Minutes – Planning Committee

Minutes of the meeting held on Monday 28th May 2024 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

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

In attendance: Susan Brooks (Assistant Clerk, Clerking the meeting)

Public Participation: 7 members of the public attended to speak against applications PA24/02831 and PA24/02832, Hendrawna Lane, Bolingey, Perranporth.

049/24/PC Apologies
Apologies for absence had been received from Cllrs Higgins, Lawrence and Yeo and the reasons were accepted.
Proposed: Cllr Arthur **Seconded: Cllr Trevethan** **unan**

050/24/PC Declarations of Interest and Dispensations Granted
There were no declarations of interest and no dispensations granted.

051/24/PC Approve Minutes of Committee Meeting
It was **resolved that** the minutes of the committee meeting dated 13th May 2024 were approved as a true and accurate record subject to amendment of the day of the next meeting.
Proposed: Cllr White **Seconded: Cllr Trevethan** **4-0 (1 abs)**

052/24/PC Consideration of Planning Applications
The following planning applications were considered and it was **resolved that** the following responses would be submitted to Cornwall Council *(applications are listed in the order in which they were considered at the meeting)*:

a) Application PA24/02832
Proposal: Application for Permission in Principle for the construction of up to two dwellings.
Location: Land North of Hendrawna Barn Hendrawna Lane Bolingey Perranporth
Applicant: Mr Darran Goldby Tregothnan Estate
Response: Object for the following reasons:
The proposal would represent development in the countryside,
there was no adequate access,
it would be outside the village confines and development boundary,
it would not be infill or rounding off,
concerns were expressed regarding sewage, water run off and lack of infrastructure,
the development would be in close proximity to Grade II listed buildings and detrimental to the character of the area,
it would not meet the requirements for an exception site and would not be in line with the emerging NDP.
Proposed: Cllr White **Seconded: Cllr Hunter** **unan**

Signed: …… Date: 17th June 2024

b) Application PA24/02831

Proposal: Application for Permission in Principle for the construction of up to two dwellings.
Location: Land South-East of Hendrawna Barn Hendrawna Lane Bolingey Perranporth
Applicant: Mr Darran Goldby Tregothnan Estate
Response: Object for the following reasons:
The proposal would represent development in the countryside,
there was no adequate access,
it would be outside the village confines and development boundary,
it would not be infill or rounding off,
concerns were expressed regarding sewage, water run off and lack of infrastructure,
the development would be in close proximity to Grade II listed buildings and detrimental to the character of the area,
it would not meet the requirements for an exception site and would not be in line with the emerging NDP.
Proposed: Cllr White **Seconded: Cllr Hunter** **unan**

c) Application PA24/03329

Proposal: Proposed single-storey flat roof rear extension and associated works.
Location: Rose Meadows Goonhavern Truro Cornwall
Applicant: Mr Damian Bispham
Response: No objection
Proposed: Cllr Arthur **Seconded: Cllr Trevethan** **unan**

d) Application PA24/02225

Proposal: Application for Non-Material Amendment to PA23/04880 for Replacement dwelling and construction of annexe, namely 1) A change from the roof and elevations covered in zinc, to a natural slate and natural slate hung tiles. 2) A change from the timber roof annexe to natural slate tiles.
Location: Mount Farm Bungalow Mount Rose Truro Cornwall TR4 9PN
Applicant: Tim Allen
Response: No objection
Proposed: Cllr Bowers **Seconded: Cllr White** **unan**

e) Application PA24/03238

Proposal: Works to Tree(s) covered by a Tree Preservation Order (TPO) - Crown reduction of 1 Sycamore tree (4 stems) to reduce overhang into adjoining property.
Location: Land North of Nampara Cottages Grannys Lane Perranporth Cornwall
Applicant: Mrs Lynda Bowden Perranporth Garden Charities
Response: No objection
Proposed: Cllr Arthur **Seconded: Cllr Bowers** **4-0 (1 abs)**

f) Application PA24/03345

Proposal: Works to trees subject to a Tree Preservation Order (TPO), include works to trees subject to a Tree Preservation Order (TPO), works include work to reduce an oak tree.
Location: Hawthorn Close Goonhavern Truro Cornwall
Applicant: Mr Paul May
Response: No objection subject to the approval of the Forestry Officer.
Proposed: Cllr White **Seconded: Cllr Arthur** **unan**

Signed: …… Date: 17th June 2024

g) Application PA24/02798

Proposal: Proposed single storey rear extension, new front porch and internal alterations to layout. First floor – loft conversion with 4no. side facing dormers, rear extension and balcony over ground floor extension, insertion of log burner flue. Alterations to hard and soft landscaping, new hard standing to be permeable paving, additional vehicle access for caravan.

Location: Treargan Rose Truro Cornwall

Applicant: Mr Harry Wren

Response: No objection on condition that the caravan is removed on completion.

Proposed: Cllr Bowers Seconded: Cllr Trevethan 4-0 (1 abs)

h) Application PA24/03657

Proposal: Extension and alternations to the existing dwelling including raising the roof, formation of a balcony, terrace along with access and parking improvements.

Location: St Andrews Wheal Leisure Perranporth Cornwall

Applicant: James and Gemma Walker

Response: No objection

Proposed: Cllr Arthur Seconded: Cllr Trevethan unan

053/24/PC Correspondence from the Clerk

The following correspondence was noted:

a) Cornwall Council – 5 Day Protocol email regarding PA24/02098, Proposed replacement dwelling with detached 2-storey garage with gym above, River Villa, Callestick, Truro, TR4 9LN. Option 1 chosen – Agree with the recommendation of the Planning Officer.
b) Cornwall Council – 5 Day Protocol email regarding PA23/09897, Application for permission in Principle for a construction fur up to three dwellings (min of 2, max 3), Land North West of St Pirans Rose TR4 9PF. Option 2 chosen – Agree to disagree.
c) NDP Final examiners report and recommendations had been received and would be discussed at the next meeting of the Finance and Operations Committee.

054/24/PC Date of Next Meeting

Members noted the date of the next meeting: Monday 17th June 2024.

There being no further business, the Chair closed the meeting at 6.35 p.m.

Signed: ……. Date: 17th June 2024