Minutes – Planning Committee

Minutes of the meeting held on Monday 19th April 2022 at 6pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

Present: Cllrs White (Chair), Arthur, Bowers, Higgins, Lawrence and Yeo

In attendance: Tatiana Cant (Clerk), Adrian Harvey, Cllrs Boston and Rogers

Public Participation: There was 5 members of the public present. 1 member spoke in objection to item m on the agenda (PA22/03091), 1 member spoke in support of item j on the agenda (PA22/00606), 1 member spoke in support of item c on the agenda (PA22/01870) and 1 member spoke in objection to item l on the agenda (PA22/03382).

032/22/PC Apologies

Apologies had been received from Cllr Trevethan due to illness.

033/22/PC Declarations of interest and dispensations granted

Cllr Arthur declared an interest on item m on the agenda (PA22/03091) and would leave the meeting when the item was under discussion and would refrain from any vote.

034/22/PC Approve minutes of committee meeting

The minutes of the committee meeting dated 28th March 2022 were AGREED as a true and accurate record.

035/22/PC Considerations of planning applications

The following applications were considered and proposals agreed:

a) Application: PA22/02329

Proposal:	Proposed two storey extension with variation of condition 2 of decision C1/PA21/1415/10/R dated 08.12.2010
Location:	Landoute, Newquay Road, Goonhavern, Truro
Applicant:	Mr David Bull
Response:	Objection – (1 abstention)
	The Parish Council objects to this planning application on the grounds that it is considered to be an over development of the site

b) Application: PA22/02137

Proposal:	Construction of Replacement Dwelling in Accordance with Design Approved under PA20/04660
Location:	Inglenook, Road from Boscawen Road to Junction North of Meadow Bank, Perrancoombe, Perranporth
Applicant:	Mr Boyce
Response:	No objection - (unanimous)

c) Application: PA22/01870

Proposal:	Proposed construction of 2 dwelling houses
Location:	Accra, Engelly Road, Goonhavern, Cornwall
Applicant:	Kirkin Homes Ltd
Response:	Objection – (1 abstention)

The Parish Council objects to this planning application on the grounds that it is a development in the countryside.

d) Application: PA22/02863

Proposal:	Application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval PA14/01374 dated 09.05.14 for erection of 31 dwellings with access off Tregundy Lane with variation of condition 2 of decision PA17/01921 dated 03/08/2017 Condition Number(s): Condition 2 Conditions(s) Removal: The revised design for Plot 16 has already been approved under reference PA21/11075 on 11th February 2022. However, this plot substitution generated a significant CIL Bill of over ??22,000 due to the CIL calculation being based on the whole dwelling rather than just the net increase coming forward in the plot redesign. The Council's CIL Team have advised the only way to only pay for the increase in floorspace is via the Section 73 'variation of plans' approach. To say strict accordance with approved plans but include the new updated drawing numbers for Plot 16 as approved in February 2022. Proposed 08100 TDA DR PL 0266 P02 received 20/12/21 Proposed 08100-TDA-DR-PL-0176 P02.01 received 05/11/21 Site/location Plan 08100-TDA-DR-PL-0265 P03 received 21/12/21
Location:	Plot 16, Land at Droskyn Point, Droskyn Point, Perranporth
Applicant:	Classic Builders (Southwest) Ltd
Response:	No objection – (unanimous)

e) Application: **PA22/02951**

Proposal:	Extensions to existing dwelling with variation of condition 2 of decision PA19/02962 dated 28.05.2019
Location:	Pendown Farm, Penhallow, Perranzabuloe, Truro
Applicant:	Mr David Stephenson
Response:	No objection – (1 abstention)

f) Application: PA22/03173

Proposal:	Demolition of existing garage, construction of new garage and associated development including access, vehicle parking and drainage
Location:	The Vicarage, Cox Hill, Cocks, TR6 0AT
Applicant:	Truro Diocesan Board of Finance Ltd
Response:	No objection – (unanimous)

g) Application: PA22/03106

Proposal:	Renovation and extension to existing cottage including construction of detached home studio, car port and shed
Location:	Byways, Cox Hill, Cocks, Cornwall
Applicant:	Faye and Zach Duane
Response:	No objection – (1 abstention)

h) Application: PA22/02977

Proposal:	Application for a Lawful Development Certificate for an Existing use - Building comprising a stable block, tack room and toilet in breach of condition no.3 of planning permission PA10/08626 dated 7 March 2011
Location:	Land Adjacent to Boskenna, Liskey Hill, Perranporth Cornwall
Applicant:	Mr T Griffin
Response:	No objection (2 abstentions) The Parish Council wish to see the site retained as stables

i) Application: PA21/12530

Proposal:	Construction of new roof incorporating a loft conversion including feature glazed gables, inset balcony and rear mono-pitch dormer, also with associated

	internal remodelling. Addition of subterranean double garage and widened access.
Location:	5 Somerville Road, Perranporth, TR6 0HD
Applicant:	Mr Spencer
Response:	No objection – (unanimous)

j) Application: PA22/00606

Proposal:	Change of use of annexe from ancillary accommodation to holiday use with additional parking provided
Location:	Rosenwynn, Chapel Hill, Bolingey, Perranporth
Applicant:	Mrs Sara Tamsin Carter
Response:	No objection – (3 abstentions)

k) Application: PA21/12541

Proposal:	Proposed Application: For The Erection Of A New Domestic Double Garage & Parking Area To The Front.
Location:	Land Northwest of Lowen Chy, St Michaels Road, Perranporth, Cornwall TR6 0HG
Applicant:	Mr Lloyd Bellenie
Response:	No objections – (unanimous)

l) Application: PA22/03382

Proposal:	Demolition of dwelling and erection of a replacement dwelling, parking and amenity areas
Location:	Westpoint, Droskyn Point, Perranporth, Cornwall
Applicant:	Mr N Hewitt-Boorman
Response:	Objection – (1 abstention)
	The Parish Council objects to this planning application on the grounds that it is considered to be overbearing, overlooking and an over development of the site

[Cllr Arthur left the meeting]

m) Application: PA22/03091

Proposal:	The development of bases for the siting of static caravans, with associated access, car parking, landscaping and drainage infrastructure works.
Location:	Land to East of Oyster Bay Coastal and Country Retreat, Bodmin Road, Goonhavern, Cornwall
Applicant:	Park Leisure 2000 Ltd
Response:	Objection (1 abstention) The Parish Council objects to this planning application on the grounds that it is considered to be an over development of the site and there are serious highways concerns. The cumulative effect of multiple applications for static caravan sites, has already resulted in saturation for this area of the parish and any additional permissions would have an adverse effect on the community.

036/22/PC Correspondence from Clerk

There was no correspondence from clerk.

037/22/PC To note date of next meeting:

Members noted the date of the next meeting: **9th May**

There being no further business, the Chairman closed the meeting at 18.48 pm

Signed ……..(Chair) Date: 9th May 2022