



# ST AGNES PARISH COUNCIL

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## Planning Committee Meeting – 17<sup>th</sup> April 2023

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, Rodda, Watson, Woolcott (late arrival).

**Absent:** Cllrs Bunt, Davies.

**In attendance:** C Callaway, Deputy Clerk; 7 members of the public.

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### PL96/22 Apologies for absence

**RECEIVED** from Cllrs Bunt and Davies.

### PL97/22 Declarations of interest/Request for dispensations

Cllr Watson declared an interest in PA23/02762.

*\*Cllr Woolcott entered the meeting.*

### PL98/22 Public participation

O Sawle gave context to PA23/02276.

O Sawle also updated the Committee regarding underground cabling which he has recently completed, running from Hill Head car park at the foot of the Beacon, down Beacon Drive to Cameron Cottage, the Tea Room and finishing at Wheel Coates Cottage. The next section of cabling which he has agreed with the National Trust will be transferred from the poles that run from the foot of the Beacon at the car park, to the top of Higher Bal Hill. More cable undergrounding is planned over the next couple of years to complete the project. Full report available to E & P Committee.

L Solly (Situ8 Ltd) gave context to PA23/01953 on behalf of the applicants who were in attendance.

### PL99/22 Planning Committee meeting minutes: 20<sup>th</sup> March 2023

**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.

### PL100/22 Pre-planning presentation: Land West of Hurlingbarrow, St Agnes

**RECEIVED** as above from S Catchpole & E Lewis regarding plans for a sustainable 3 bedroom family home (to replace the disused farm building) with a garage and workshops, incorporating a meadow and native trees. Positive feedback was provided by the Committee, noting that the intended proposals were considered an improvement to the site.

### PL101/22 Planning applications for consideration

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

**PA23/02142:** [Replacement of existing profiled concrete roof tiles with new natural slates and angular ridge tiles, and extension of existing pitched roof form over existing integral domestic garage to replace existing flat roof.](#) P Dash. Busby View, Forthvean Road, Porthtowan TR4 8AY

Signed:

Date:

No objection. Cllrs Barrow/Rodda. Unanimous.

**PA22/10515 RE-CONSULTATION:** [Retrospective permission for extensions and alterations to dwelling, including two storey side extension, enlarged porch and new detached garage.](#) Mr & Mrs Broad. Broad Views, Goonearl, Scorrier TR16 5EB

**\*APPLICATION WITHDRAWN**

**PA23/00291 RE-CONSULTATION:** [Erection of a new, four bedroom, detached dwelling.](#) B Hough. Land adjacent to Chy Karenza, Penwinnick Close, St Agnes TR5 ONZ

No objection in principle, providing that NDP Policy 5 (Principal Residence Policy) applies. Request that the applicant considers using this opportunity to recess parking into the site to allow a continuous straight footway to and from the estate. Given neighbour's concerns regarding construction noise levels, request that hours of working during this phase are controlled. Cllrs Clark/Woolcott. Unanimous.

**PA23/02276:** [Proposed construction of extension.](#) C Sawle. Dickie Pool Barn, Goonvrea, St Agnes TR5 ONL

No objection. Cllrs Clark/Rodda. Unanimous.

**PA23/02232:** [Extension to loft space to create additional storey. Reduction in size of annexe building \(approved under PA21/09543\) to form garage.](#) S Heagney. Bramble House, Wheal Fire Lane, St Agnes TR5 OPS

No objection. Cllrs Watson/Rodda. Unanimous.

**PA23/01953:** [Permission in Principle for erection of a single dwelling.](#) Mr & Mrs George. Land North of Penrose Bungalow, Higher Trevellas, St Agnes TR5 OXS

No objection subject to the dwelling remaining tied to the business and NDP Policy 5 (Principal Residence Policy) applies. The proposal was considered infill and therefore compliant with NDP Policy 7 and Cornwall Local Plan Policy 3. Cllrs Clark/Bradbury. Unanimous.

**PA23/01665:** [Use of land for hosting of event for two 72 hour periods per year, with week-long set up and two day dismantling period.](#) J Watson & P M Doble (Blue Sky Events Management Ltd & Newdowns Farm, St Agnes). Fields North West of Beacon Drive, New Downs, St Agnes TR5 OST

No objection, subject to suitable traffic management and the request for a full litter pick sweep, not only at the site and immediate area, but also of the wider vicinity. Cllrs Watson/Bradbury. Unanimous.

**PA23/02146:** [Conversion of two redundant traditional farm buildings to residential dwellings and associated works, without compliance with Conditions 2 and 7 in relation to decision notice PA21/11470 dated 14/04/2022.](#) D Laessing (Aqua Civils). Buildings to North of Southview Farm, Jollys Lane, Porthtowan TR4 8AX

No objection. Cllrs Barrow/Rodda. Unanimous.

Signed:

Date:

**PA23/02359:** [Proposed two storey extension.](#) Mr & Mrs Unsworth. Beacon Croft, Beacon Road, St Agnes TR5 0NE

No objection. Cllrs Clark/Watson. Unanimous.

**PA23/01402:** [Listed building consent to replace existing window and door frames with wooden frames of similar design, pattern and material, replacing single pane glass with slim heritage double pane glass.](#) O Beswick. 6, The Old School, British Road, St Agnes TR5 0YU

No objection. Cllrs Rodda/Bradbury. Unanimous.

**PA23/00839:** [Retention and completion of replacement dwelling \(revised design to planning permission PA16/01599\).](#) Mr & Mrs Broad. Broad Views, Goonearl, Scorrier TR16 5EB

The Committee objects as follows: What has been built has a significantly larger footprint than the approved plans (PA19/05094). Cllrs Barrow/Rodda. Unanimous.

**PA23/02446:** [Demolition of an existing garage and outbuildings and the construction of a single storey detached annexe in the setting of Grade II Listed one bedroom dwelling.](#) **PA23/02447:** [Listed building consent for the proposal.](#) S Feary. Rose Cottage, Goonvrea Road, St Agnes TR5 0UJ

No objection to either application, subject to the detached annexe remaining tied to the main dwelling. Cllrs Clark/Barrow. Unanimous.

**PA23/02067:** [Application for a lawful development certificate for an existing use of the land for agricultural machinery and equipment sales and showroom, including repairs, maintenance and aftercare.](#) D Smallridge. Smallridge Bros Ltd, Truro Depot, Kea Downs Road, Blackwater TR4 8HP

No objection. Cllrs Watson/Barrow. Unanimous.

*\*Cllr Watson left the room.*

**PA23/02762:** [Non-material amendment in relation to decision notice PA22/04076 dated 01/07/2022: Installation of further dormer and sun-tube to South West elevation.](#) I Heyworth. Land SE of Psykes Fold, Goonbell, St Agnes

No objection. Cllrs Rodda/Bradbury. Unanimous.

*\*Cllr Watson re-entered the room.*

**PA23/02419:** [Amendments to the approved extension on the side of the house.](#) Dr A Patterson. Greenlawns, Goonvrea Road, St Agnes TR5 0NH

Signed:

Date:

No objection. Cllrs Barrow/Watson. Unanimous.

**PA23/02596:** [Replacement workshop](#). E Stevens. Rosemorran Motors, Kittiwake Retreat, Wheal Rose, Scorrier TR16 5DF

No objection - the proposal was considered an improvement. Cllrs Ripper/Watson. Unanimous.

**PA23/02277:** [Partial conversion of existing building to create two x3 bedroom dwellings and retained commercial unit \(Class E use\) with associated external alterations](#). K Faulkner. The Meadery, 22, Vicarage Road, St Agnes TR5 0TL

No objection in principle, providing that NDP Policy 5 (Principal Residence Policy) applies. The Committee praised the proposed restoration of the façade of the building. Given previous comments in respect of parking, the Committee requests that the two proposed commercial parking spaces be reserved for property one instead. Cllrs Ripper/Barrow. 6 voted in favour. 1 abstained: Cllr Woolcott.

**PA23/02060:** [Works to trees under a Tree Preservation Order \(TPO\) namely: T1 Ash - Prune minor branches to reduce radial crown spread to the South from 4.5m to 2m. Work to clear overhang from parking space. T2 Leylandii - Prune minor branches to reduce radial crown spread to the South from 2.5m to 1.5m. Work to clear overhang from parking space](#). R Yates (Ocean Housing Group). Town Meadow, Middlegates, St Agnes TR5 0UH

No objection. Cllrs Rodda/Watson. Unanimous.

**PL102/22 Climate Emergency Development Plan Document (DPD)**

**NOTED** the [above](#) which was formally adopted on 21 February 2023. It adds to the Cornwall Local Plan and provides further direction on planning. The DPD policies contained in the document will be applied to help act upon climate change. The Committee commented on how the new document bolsters the existing NDP.

Summarised version to be circulated to members of the Planning Committee in May. **Deputy Clerk to action.**

**PL103/22 Reports from Council representatives.** Cllrs Ripper and Clark, along with the Deputy Clerk, had attended the online session provided by Cornwall Council on the new Climate Emergency Development Plan Document (DPD).

**PL104/22 Public Bodies (Admissions to Meetings) Act 1960.** None.

Meeting closed at 20:10

Signed:

Date: