



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 21st February 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, Woolcott.

Absent: Cllrs Bunt, Sanders.

In attendance: L Dunkley, Clerk; 6 members of the public.

PL78/21 Apologies for absence:

RECEIVED from Cllr Bunt.

PL79/21 Declarations of interest/Request for dispensations:

Cllr D Brown declared an interest in PA21/10137. Cllr Watson declared an interest in PA22/00321.

PL80/21 Public Participation:

O Sawle gave context to PA22/00142. In addition, O Sawle reported that Outreach cable installation which will be taking place over the summer.

S Keyworth and J Fulbrook both spoke in objection to PA21/12760.

I Thomson gave context to PA22/01021.

Written representation was received from applicant T Stirrup regarding PA22/00273.

PL81/21 Planning Committee meeting minutes: 17th January 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 Barrow/Watson. 6 in favour, 1 abstained: Cllr Woolcott.

PL82/21 Naming of new development in Wheal Rose (outline approval - [PA17/06151](#))

CONSIDERED the Cornish name 'Gwel an Jynnji' proposed by the applicant and decided to support the suggestion. Also, **CONSIDERED** naming the properties after variants of the numerical Cornish words for 1 to 5 i.e Onan (one) etc. and requested that numeric values were also added to properties. **Officer to respond.**

PL83/21 Planning Applications for consideration

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

PA22/00142: [Erection of a timber mobile home to accommodate a farm worker and family on land that forms part of farming business.](#) O Sawle (J & J Sawle & Son). Land at Green Lane Farm, Mawla, Redruth TR16 5DW

No objection. Cllrs Barrow/Clark. Unanimous.

PA21/12760: [Outline planning permission with all matters reserved for the demolition of two existing dwellings on the site to form a new access to nine new four bedroom dwellings.](#) R W Lomond. The Barn, Wheal Rose, Scorrier TR16 5DA

Signed:

Date:

The Council object on the following grounds: the proposals are considered to be contrary to NDP policy 6 (village character); it is outside the settlement boundary; it is also contrary to Local Plan policies 2 and 7 as the site is in open countryside and will disrupt the spatial character of settlement. Cllrs Slater/Clark. Unanimous.

PA22/01021: [Application for a lawful development specific for the existing use of a building as a self-contained dwelling.](#) I Thomson. The Abbots, The Annexe, Wheal Rose, Scorrier TR16 5ED

No objection. Cllrs Barrow/Slater. Unanimous.

PA21/12570: [To erect a two-storey, four bedroom dwelling house in the grounds of Treport.](#) E Rowson. Treport, Road from North Hill to junction at Tregoose, Blackwater TR4 8EJ

No objection. Cllrs Clark/D Brown. Unanimous.

PA22/00157: [Conservatory to South elevation and associated works.](#) H Hussaini. Downgate, Road from Oakdene to Kenmere, Menagissey, Mount Hawke TR4 8DQ

No objection. Cllrs Slater/Watson. Unanimous.

PA22/00095: [Proposed replacement extension to Hurlingburrow House.](#) Mr & Mrs Docking. Hurlingburrow, Road from Hurlingburrow to Penwinnick Road, St Agnes TR5 0PG

No objection. Cllrs D Brown/Clark. Unanimous.

PA21/12517: [Reserved Matters for the erection of two dwellings \(details following outline consent PA18/07506 dated 25.10.2019\).](#) I Frost. Land adjacent to Hillside Farm, Wheal Rose, Redruth TR16 5DF

No objection, and the Council welcome the inclusion of solar panels in the proposal. Cllrs Slater/Clark. Unanimous.

**Cllr Watson left the meeting*

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

No objection. Cllrs Clark/Barrow. Unanimous.

**Cllr Watson re-entered the meeting*

PA22/00174: [Works to trees subject to a Tree Preservation Order \(TPO\) - works include felling 5 x Monterrey pines.](#) JRH Tree Care. Heatherlea, Quay Road, St Agnes TR5 0RP

The Council object on the following grounds: This will disrupt a cohesive line of trees in a TPO area; the trees are not diseased or dangerous and thus the need for felling is not considered adequate. Cllrs D Brown/Slater. Unanimous.

PA22/01374: [Works to trees subject to a Tree Preservation Order \(TPO\); works are to x4 Monterrey Pines \(T1-T4\) - see report for details of works to each tree.](#) JRH Tree Care. Heatherlea, Quay Road, St Agnes TR5 0RP

No objection, subject to the Tree Officer's approval, as there appears to be a clear and reasonable need. Cllrs Slater/D Brown. Unanimous.

Signed:

Date:

PA22/00098: [Substantial two floor extension and modernisation of the existing dwelling.](#) T Ferguson. Skylarks, Road from Bawden Farm to Trevaunance Road, West Polberro, St Agnes TR5 OST

A response to this application was deferred as the agent had indicated in writing that the plans were to be amended or withdrawn.

PA21/11301: [Reserved matters application in respect of PA20/10083 \(Outline planning permission with some matters reserved for exceptions housing scheme for ten dwellings, including access and associated landscaping with variation of Condition 1 in respect of decision PA17/04405\).](#) J Mitchell (Robertson Developments Ltd). Land South of Post Office, Blackwater, Truro

Cllr Barrow proposed to support the application with no additional comments. No seconder.

No objection subject to the affordable land take matching or exceeding the open market land take per Local Plan policy 9. The Council request confirmation of the location of any pedestrian crossings, and whether plans for pavements include dropped kerbs. Cllrs Ripper/Clark. Unanimous.

PA22/00621: [Proposed dormer roof extension and replacement of existing conservatory with new timber clad extension.](#) E Pinniger. The Old Pumphouse, Menagissey, Mount Hawke TR16 5DY

No objection. Cllrs Slater/Watson. Unanimous.

PA22/00662: [Proposed extension and internal alterations.](#) Dr Young. Perran Cottage, Rocky Lane, St Agnes TR5 OSA

The Council object on the following grounds: The Council is in agreement with the objections of the World Heritage Site team; the proposals are contrary to policies 6, 10a and 11 of the NDP and policy 24 of the Local Plan. Cllrs Slater/Barrow. Unanimous.

PA21/12571: [Proposed self-contained annexe for family members.](#) G Walpole. 20, Fordh Tobmen, St Agnes TR5 OAW

The Council object on the following grounds: the application is to develop a 1 bed dwelling, not an annexe, which will be equipped for independent living and not dependent on the main dwelling. This is contrary to paragraph A of Cornwall Council's annexe guidance. The Council also consider the proposals as overdevelopment of the site. Cllrs D Brown/Watson. 5 in favour; 2 against: Cllrs Slater, Clark.

PA22/00727: [Replacement of old windows with double glazing. Enlargement of two windows. Addition of a skylight to garage. Addition of cedar cladding to the front of the property.](#) E Parkins. 41, Trevaunance Road, St Agnes TR5 OSG

No objection. Cllrs Clark/Ripper. Unanimous.

PA22/00799: [Rear extension to provide enlarged living room and additional first floor bedrooms with external first floor terrace. Removal and replacement of external garage/workshop and shed buildings with proposed studio and workshop.](#) C Docherty. Westcot, Towan Cross, Mount Hawke TR4 8DA

No objection. Cllrs Slater/D Brown. Unanimous.

PA21/12549: [Demolition of existing dwelling and replacement dwelling with basement.](#) L Irvine-MacDougall. Millstream, Banns Road, Mount Hawke TR4 8BW

Signed:

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The Council object on the following grounds: The proposals do not consider the content of the Village Character Assessment and therefore do not enhance the village character; the proposal is contrary to NDP policies 6, 7 & 12 and plans for the replacement dwelling are not comparable in size. Cllrs D Brown/Watson. 5 in favour, 2 against: Cllrs Barrow, Woolcott.

PA22/00453: [Outline planning permission \(with all matters reserved\) for a single dwelling.](#) J Kent. The Old Shop, Goonbell, St Agnes TR5 OPL

No objection with the recommendation that a turning area is created in front of the property as reversing in to or out of the drive will be too dangerous. Cllrs D Brown/Clark. Unanimous.

PA22/00885: [Listed building consent for amendments to the design of the adjoining house to the Wheal Friendly Engine House.](#) Mr & Mrs Chamberlayne. Wheal Friendly, Wheal Friendly Lane, St Agnes TR5 OSR

No objection. Cllrs Clark/Slater. 6 in favour, 1 abstained: Cllr D Brown.

PA21/11400: [Erection of 6 No. 8m. high lighting poles and netting screening and rear deflectors with variation of Condition 2 \(approved plans\) of decision PA17/10780.](#) St Agnes Tennis Club. St Agnes Tennis Club, Goonown Lane, Goonown, St Agnes TR5 OUX

The Council consider themselves insufficiently qualified to pass comment on this application but does believe that the concerns raised by neighbours are valid and that the planning officer should take these into account. Cllrs Ripper/Slater. Unanimous.

PA22/01247: [Construction of a replacement integral garage with first floor balcony above and associated works.](#) A Butterfield. Nantreve, Menagissey, Mount Hawke TR4 8DQ

No objection. Cllrs D Brown/Watson. Unanimous.

PA22/01102: [Works to trees, namely:- Ash \(T7\) - Coppice due to Ash dieback, Crab Apple \(T10\) - Fell, dead - subject to a Tree Preservation Order \(TPO\).](#) B Coumbe (Greenlight PBS Ltd). Spectrum, Springfield House, Perrancombe TR6 OJA

No objection subject to Tree Officer's approval. Cllrs Slater/Barrow. Unanimous.

PA22/00273: [Temporary use of land to hold a 3-day event on 15th, 16th and 17th July 2022 to include preparation and clearance of the site from 10th to 25th July. And each mid-July weekend thereafter to July 2027 \(exact dates to be confirmed with the planning authority each year, no later than two months in advance\). The event is a small-scale, family-friendly festival of world music and culture, with on-site camping, for up to 3000 ticket holders.](#) T Stirrup (Tropical Pressure Festival). Mount Pleasant Ecological Park, Eco Office, Porthtowan TR4 8HL

No objection, though the Council request that the constructive comments made by the member of public on the planning portal are taken into consideration – regarding control of traffic at the site and on Chapel Hill, and antisocial parking. Cllrs Barrow/Watson. Unanimous.

PA22/00664: [Change of use of land from equestrian, part agricultural, to residential to allow construction of domestic greenhouse \[category 7\] on land within applicant's curtilage.](#) Dr R Dunlop. Hillcrest Farm, Goonlaze, St Agnes TR5 ORB

The Council object on the following grounds: a change of use to residential is unnecessary. This change in status could be used as a mechanism to instigate further development in an area which is outside the settlement boundary. Further, the

Signed:

Date:

Council have no objection to a greenhouse per se, but this can be significantly closer to the main dwelling and does not necessitate a change of use for such a large area of equestrian/agricultural land. Cllrs Slater/D Brown. Unanimous.

**Cllr D Brown left the meeting*

PA21/10137: [Use of land for staging 2no. events per year \(Friday 18:00-01:00, Saturday 11:00-15:00/18:00-01:00 and Sunday 11:00-15:00/18:00-01:00\) with week-long set up and two day dismantling periods.](#) J Watson (Blue Sky Events Management Ltd). Land South of Neil Downs Quarry, New Downs, St Agnes TR5 OST

No objection, though the Council request a full litter pick sweep not only at the site and immediate area, but of the wider, full, vicinity. Cllrs Watson/Clark. Unanimous.

**Cllr D Brown re-entered the meeting*

PL84/21 Reports from Council representatives. None

PL85/21 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:30.

Signed:

Date: