



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 27th September 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, Bunt, Davies, Prendergast, Watson, Woolcott.

Absent: Cllr Clark.

In attendance: C Callaway, Deputy Clerk; 3 members of the public.

PL39/22 Apologies for absence.

RECEIVED from Cllr Clark.

PL40/22 Declarations of interest/Request for dispensations.

Cllr Watson declared an interest in PA22/07714.

PL41/22 Public participation

J Rodgers gave context to PA22/07269.

J Jeffery (Planning Agent) gave context to PA22/06938.

PL42/22 Planning Committee meeting minutes: 15th August 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 Bradbury/Barrow. 7 voted in favour. 1 abstained: Cllr Prendergast.

NOTED that the Committee's comment regarding PA22/06475 was missing the request to condition about the restoration of the roadways at Eastcliff prior to completion of the work. **Deputy Clerk has updated the Case Officer.**

PL43/22 Planning applications for consideration

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

PA22/07239: [Erection of two detached dwellings \(in lieu of extant approval PA18/11335 for a semi-detached pair\).](#) R

Evans. Land East of Croeso, Goonbell, St Agnes

The Committee objects as follows: The development site is outside the settlement boundary and the proposal is viewed as overdevelopment. The proposal cannot be considered as infill or rounding off and there is no regard for the existing immediate settlement pattern; therefore, the application is felt to be contrary to Cornwall Local Plan Policies 2, 3, 7 and 24 and in conflict with NDP Policies 1, 6, 7 and 11. Noted that the original proposal was preferable. Cllrs Bunt/Barrow. Unanimous.

PA22/07218: [Two new bungalows within the domestic curtilage of Wayside Cottage.](#) S Weightman. Land adjacent to Wayside Cottage, North Hill, Blackwater TR4 8EW

No objection, subject to the approval of the Highways Officer. Cllrs Barrow/Watson. Unanimous.

Signed:

Date:

PA22/07353: [Reserved matters application for appearance, landscaping, layout and scale of Plot 2, following outline approval PA17/03068 for construction of two dwellings, without compliance with Condition 1 in relation to decision notice PA20/03911 dated 20/08/2020.](#) I Lovett. Plot 2, Psykes Fold, Goonbell, St Agnes TR5 0PQ

No objection. Cllrs Watson/Woolcott. Unanimous.

PA22/07334: [Reserved matters application \(access, appearance, landscaping, layout and scale\) for two dwellings, details following outline consent PA21/03533 dated 09.09.2021.](#) Taylor & Grace. Land adjacent to Swallows Barn, Chapel Hill, Porthtowan TR4 8AS

No objection. Cllrs Barrow/Bunt. Unanimous.

PA22/07179: [Application for discharge of planning obligation dated 08.11.2015 relating to decision PA15/00147 \(to remove, as planning now lapsed\).](#) K Martyn. Holgates Mill, Wheal Kitty, St Agnes TR5 0RF

No objection. Cllrs Watson/Ripper. Unanimous.

PA22/07269: [Full planning application for the proposed demolition of an existing dwelling and the construction of replacement bungalow at land to the rear of Primrose Cottage.](#) J Rodgers. Primrose Cottage, Chapel Hill, Porthtowan TR4 8AS

No objection. Cllrs Bunt/Barrow. Unanimous.

PA22/06747: [Construction of a storage shed for agricultural use.](#) A Netherwood. Land NE of Sunnyside Cottage, Mithian, St Agnes TR5 0QA

No objection, subject to the approval of the County Land Agent. Cllrs Watson/Woolcott. Unanimous.

**Cllr Watson left the room.*

PA22/07714: [Notification under Town and Country Planning \(General Permitted Development\) \(England\) Order 2015 under Part 17 Class K for a mineral exploration drilling programme.](#) Cornish Lithium Ltd. Land at North Downs, Scorrier, Redruth

No objection, but the request for noise monitoring enforcement as a result of immediate neighbour's concerns, to comply with environmental requirements. Cllrs Bunt/Woolcott. Unanimous.

**Cllr Watson re-entered the room.*

PA22/07718: [Construction of side and rear extensions.](#) J Saulsbury. Victory Cottage, Towan Cross, Mount Hawke TR4 8BN

Signed:

Date:

No objection. Cllrs Davies/Watson. Unanimous.

PA22/06983: [Single storey extension and new dormer window, extension to external deck and new external stairs.](#) C John. Arhan House, 1, Wheal Friendly Gardens, St Agnes TR5 0AR

No objection. Cllrs Bradbury/Ripper. Unanimous.

PA22/07306: [Affordable housing led development of 32 homes \(bungalows/dormer bungalows\) including access and associated works.](#) Treveth Holdings LLP. Land at North Hill, Blackwater

No objection. Given that the greatest need for housing in the parish is for affordable or private rental, the Committee strongly suggests there is consideration given to changing the six planned open market homes to be sold by Treveth, to either affordable rent, or to be retained by Treveth with the other ten market homes for private rental. The Committee also requests that prior to the commencement of the development works, the planned 'stop' signs are erected at the junction on the North West corner of the site. Cllrs Barrow/Watson. Unanimous.

PA22/06938: [Erection of a storage shed for agricultural use and part stable.](#) B McArthur-Muscroft. Land South West of Brocklands, West Polberro, St Agnes TR5 0ST

No objection, subject to the approval of the County Land Agent. Cllrs Bradbury/Davies. Unanimous.

PA22/07640: [Application for Permission in Principle for the construction of a maximum of one dwellinghouse on previously developed land adjacent to the settlement.](#) D Kent. Land adjacent to Sun View, Eastcliff, Porthtowan TR4 8AL

The Committee objects as follows: The development site is outside the settlement boundary and the proposal does not fit the criteria for infill or rounding off. It is considered housing the open countryside, contrary to Cornwall Local Plan Policy 7 and NDP Policies 1 and 7. Cllrs Barrow/Watson. Unanimous.

PA22/06613: [Replacement of Class Q approved barn conversion with a single dwelling.](#) C Earl. Connagh County Barn, Road from Hurlingbarrow to Penwinnick Road, St Agnes TR5 0PG

The Committee objects as follows: The proposal is considered to be overdevelopment of the site, contrary to Cornwall Local Plan Policy 2 (Respecting and enhancing quality of place). Further, the site is outside the settlement boundary and thus the dwelling is deemed housing in the open countryside, in conflict with Cornwall Local Plan Policy 7 and NDP Policies 1 and 7. Cllrs Watson/Bunt. Unanimous.

PA22/05291 AMENDED PLANS: [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

No objection. Cllrs Ripper/Watson. Unanimous.

Signed:

Date:

PA22/07746: [Demolition of existing dwelling, construction of replacement dwelling and new garage, refurbishment of existing garage to form studio, associated hard and soft landscaping and drainage and utilities, without complying with Condition 2 of decision PA20/06012, dated 28/07/2021.](#) J Warner. The Croggan, Road from Polberro to Pole Hill, West Polberro, St Agnes TR5 OSS

No objection. The Committee complimented the applicants on their design proposals. Cllrs Bunt/Woolcott. Unanimous.

PA22/06517: [Construction of single storey sideways extension to form new entrance porch on the front elevation, blocking up of existing front door and installing two new windows.](#) B Nevitte. Dusty Gate, Road from Zion to junction SE of Tremount, Trevellas, St Agnes TR5 OXS

No objection. Cllrs Watson/Prendergast. Unanimous.

PA22/07678: [Works to trees subject to a Tree Preservation Order \(TPO\) - works include T1- Sycamore. Remove tree due to it interfering with a nearby lamp post and electric lines. T2- Sycamore. Crown thin and reduce some lateral branches to make into a better-balanced shape.](#) C Bush. 5, Rosemundy, St Agnes TR5 OUF

No objection, subject to the approval of the Tree Officer. Cllrs Barrow/Watson. Unanimous.

PA22/08118: [Works to trees subject to a Tree Preservation Order \(TPO\) - works include T1 & T2 Sycamore. T1 Sycamore - Re pollard. T2 Sycamore - Pollard to previous storm damage at 3m.](#) C Julian. 64, Vicarage Road, St Agnes TR5 OTH

No objection. Cllrs Watson/Bradbury. Unanimous.

PA22/07686: [Application for consent to Display an Advertisement, namely the siting of a temporary non-illuminated sign.](#) K Fairfield (Stephens & Stephens). Land West of Goonown, St Agnes TR5 OAQ

The Committee objects as it was noted that the content of the sign is misleading – a planning application for the proposed development has yet even to be submitted. Cllrs Davies/Bunt. Unanimous.

PA22/08147: [Alterations and extensions to the existing dwelling at Sundance Cottage, with a new studio/workshop/home office replacing existing garage/workshop/store.](#) Mr & Mrs Bennett-Day. Sundance Cottage, 24, Goonown Road, Goonown, St Agnes TR5 OUX

No objection, subject to the new studio building remaining tied to the main dwelling and used for family members and non-paying guests only. The Committee commented that the proposed alterations and extensions were a notable improvement. Cllrs Ripper/Watson. Unanimous.

PA22/02999 AMENDED PLANS: [Demolition of existing retail unit \(surf shop\) and construction of new surf shop/retail unit on ground floor with two one bed flats and roof terrace on first floor above.](#) S Lascelles. The Old Garage, Peterville, St Agnes TR5 OQU

No objection. The Committee wish to maintain their earlier consultee comment of 17th May 2022 regarding parking provision. Cllrs Woolcott/Watson. 7 voted in favour. 1 abstained: Cllr Bradbury.

Signed:

Date:

PA22/07832: [Outline planning permission with some matters \(appearance, landscaping, layout and scale\) reserved for proposed up to 50 bedroom roadside hotel and restaurant adjacent to A30 trunk road \(resubmission of approved application PA19/01865\).](#) B Williams. Land at Chiverton Cross, Blackwater TR4 8HS

No objection. Cllrs Ripper/Barrow. Unanimous.

PL44/22 Assessment of the need for a formal review of the NDP

CONSIDERED the need for a review of the NDP against Cornwall Council's checklist of triggers. **RESOLVED** to make a recommendation to Full Council **not** to review the NDP. Although an NDP review was not considered necessary at this time, there were three areas which were felt should be raised with Cornwall Council's Area 4 Planning Team:

- Request for an actual annexe policy for future clarity, as opposed to just the current guidance notes.
- Clearer measures for moving forward from Class Q permission.
- Consideration of settlement boundaries for smaller hamlets across the parish.

Cllrs Watson/Woolcott. Unanimous.

PL45/22 Reports from Council representatives.

RECEIVED a written report, submitted by Cllr Clark who had attended a recent Cornwall Planning Partnership meeting. The refreshed Cornwall (Local) Transport Plan to 2030 was discussed, highlighting the goals and key changes including focus on 'streets for people' and cycling/walking infrastructure plans. Also, the Integrating Planning and Transport Policy was explained.

PL46/22 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 21:00

Signed:

Date: