



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 17th January 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, D Brown, Clark, Slater, Watson.

Absent: Cllrs Bunt, Sanders, Woolcott.

In attendance: C Callaway, Deputy Clerk; 9 members of the public.

PL69/21 Apologies for absence: Received apologies from Cllr Bunt.

PL70/21 Declarations of interest/Request for dispensations:

Cllr Watson declared an interest in both PA21/12613, and PA21/12696.

PL71/21 Public Participation:

K Knights spoke in objection to PA21/11088.

A Simpson & J Marshall (Kingsley Developments) gave context to PA21/12436 and detailed an explanation of the affordable housing provision contained in the proposal.

PL72/21 Planning Committee meeting minutes: 20th December 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 Slater/Barrow. Unanimous.

PL73/21 Pre-planning presentation - Cuckoo's Rest, 4, Penwinnick Close, St Agnes TR5 0NZ

RECEIVED as above from C Aspinall and feedback was provided regarding the proposal to extend the overall height of a window to the front elevation of the property. The Committee could not foresee any issues with this proposal and suggested consulting Cornwall Council to find out if it would fall within permitted development rights.

PL74/21 Pre-planning presentation - Primrose Cottage, Promised Land, St Agnes TR5 0AZ

RECEIVED as above from A Sharp and feedback was provided regarding the proposal to replace the existing dwelling with a family home on a similar footprint. The Committee requested that any design be sympathetic to the surrounding area and energy efficient etc. Suggested studying Cornwall Local Plan Policies 7 and 21 and NDP Policy 6 to gain an understanding of expectations.

PL75/21 Planning Applications for consideration

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

PA21/12106: [Construction of a swimming pool and associated building.](#) R Saint. The Sheiling, West Polberro, St Agnes TR5 0SS

The Committee objects and considers the proposal to be contrary to NDP Policy 6 (does not respect the distinctive character of the surrounding area) and Cornwall Local Plan Policy 24 as there are no public benefits to the proposal.

Signed:

Date:

Furthermore, approval of the application would mean disturbance of the AONB and Heritage Coast by the encroaching of development within sensitive landscape (per NDP Policies 10 and 11). Cllrs Slater/D Brown. 5 voted in favour. 1 abstained: Cllr Barrow.

PA21/11941: [Change of use/conversion of a detached double garage into an annexe to allow for variation of Condition 3 of PA18/03591, to enable use as a self-contained unit for paying guests and ancillary accommodation, new windows and dropped kerb.](#) N Richards. 46, Durning Road, St Agnes TR5 OUP

No objection, subject to the annexe remaining tied to the main dwelling and not being sold separately. Cllrs Clark/Slater. 5 voted in favour. 1 against: Cllr D Brown.

PA21/12110: [Conversion of existing garage into bedroom/study and minor internal works.](#) Mr & Mrs Webb. Boskerris Vean, Road from Goonvrea Road to Chapel Porth, Chapel Porth, St Agnes TR5 ONS

No objection. Cllrs Clark/Watson. Unanimous. Some parking concerns were, however, expressed.

PA21/11088: [Single storey side extension to dwelling and conversion of existing garage into family annexe with subsequent raise of garage roof.](#) H Davey. 48, Tregease Road, St Agnes TR5 OSL

The Committee is unable to comment on the forthcoming amendments which are not yet available to view and is therefore responding to the application in its current form. The Committee objects as the side extension and garage combined create an excessive building mass within a relatively narrow plot, contrary to Cornwall Local Plan Policy 12 (overshadowing and overbearing impacts). Concern over parking provision was expressed per Cornwall Local Plan and NDP Policy 13; the small cul-de-sac was considered unsuitable for offering holiday accommodation with associated traffic/parking problems. The Committee felt that the proposed white render would detract from the character of the estate, in conflict with Cornwall Local Plan Policy 2.1 (a) and NDP Policy 6. Cllrs D Brown/Clark. Unanimous.

PA21/12072: [Removal of existing garage and erection of single storey side extension.](#) Mr & Mrs Hollow. 24, Durning Road, St Agnes TR5 OUP

No objection. Cllrs Slater/Barrow. Unanimous.

PA21/12113: [Proposed holiday unit.](#) A Laird. Paddock at Torvean, Coast Road, Porthtowan

No objection, subject to any approval being conditioned that the unit is used for holiday let only. The proposal was thought to comply with Cornwall Local Plan Policy 5 and NDP Policy 19. Cllrs Barrow/D Brown. 5 voted in favour. 1 abstained: Cllr Slater.

PA21/12300: [Construction of ground floor extension and associated works.](#) **PA21/12301:** [Listed building consent for the proposal, as above.](#) S Jensen. Rosemundy Villa, 34, Rosemundy, St Agnes TR5 OUD

No objection. Cllrs Slater/Clark. Unanimous. The consultee comment in relation to tree protection was noted.

Signed:

Date:

PA21/11894: [Proposed erection of 1 no. agricultural storage building, the construction of a hardstanding yard area and the construction of a hardstanding access track on a 7 acre \(2.83 hectare\) grassland holding.](#) B Warrick. Land at Goonbell, Wheal Butson Road, St Agnes TR5 0PW

The Committee requests consideration of this proposal by the County Land Agent due to insufficient information available. Cllrs Clark/Watson. Unanimous.

PA21/11325: [Erection of a wooden shed/garage.](#) K Campbell. 9A, Glendale Crescent, Mount Hawke TR4 8DP

No objection. Cllrs Barrow/Clark. Unanimous.

PA21/12776: [Rear/side extension with sunroom.](#) A Harrison. Mongoose Vean Barn, Towan Cross, Mount Hawke TR4 8BX

No objection. Cllrs Slater/Barrow. Unanimous.

PA21/12436: [Reserved matters application for approval of appearance, landscaping, layout and scale following outline permission PA17/08394 for residential development of up to 8 houses with access.](#) Kingsley Developments. 8, Kerensa Gardens, Goonown, St Agnes TR5 0YX

A motion of 'no objection' proposed by Cllr Barrow and seconded by Cllr Slater was lost. 2 voted in favour. 4 against: Cllrs D Brown, Clark, Ripper, Watson.

The Committee proposed no objection, subject to the approval of the Affordable Housing Team. Cllrs Clark/Ripper. 5 voted in favour. 1 abstained: Cllr D Brown. Motion carried.

The Committee was happy with the design and the 50/50 division of the land take but noted there was no visitor parking provided.

PA21/12623: [Listed building consent application for replacement roof covering.](#) A Daniels. Rose House, Wheal Rose, Scorrier TR16 5DF

No objection. Cllrs Barrow/Clark. Unanimous.

PA21/12506: [Proposed construction of new dwelling with off-road parking and garden amenity within domestic curtilage.](#) T Melville. Land adjacent to Menagissey Vean, Menagissey, Mount Hawke TR4 8DQ

The Committee considered the proposal to comply with Cornwall Local Plan Policy 21 and therefore expressed no objection. Cllrs D Brown/Barrow. Unanimous.

**Cllr Watson left the meeting.*

PA21/12613: [Application for a Lawful Development Certificate for existing construction of a dwelling \(to determine if outline permission PA18/00639 and reserved matters PA20/00499 have been lawfully commenced\).](#) M Begley. Land North West of Trewan House, Wheal Rose, Scorrier TR16 5DF

Signed:

Date:

No objection. Cllrs Slater/Ripper. Unanimous.

PA21/12696: [Proposed demolition of existing building and construction of dwelling \(consent for extension and conversion under decision PA18/06646\)](#). Mr & Mrs Higgins. Land and Barn North of Home Manor Farm, Road from Trevellas to Trevellas Cottage, Trevellas, St Agnes TR5 0XU

The Committee was unable to support the new application. Given the settlement boundaries of the adopted NDP, the proposal would be a new dwelling in the countryside and therefore would not comply with Cornwall Local Plan Policy 7 or the NDP housing policies. Neither would it comply with Local Plan Policy 21, as it would not be making use of the existing building as proposed in the 2018 application. The Committee are also still of the view that this does not constitute a sustainable location, having poor transport and pedestrian links. Cllrs Clark/D Brown. 4 voted in favour. 1 against: Cllr Slater.

**Cllr Watson re-entered the meeting.*

PA21/12334: [Multi use commercial building](#). J Boyden. Goonlaze Yard, Ropewalk, St Agnes TR5 ORB

No objection. Cllrs Slater/Barrow. 5 voted in favour. 1 against: D Brown. The Committee was in favour of the fact that the commercial building will bring new employment opportunities.

PL76/21 Reports from Council representatives. None

PL77/21 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:30.

Signed:

Date: