. Summer Barn, Buckshead, St Agnes TR5 0XW

Object on the following grounds: Concerns expressed about the design character, particularly with the roof not being in keeping with the hamlet (slate and one thatch). Concerns about adequate parking – insufficient as a lack of visitor parking. The proposal constitutes development of new homes in open countryside with no special circumstances demonstrated. The proposal would therefore contravene Cornwall Local Plan Policies 2, 7 and 13, and NDP Policy 6. Cllrs Watson/Ripper. Unanimous.

**PA22/03593:** [Proposed dwelling and garage.](#) S Alldritt. Hunters Lodge, Trevellas, St Agnes TR5 0XX

No objection. Cllrs Watson/Barrow. Unanimous.

**PA22/04326:** [Proposed construction of two detached dwellings.](#) S Bott (Supersound UK Ltd). Land at Eastcliff, Eastcliff, Porthtowan TR4 8AN

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Object on the following grounds: The proposal creates scope for incremental development/growth and does not constitute rounding off, particularly as the site is the other side of a physical boundary (track). The development is outside the settlement boundary and although adjacent to it, would constitute housing in the countryside (contrary to Cornwall Local Plan Policy 7). Cllrs Clark/Slater. 4 voted in favour. 1 against: Cllr Barrow. 2 abstained: Cllrs Watson, Woolcott.

**PA22/05291:** [To make alterations to the existing dwelling and to construct a ground floor extension to the rear garden, as well as to extend upwards into the roof of the existing property and extend the existing annexe.](#) Dr Huxstep.  
Chynarth, Wheal Kitty, St Agnes TR5 0RH

Object on the following grounds: The flat roof, with all those in the surrounding area being pitched, is in conflict with village character and contrary to NDP Policy 6. The Committee also commented that any annexe should be tied to the main dwelling and that the inclusion of solar panel use in the proposal was welcome. Cllrs Ripper/Woolcott. Unanimous.

**PA22/05017:** [Application for Permission in Principle for the erection of up to three dwellings.](#) M Harris (MJH Carpentry).  
Land adjacent to Awen, Wheal Rose, Scorrier TR16 5DA

No objection, with the following comments: There are drainage and sewerage concerns and also suggestions that the highway is unsuited for more development, so these should be investigated by the Planning Authority. While the proposal is strictly outside the settlement boundary it appears to be previously developed land and edged by natural boundaries which should deter further incremental development. Cllrs Barrow/Clark. 6 voted in favour. 1 against: Cllr Slater.

**PL17/22 Reports from Council representatives.**

**RECEIVED** reports from Cllr Clark regarding the work of the Planning Partnership at Cornwall Council, and attendance at an AONB protected landscapes training session with the Partnership.

**PL18/22 Public Bodies (Admissions to Meetings) Act 1960.** None.

Meeting closed at 21:00.

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