



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 20th December 2021

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, D Brown, Clark, Slater, Watson, Woolcott.

Absent: Cllrs Bunt, Sanders.

In attendance: C Callaway, Deputy Clerk; 2 members of the public.

PL62/21 Apologies for absence: Received apologies from Cllr Bunt.

PL63/21 Declarations of interest/Request for dispensations:

Cllrs D Brown and Clark declared an interest in PA21/10756.

PL64/21 Public Participation:

A Roberts gave context to PA21/10606.

D Stein spoke in objection to PA21/10606.

Written statements were submitted and read aloud from: St Agnes WI - objection to PA21/10756. A Hawtrey-Collier - context given to PA21/10983. D Howley – objection to PA21/11333.

PL65/21 Planning Committee meeting minutes: 15th November 2021

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.

PL66/21 Planning Applications for consideration

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

PA21/09986: [Reserved matters following outline approval PA18/09945 dated 22.12.2018 for one dwelling.](#) A Buckley. Feathersedge, Road from Junction at Westway to Junction at JEB Supplies, Wheal Rose TR16 5DF

No objection. Cllrs Barrow/Clark. 6 voted in favour. 1 abstained: Cllr Slater.

PA21/10279: [Construction of 4 dwellings, including 2 affordable, with variation of Conditions 2 and 4 and removal of Conditions 3 and 7 in respect of decision PA19/06530, dated 26.02.21.](#) Vogue Holdings Ltd. Land opposite Goonbell House, Goonbell, St Agnes TR5 0PQ

The Committee objects to the variation of Condition 2 as the area no longer qualifies as a rural exception site due to the requirement that market housing must not represent more than 50% of the land take. The Committee further objects to the removal of Condition 7 as there is insufficient information provided regarding the design of the kissing gate. Cllrs D Brown/Clark. Unanimous.

Signed:

Date:

PA21/10546: [Sycamore \(T1\) - reduce the spread of the crown on the South West side back to suitable pruning points in order to maintain the crown at a suitable size considering its proximity to the property. Also, to remove the potentially hazardous dead wood. Sycamore \(T2\) - reduction in spread on the garden side by approximately 1.5/2m in order to maintain the crown at a suitable size and improving the feeling of encroachment. Sycamore \(T3\) - reduce these back by approximately 2m to suitable pruning points, bringing them back in line with the rest of the crown and improving the feeling of encroachment.](#) Fenlon. Chy-Amor-Dowr, Banns Road, Mount Hawke TR4 8BW

No objection, subject to the approval of the Tree Officer. Cllrs Slater/Clark. Unanimous.

PA21/10947: [Retention of external design changes to approved application PA18/00744 and proposed balcony, including internal and external re-modelling to dwelling.](#) S Craze. Trevalsa, Quay Road, St Agnes TR5 ORP

No objection. Cllrs Slater/Clark. Unanimous.

PA21/10636: [Certificate of lawfulness for existing use: Residential use and operational development to facilitate a dwelling house.](#) G Perry. Land adjacent to Pentreath, Wheal Kitty, St Agnes TR5 ORF

No objection, subject to the Planning Case Officer being satisfied with the evidence provided in support of the proposal. Cllrs Slater/Barrow. Unanimous.

**Cllrs D Brown and Clark left the room.*

PA21/10756: [Construction of a detached dwelling house within the grounds of Field Cottage, Churchtown, St. Agnes.](#) W Henthorn. Field Cottage, Churchtown, St Agnes TR5 OTE

No objection, subject to the implementation of a Construction Traffic Management Plan due to the lack of parking and access issues. Cllrs Woolcott/Slater. Unanimous.

**Cllrs D Brown and Clark re-entered the room.*

PA21/10983: [Construction of domestic fitness studio/workshop/garden store.](#) Mr & Mrs Hawtrey-Collier. Mawla Farm Cottage, Mawla, Redruth TR16 5DW

No objection. Cllrs Slater/Barrow. Unanimous.

PA21/09983: [Replacement outbuilding to provide additional ancillary accommodation and a new home office to the main house.](#) T Teagle. Land West of Gwel Breanek, Goonlaze, St Agnes TR5 ORB

No objection, subject to the outbuilding remaining tied to the main dwelling. Cllrs D Brown/Clark. Unanimous.

PA21/11100: [Ground floor side extension.](#) S Nahorski. Old Farmhouse, Lawrence Road, St Agnes TR5 OXQ

Signed:

Date:

No objection. Cllrs Slater/D Brown. Unanimous.

PA21/10606: [Replacement of existing bungalow and garage with new dormer bungalow and garage.](#) A Roberts. Shangri La, West Polberro, St Agnes TR5 OST

Although the Committee has no objection to the application in principle, they wish to object as the proposal is considered contrary to Cornwall Local Plan Policy 12 (due to overlooking of neighbours). Further, the proposal conflicts with Cornwall Local Plan Policy 7 where it states that housing must be of a similar mass and scale to the dwelling being replaced and these plans show a significant increase in mass. Members felt, however, that there was certainly scope for further negotiation with Officers/neighbours to address the issues raised. Cllrs D Brown/Slater. Unanimous.

PA21/10270: [Conversion of domestic garage to form ancillary accommodation to main dwelling house and associated works.](#) N Richards. Gover Farm, The Stables access to Gover Farm, Mount Hawke TR4 8BQ

The Committee objects as there is no justification of the need for the ancillary accommodation and it appears contrary to Cornwall Council's Annexe Guidance Note, considerations 'd' and 'e'. Cllrs Ripper/D Brown. 6 voted in favour. 1 abstained: Cllr Clark.

PA21/10742: [Construction of field hay store.](#) N King. Land at South West of Endean Farm, Goonown, St Agnes TR5 0LE

No objection, subject to the County Land Agent's approval and the request for a significant drainage system to form part of the plans as there are persistent drainage issues at this location. Cllrs D Brown/Clark. Unanimous.

PA21/11333: [Replacement dwelling and outbuilding without compliance with Condition 9 of decision notice PA19/07694 dated 26.03.2020.](#) S Strickland. April Cottage, Polbreen Lane, St Agnes TR5 0UN

The Committee objects: Condition 9 must be retained and sustained in perpetuity as it was put in place to protect the privacy of neighbours and prevent overlooking. Cllrs Watson/D Brown. Unanimous.

PA21/11266: [Erection of a conservatory to the South elevation of the property.](#) Pearce. Dun-Rovin, Church Road, Mount Hawke TR4 8ED

No objection. Cllrs Slater/Clark. Unanimous.

PA21/10435: [Retrospective planning application for a solar PV array; 2 rows of 10 panels associated with the Good Life Farm.](#) P Raine. The Good Life Farm, Trevellas, St Agnes TR5 OXR

No objection to temporary permission (for two years) to run alongside the permission already granted for the mobile home on the site. Suggestion that the applicant requests renewal of future approvals simultaneously. Cllrs D Brown/Watson. Unanimous.

Signed:

Date:

PA21/11400: [Erection of 6 No. 8m. high lighting poles and netting screening and rear deflectors with variation of Condition 4 \(boundary treatment\) of decision PA17/10780.](#) St Agnes Tennis Club. St Agnes Tennis Club, Goonown Lane, Goonown, St Agnes TR5 0UX

The Committee considered themselves insufficiently qualified to pass judgement upon this request and believed that specialist input would be required. Cllrs Slater/Woolcott. Unanimous.

PA21/10781: [Certificate of lawfulness for existing use of the site for the siting of a full-time residential caravan.](#) M Brown. The Caravan, Coosewartha Farm, Skinners Bottom, Redruth TR16 5DX

The Committee objects as there was no evidence available to substantiate the existing use. Cllrs Clark/Watson. Unanimous.

PA21/11272: [Reserved matters application in respect of PA19/09046 \(Outline application for a pair of semi-detached houses with onsite parking\).](#) M Chapman. Land North West of The Glen, Wheal Rose TR16 5DA

No objection to the design. However, members are aware of a dispute over land ownership and expressed concern regarding the limited area given for parking adjacent to The Glen. Cllrs Clark/Watson. Unanimous.

PA21/11645: [Demolition of existing single garage and construction of new, single storey extension.](#) T Webster. 35, Lawrence Road, St Agnes TR5 0XQ

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

PA21/11547: [Conversion of attached store to annexe, including replacement roof and alterations to existing dwelling.](#) R Wilson. Presingoll House, Penwinnick Road, St Agnes TR5 0PA

No objection. Cllrs D Brown/Barrow. Unanimous.

PA21/08989: [Certificate of lawfulness for existing use of the stationing of a caravan.](#) L Chaplin. Carn View Farm Nursery, Mount Hawke TR4 8BD

The Committee objects as there was no evidence available to substantiate the existing use. Cllrs Clark/Watson. Unanimous.

PA21/11470: [Conversion of two redundant traditional farm buildings to residential dwellings and associated works.](#) J Landry. Buildings at Southview Farm, Jolly's Lane, Porthtowan TR4 8AX

No objection. Cllrs Barrow/Clark. Unanimous.

PA21/11966: [Alterations and renovation including the removal of concrete roof tiles and replacement roof and rooflights.](#) N Latto. The Old Chapel, Higher Bal, St Agnes TR5 0ND

Signed:

Date:

No objection. Request for conditioning in relation to bats (per bat survey). Cllrs Clark/Ripper. Unanimous.

PL67/21 Reports from Council representatives.

Cllr Clark explained that while the Cornwall Planning Partnership has taken temporary leave, training for Cornwall Councillors was available and she is hoping to attend a future environment session on 'role and response to water quality'.

PL68/21 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:34.

Signed:

Date: