Minutes – Planning Committee

Minutes of the meeting held on Monday 13th February 2023 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

Present: Cllrs White (Chair), Arthur and Bowers.

In attendance: Susan Brooks (Admin Officer, Clerking the meeting), Cllr Rogers and Cornwall Councillor Adrian Harvey.

Public Participation: 2 members of the public attended to speak against PA22/03090 Perran Springs Touring Park, Bodmin Road, Goonhavern and 2 residents spoke against PA22/009501 Land Adjacent Hendrawna Meadows, Hendrawna Meadows, Perranporth.

013/23/PC Apologies
Apologies for absence had been received from Cllrs Higgins, Lawrence and Yeo and the reason was accepted by members.

014/23/PC Declarations of interest and dispensations granted
There were no declarations of interest and no dispensations granted.

015/23/PC Approve minutes of committee meeting
The minutes of the committee meeting dated 23rd January 2023 were AGREED as a true and accurate record.

016/23/PC Considerations of planning applications
The following applications were considered and proposals agreed:

a) **Application PA22/03090**

Proposal: Hybrid planning application comprising: Full application for the demolition of reception/amenity block, outbuildings and structures; installation of bases for the siting of static caravans; creation of a bat loft and a maintenance building; installation of children's play equipment; the conversion of one existing dwelling to self-catering accommodation and the conversion of a second existing dwelling to a central facilities building; with associated access, car parking, hard and soft landscaping and drainage infrastructure works and outline application for an extension to the proposed central facilities building with associated hard and soft landscaping and drainage infrastructure works.

Location: Perran Springs Touring Park Bodmin Road Goonhavern Truro

Applicant: Park Leisure 2000 Ltd

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Response: Object (1 abstention)
The Parish Council objected to this planning application on the grounds that the development would have an adverse impact on neighbours, it was considered to be an over development of the site and there were serious highways concerns, both for the increase in traffic it would generate and also for pedestrians. The cumulative effect of multiple applications for static caravan sites, had already resulted in saturation for this area of the parish and any additional permissions would have an adverse effect on the community.

b) Application PA22/09501

Proposal: Outline application for the construction of 8 dwellings (all matters reserved other than access).

Location: Land Adjacent Hendrawna Meadows Hendrawna Meadows Perranporth Cornwall

Applicant: Quoinstone Developments Ltd

Response: Object (unanimous)
There were serious concerns regarding traffic through Hendrawna meadows and the proposal was not considered to be rounding off as there was agricultural land on both sides. The proposal was not in line with Policy 3, Greenfield Access, or the Neighbourhood Development Plan Policies. The Parish Council fully supported the comments of the Secretary of the Steering Group for the Neighbourhood Plan which were as follows:

'It is hoped that the Parish Council will be able to submit the NDP and its associated documentation to Cornwall Council for formal (Regulation 15/16) consultation and independent examination in May of this year. The original Questionnaire sent to all parishioners in 2018 requested opinions regarding a Principal Residence Policy, as well as the need to retain the 'green buffer zone' between Perranporth and Bolingey. These policies were very strongly supported (at over 95%) in the results received. We are confident that these reflected the overall wish of parishioners throughout the Parish. This planning application is not aligned with policies within the emerging Perranzabuloe Neighbourhood Development Plan (NDP), nor is it aligned with the general wishes of the large majority of the parishioners. The plan defines the site as partly outside the Settlement Boundary (Policy SD1). Also part of the site is within the Perranporth - Bolingey Settlement Gap (Policy NE6). Further, the proposed Principal Residence Policy covers the whole of this site'.

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c) Application PA22/11474

Proposal: Removal of existing structures and bases and the installation of bases for the siting of holiday accommodation (which fall under the definition of a caravan) and decking, with associated access, landscaping, and infrastructure works
Location: Perransands Holiday Park Perranporth Cornwall TR6 0AQ
Applicant: Haven Leisure Limited
Response: No objection (unanimous)

d) Application PA23/00451

Proposal: Change of use from ancillary accommodation with holiday let to full C3 residential dwelling
Location: Lowen Cottage Lower Bolenna Perranporth Cornwall
Applicant: Mr & Mrs Gosling
Response: No objection (unanimous)

e) Enquiry Reference PA23/00398

Proposal: Non material amendment in relation to decision notice PA22/05595 dated 25/08/2022. Revised design to front, first floor window. Glazing bars added to windows.
Location: Trefusia Mill Road Bolingey Perranporth Cornwall TR6 0A
Applicant: Mr & Mrs E Renshaw-Denning
Response: No objection (unanimous)

f) Application PA22/11002

Proposal: New pitched roof to replace flat roof and internal alterations
Location: Cornerways Perranwell Road Goonhavern Truro
Applicant: Mr Darrell Sweet
Response: No objection (unanimous)

g) Application PA23/00103

Proposal: Proposed alterations to Grade II listed dwelling including works to existing outbuilding.
Location: Pendragon House Penwartha Perranporth Cornwall
Applicant: Mr Alex Burns
Response: No objection (unanimous)

h) Application PA23/00104

Proposal: Listed Building Consent for proposed alterations to Grade II listed dwelling including works to existing outbuilding.
Location: Pendragon House Penwartha Perranporth Cornwall
Applicant: Mr Alex Burns
Response: No objection (unanimous)

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i) Application PA23/00767

Proposal: Listed building consent for the demolition of store and construction of detached infill dwelling including associated works (Revised design to front first floor window to that approved under PA22/05596)
Location: Trefusia Mill Road Bolingey Perranporth
Applicant: Mr & Mrs E Renshaw-Denning
Response: No objection (unanimous)

j) Application PA23/00824

Proposal: Lawful Development Certificate for the existing use of building as a single dwelling house
Location: Crescent Farm Gollawater Penhallow Truro
Applicant: Mr Simon Weekes
Response: No objection (unanimous)

017/23/PC Correspondence from Clerk

The following correspondence was noted:

a) Appeal and costs decision for:
PA19/10894 – Tresloe Vean, Perrancoombe, Perranporth
Appeal dismissed. Costs claimed against Council – Dismissed.
b) Appeal decision for:
PA21/07082 – Land south of Treslow Farm, Perrancoombe, Perranporth
Appeal Dismissed. No Costs claimed.
c) Notice regarding the St Newlyn East and Mitchell Neighbourhood Plan - Regulation 14 Pre-Submission Consultation.
d) Invitation to attend Local Council Planning Training: Climate Emergency DPD policies and planning processes on Wednesday 22 March, 15.30-17.00 via Teams.
e) Perranporth Airfield Control Tower Alcohol License Application. It was agreed that this be forwarded to all Councillors for information.

018/23/PC Date of next meeting

Members noted the date of the next meeting: Monday 6th March 2023.

There being no further business, the Chairman closed the meeting at 18.52 p.m.

Signed: ……. Date: 6th March 2023

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