



ST AGNES PARISH COUNCIL

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Planning Committee Meeting – 23rd January 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, Bunt, Clark, Watson, Woolcott.

Absent: Cllrs Bradbury, Davies.

In attendance: C Callaway, Deputy Clerk; 11 members of the public.

PL72/22 Apologies for absence.

RECEIVED from Cllr Davies.

*Cllr Prendergast has recently resigned from the Parish Council and is no longer a member of the Committee.

PL73/22 Declarations of interest/Request for dispensations. None.

PL74/22 Public participation

L Solly (Situ8 Ltd) gave context to PA22/10671.

J Noonan spoke in objection to PA22/10050.

D Stein spoke in objection to PA22/10050.

L Solly spoke in objection to PA22/10050 on behalf of a local resident.

G Naylor gave context to PA22/10050 on behalf of the applicant who was unable to attend the meeting.

C Pitt (Laurence Associates) gave context to PA22/10933.

G Davies (One Planet Associates Ltd) gave context to PA22/10941.

PL75/22 Planning Committee meeting minutes: 19th December 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. Unanimous.

PL76/22 Pre-planning presentation: Wheal Davey, nr Mithian Downs TR5 0PT

RECEIVED as above from S Williams regarding a proposal to convert an existing building to residential use. The following feedback was provided: Members of the Committee were in favour of a proposed conversion using Policy 7 of the Cornwall Local Plan (as opposed to a Class Q application) which was considered more in keeping with the existing structure. The proposed use of materials were felt to be sympathetic to the site and, all in all, a worthwhile scheme which potentially could preserve the historic features.

PL77/22 Planning applications for consideration

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

PA22/10671: [Domestic alterations to property including new access, conversion of garage to ancillary accommodation, external additions and associated landscaping works.](#) Mr & Mrs Duffield. Trelowen, West Polberro, St Agnes TR5 0SS

No objection. Cllrs Bunt/Clark. Unanimous.

Signed:

Date:

PA22/10050: [Change of use of annexe accommodation to dwelling.](#) Mr & Mrs Cohen. Trecara, West Polberro, St Agnes TR5 0ST

The Committee objects as Condition 3 of the previous conditional approval under application PA21/04940 which restricted the use has been contravened. It is the Committee's understanding that the NPPF states that annexe accommodation cannot be reclassified for 10 years. Cllrs Bunt/Barrow. 5 voted in favour. 1 against: Cllr Ripper.

**The wording of the objection submitted to the Planning Authority was revised for legal reasons on 25th January 2023 to the following: "The Parish Council will object to this application if it is found that Condition 3 of the previous conditional approval under application PA21/04940 which restricted the use has been contravened. The Council have heard reports that this was the case, but does not have direct knowledge on the matter. The Council will also object if it is found that the NPPF states that annexe accommodation cannot be reclassified for 10 years from initial establishment - again, the Council is unclear if this is the case."*

PA22/10933: [Replacement dwelling in lieu of Class Q.](#) B & D Maund. Building at Fairview Farm, Mithian Downs, St Agnes TR5 0PY

No objection. Cllrs Clark/Barrow. 5 voted in favour. 1 abstained: Cllr Watson.

PA22/10941: [Siting of 6 camping pods, 3 shepherd huts, shower block and the use of site for seasonal camping site \(tents/tourers only\) with up to 30 pitches and associated works.](#) T Stirrup. Mount Pleasant Ecological Park, Porthtowan TR4 8HL

No objection. Cllrs Barrow/Watson. Unanimous.

PA22/10898: [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.](#) **PA22/10899:** [Listed building consent for the proposal.](#) S Feary. Rose Cottage, Goonvrea Road, St Agnes TR5 0UJ

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

**Cllr Watson left the meeting.*

PA22/11115: [Proposed extension and alterations to rear of property.](#) T Catt. The Sheiling, Manor Parsley, Mount Hawke TR4 8DH

No objection. Cllrs Bunt/Clark. Unanimous.

PA22/10746: [Single storey side lean-to shed.](#) M Ings. 8, Cedars, Rocky Lane, St Agnes TR5 0NA

No objection. Cllrs Clark/Woolcott. Unanimous.

Signed:

Date:

PA22/11014: [Construction of a garden room with a storage area.](#) P Grey. Balview, Towan Cross, Mount Hawke TR4 8DA

No objection. Cllrs Bunt/Barrow. Unanimous.

PA23/00153: [Demolition of existing workshop and construction of detached dwelling.](#) D Laessing (Aqua Civils). Land adjacent to Southview Farm, Jolly's Lane, Porthtowan TR4 8AX

No objection, subject to the condition that Principal Residence Policy 5 of the NDP is applied. Cllrs Ripper/Barrow. Unanimous.

PA22/10789: [Change of use of Care Home to Guest House and associated works.](#) M Webber. Goonearl Cottage, Wheal Rose, Scorrier TR16 5DF

No objection. Cllrs Barrow/Bunt. Unanimous.

PA23/00140: [Proposed extension of existing dwelling to create larger kitchen and additional bedroom.](#) N Barry. Tigh-Na-Croabhan, 5, Tregoyne, Porthtowan TR4 8FE

No objection. Cllrs Barrow/Woolcott. Unanimous.

PA23/00248: [Proposed construction of garage.](#) A Sanders. Demelza, Towan Cross, Mount Hawke TR4 8DA

No objection. Request for the applicant to consider the use of stone or render externally, which was believed to be more in character with the local setting. Cllrs Barrow/Bunt. 4 voted in favour. 1 abstained: Cllr Woolcott.

PA22/11328: [Siting of a temporary agricultural worker's dwelling and associated infrastructure.](#) O Sawle (J & J Sawle & Son). Land at Green Lane Farm, Mawla Lane End, Redruth TR16 5DN

No objection due to this being a temporary dwelling, subject to the approval of the County Land Agent. Cllrs Clark/Bunt. Unanimous.

PL78/22 Reports from Council representatives. None received.

PL79/22 Public Bodies (Admissions to Meetings) Act 1960. None.

Meeting closed at 20:15

Signed:

Date: