



ST AGNES PARISH COUNCIL

Parish Clerk: Lee Dunkley BA (Hons), MPhil, FSLCC
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St Agnes, Cornwall
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Planning Committee Meeting – 18th July 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; 5 members of the public.

PL19/22 Apologies for absence

RECEIVED from Cllr Bunt.

PL20/22 Declarations of interest/Request for dispensations

Cllr Watson declared an interest in PA22/00321.

PL21/22 Public participation

R Atkinson (agent) gave context to PA22/04903.

P Bateman (agent) gave context to PA22/05071.

N James gave context to PA22/05471.

PL22/22 Planning Committee meeting minutes: 20th June 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/Watson. Unanimous.

PL23/22 Naming of new development (Land adj to Kerensa Gardens, Goonown, St Agnes)

CONSIDERED the new name Kerensa Court (No's 1 -8) as proposed by Kingsley Developments and agreed to this suggestion. **Deputy Clerk to respond to Developers.**

PL24/22 Planning applications for consideration

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

PA22/04903: [Demolition of existing dwelling/construction of proposed replacement dwelling](#). E Kiernan. Goonvrea Farm, Goonvrea, St Agnes TR5 0NL

No objection. The Committee supports the comments by Historic England in seeking protection for the Bolster Bank monument. Cllrs Clark/Bradbury. Unanimous.

PA22/05358: [Application for a lawful development certificate for an existing use of Lavender Cottage as a dwelling](#). S

Johnson. Lavender Cottage, Trevellas, St Agnes TR5 0YA

Signed:

Date:

The Committee notes that three previous applications at this site have been refused based on the judgement of three separate planning officers that the building is abandoned. There is clear evidence that there has been no activity within the building for a period in excess of 29 years and therefore, combined with the local knowledge of Councillors, the application is opposed as the Committee considers the cottage status to be that of "abandonment". Cllrs Watson/Woolcott. Unanimous.

PA22/05439: [Replacement of existing Primrose Cottage with detached two storey dwelling, including family use annexe.](#) Dr Sharp. Primrose Cottage, Promised Land, Goonown, St Agnes TR5 0AZ

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

PA22/05123: [Extension to main dwelling and to also include garage reconstruction on existing footprint with replacement balustrade system and door.](#) S Leuchars. Treryn, Beach Road, Porthtowan TR4 8AA

No objection, subject to the production of a suitable Construction Traffic Management Plan. Cllrs Watson/Barrow. Unanimous.

PA22/05339: [Proposed high quality holiday let \(Resubmission of PA21/12113 dated 03/03/22\).](#) A Laird. Paddock at Torvean, Coast Road, Porthtowan

No objection. Cllrs Clark/Watson. Unanimous.

PA22/05071: [Permission in Principle for the construction of a single dwellinghouse.](#) A Davies. Land adjacent to 2, Old Church Cottage, Penhall Lane, Mount Hawke TR4 8TL

The Committee notes that the proposal lies outside the development boundary but does constitute infill on previously developed land, so therefore has no objection to permission in principle. Cllrs Slater/Clark. Unanimous.

PA22/05923: [Application for 'Consent to Display an Advertisement' - namely the siting of six illuminated chevrons, Citroen wordmark on runner bars \(Signs A-F\), an illuminated Hawkins dealer name \(Sign G\), an illuminated Citroen multi-brand panel \(Sign H\) and an illuminated Citroen panel \(Sign I\).](#) A Radu (Futurama Ltd). Central Garage, Road from Homeleigh to Grove Farm, Blackwater TR4 8ET

No objection. Cllrs Slater/Barrow. Unanimous.

PA22/05471: [The provision of four Shepherd Huts with associated works and landscaping within the grounds of the existing hotel.](#) N James. Beacon Country House Hotel, Goonvrea, St Agnes TR5 0NW

No objection, although the Committee notes the detailed comments of neighbours on the online planning portal. Cllrs Barrow/Woolcott. Unanimous.

PA22/05908: [Non-material amendment to decision PA21/06738 dated 03.03.2022.](#) S Williams. Greengates, West Polberro, St Agnes TR5 0ST

Signed:

Date:

No objection. Cllrs Clark/Slater. Unanimous.

PA22/05499: [Application for Permission in Principle for the construction of up to nine dwellings as a rural exception site.](#) J C Betty & R Rule. Land East of The Old Vicarage, Church Road, Mount Hawke TR4 8DE

The Committee notes that the site is outside the settlement boundary and on the opposite side of the road (a natural barrier) to the main settlement, so does not clearly constitute infill or rounding off. It was further noted that no recent development on that side of the road has taken place and so approval of this application may establish a precedent for developing agricultural land outside of the settlement boundary. There is, however, a clear need for affordable housing, and the target for the nine dwellings should be for 100% to be affordable on a site such as this. On that basis there was no objection to permission in principle. Cllrs Barrow/Clark. Unanimous.

PA22/05828: [Conversion of integral garage and store into a third bedroom with ensuite and a utility room. The proposal remains similar to the previously approved, but now expired application, PA17/05780.](#) D Eden. Grange Cottage, B3285 between St Georges Hill and Town Hill, Barkla Shop, St Agnes TR5 0AB

No objection. Cllrs Slater/Watson. Unanimous.

PA22/06026: [Side extension to add a utility & boot room to the ground floor area and the introduction of a warm roof.](#) T Hougham. 10, Park Matilda, St Agnes TR5 0AQ

No objection. Cllrs Clark/Ripper. Unanimous.

PA22/06000: [Single storey rear extension.](#) Mr & Mrs Attwell. Garthlea, Mithian Downs, St Agnes TR5 0PY

No objection. Cllrs Ripper/Watson. Unanimous.

PA22/05703: [Demolition of existing garage, entrance porch and conservatory; to be replaced with ground floor extensions on West and South elevations, and a first floor dormer extension on North elevation and construction of shed/car port.](#) T Bean. Mount May Farm, Buckshead, St Agnes TR5 0XW

No objection. Cllrs Watson/Woolcott. Unanimous.

PA22/06022: [Proposed conversion and extension of barn to form residential dwelling.](#) R Prisk. Land West of Tudor Rose, Trevellas, St Agnes TR5 0WX

No objection, subject to the production of structural report showing that the barn is suitable for conversion. Cllrs Ripper/Watson. Unanimous.

**Cllr Watson left the meeting*

Signed:

Date:

PA22/00321 AMENDED PLANS: [Proposed extension to provide additional bedroom, increased lounge and improved bathroom/kitchen area.](#) J Higgins. Tinkers Barn, Trevellas, St Agnes TR5 0XT

No objection, provided that assurance can be given that clear and easy access will be maintained for the public along PROW 318/54/3 which passes through the curtilage of the site. Cllrs Slater/Clark. Unanimous.

**Cllr Watson re-entered the meeting*

PA22/05896: [Single storey extension in lieu of existing conservatory.](#) J Willcocks. Gansengo, Banns Road, Mount Hawke TR4 8BW

No objection. Cllrs Clark/Ripper. Unanimous.

PA22/05501: [Replacement of a large static caravan with a two bedroom domestic residential annexe.](#) S Harvey. Mount Pleasant Farm, Skinners Bottom, Redruth TR16 5DU

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

PA22/05573: [Listed building consent to take down and rebuild a retaining wall to the rear of the school.](#) R Moyle (Mitie FM). Blackwater Community Primary School, North Hill, Blackwater TR4 8ES

No objection. Cllrs Barrow/ Watson. Unanimous.

PA22/03274: [Demolition of existing bungalow and replacement dwelling.](#) Mr & Mrs Bielecki. Pentruse, Polbreen Lane, St Agnes TR5 0UN

No objection, subject to the production of a suitable Construction Traffic Management Plan. Cllrs Slater/Clark. Unanimous.

PA22/00006/NDP: [Truro and Kenwyn Neighbourhood Development Plan.](#) Truro City Council & Kenwyn Parish Council. Truro and Kenwyn area

The Plan was noted and the Committee expressed their gratitude to have been consulted.

PL25/22 Proposed planning changes under the Levelling Up and Regeneration Bill.

NOTED the above information from Cornwall Council's Planning Team.

PL26/22 5-day protocol responses reminder

Revisited and **NOTED** the Planning Policy on 5 Day Protocol Response. Members of the Committee agreed to reply promptly to all 5 day protocol emails, within the allotted short timeframe.

PL27/22 Reports from Council representatives.

Signed:

Date:

RECEIVED reports from Cllr Clark. Members of the CC Planning Partnership were invited to bespoke planning training sessions. Cllr Clark recently attended housing needs training, amongst others.

PL28/22 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:30.

Signed:

Date: