



Minutes – Planning Committee

Minutes of the meeting held on Monday 6th December 2021 at 5.30pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

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

In attendance: Laura Wright (Admin Officer), Cllr Harvey (Cornwall Councilor)

Public Participation: There were 35 members of the public present. 5 members of the public spoke to object to planning application PA21/09826 (a). 1 member of the public spoke in support of planning application PA21/07680 (b), 1 member of the public spoke in support of planning application PA21/10969 (c), 1 member of the public spoke in support of and 1 member of the public spoke to object to planning application PA21/10228 (d), 3 members of the public spoke to object to planning application PA21/10677 (l) and Dan Mitchel, planning director, spoke in support of planning applications PA21/11252 (h) and PA21/11075 (m).

100/21/PC Apologies

There were no apologies received.

101/21/PC Declarations of interest and dispensations granted

There were no declarations of interest.

102/21/PC Approve minutes of committee meeting

The minutes of the committee meeting dated 15th November 2021 were AGREED as a true and accurate record.

103/21/PC Considerations of planning applications

The following applications were considered and proposals agreed:

a) Application: PA21/09826

Proposal: Proposed development of a geothermal power plant including site preparation, drilling of two deep geothermal wells, resource testing, construction of a binary cycle power station and subsequent operation

Location: Land NW Of Rosehill Farm Penhallow Cornwall

Applicant: Miss Hazel Farndale

Response: Object (unanimous). Whilst the Parish Council are fully supportive of any renewable energy, the Council object to this application, as the Council strongly feel that it is in the wrong location.

b) Application: PA21/07680

Proposal: Proposed demolition of existing 2 dwellings and associated structures to erect 15 flats, complete with courtyard.

Location: Hilltop and The Belfrey, Budnic Hill, Perranporth, Cornwall

Applicant: Langhelle Coastal Retreat Development Ltd.

Response: Object (2 against)

The Parish Council wishes to object to this application for the following reasons:

1. Erodes green space in a semi-rural area
2. No biodiversity gain, loss of habitat with natural landscaping with green roofs
3. By building across the whole site frontage this could create an unwelcome precedent, leading to urbanisation of this semi-rural fringe and contrary to retained green spaces in other approved developments in the immediate area
4. The design of built form is uncompromising in maximizing the number of dwellings and fails to consider place making or beauty in its form and appearance
5. It fails to provide any information on affordable housing as required in policy 6c in the local plan
6. It is considered contrary to policies of the Cornwall Local Plan:
policy 12 - design, lack of amenity space
policy 13 - development standards, character of the area and setting
21c - doesn't take into account the character of the surrounding area

c) Application: PA21/10969

Proposal: Conversion and extension of redundant buildings to form two dwellings

Location: Land South of The Hollies, Silverwell, Blackwater, Cornwall

Applicant: Mr & Mrs Karen & Will Berdinner

Response: Object (1 against, 1 abstention)

The proposed plans are considered development in the countryside

d) Application: PA21/10228

Proposal: Application for outline planning permission with all matters reserved for proposed construction of up to two infill dwellings

Location: Land South of Clarendon Barn, Liskey Hill, Perranporth

Applicant: Mr K Tippett

Response: Object (unanimous)

The proposed plans are considered an over development in the countryside and not considered to be classed as infill.

e) Application PA21/01588

Proposal: Proposed aggregate recycling center with associated hard standings, screening bunds and associated works

Location: Land South of Callestick Vean Farm, Penhallow, Cornwall TR4 9NF

Applicant: Mr Sam Parker

Response: No objections (unanimous)

f) Application: PA21/10523

Proposal: Erection of a new domestic stable block with tack room & feed store plus a new access & entrance point

Location: Field Opposite Lower Reen Farm, Reen, Perranporth TR6 0AL

Applicant: Miss Tori Stevens N/A

Response: No objections (2 against, 1 abstention)

g) Application: PA21/11253

Proposal: Conversion of existing barns to form dwelling house and associated works

Location: Land West of Lakewell Holiday Cottages, Perranwell, Goonhavern TR4 9NX

Applicant: Mr & Mrs B Gadsby

Response: Object (2 abstentions)

The Parish Council objects to this planning application as it is considered to be a development in the open countryside.

h) Application: PA21/11252

Proposal: Outline permission with some matters (appearance, landscaping, layout and scale) reserved for erection of a dwelling house

Location: Land East of Plot Approved Adjacent to Chy Lowenna, Ramoth Way, Perranporth, Cornwall

Applicant: Mr Peter Burrell

Response: No objections (1 against, 2 abstentions)

The Parish Council would like to see concerns regarding highways and access, addressed for any future developments to this site.

i) Application: PA21/10391

Proposal: Demolition of redundant barn and stable and construction of dwelling and external office, installation of a packaged sewage treatment plant with leach field

Location: Clarendon Barn, Liskey Hill, Perranporth, Cornwall

Applicant: Mr Dean and Mrs Clare McAllister

Response: Object (unanimous)

The Parish Council objects to this planning application as the proposed plans are considered an overdevelopment.

j) Application: PA21/10128

Proposal: Convert garage into small annex

Location: 14 Budnic Estate, Perranporth TR6 0DB

Applicant: Miss Judith Moseley

Response: No objections (unanimous)

k) Application: PA21/11034

Proposal: Reserved matters application for new two storey four bed dwelling with attached garage and associated landscaping (details following outline consent PA18/00447 dated 30.11.2018)

Location: Plot 3 Behind Accra, Engelly Road, Goonhavern

Applicant: Denese Fryatt

Response: No objections (unanimous)

l) Application: PA21/10677

Proposal: Proposed polytunnel and retention of hard standing area

Location: Land southeast of Lower Reen Farm, Reen, Perranporth Cornwall

Applicant: Mr Angus Tulloch - The Harmony Farm Project

Response: The Parish Council understands that there are a number of outstanding potential enforcement issues relating to this address and therefore will not comment on this application.

m) Application: PA21/11075

Proposal: Proposed dwelling (substitution of previously approved house type under decision PA17/01921) and erection of garage with home office

Location: Plot 16, Land at Droskyn Point, Droskyn Point, Perranporth

Applicant: Classic Builders (South Classic Builders Southwest Ltd)

Response: No objections (unanimous)

[Cllr Lawrence left the meeting]

n) Application: PA21/11191

Proposal: Works to trees subject to a Tree Preservation Order (TPO), works include removing ash trees with dieback and a dying cherry tree

Location: Penmill, Penwartha, Perranporth, Cornwall

Applicant: Mr Michael Crossthwaite

Response: No objections (unanimous) subject to the approval of the tree officer.

o) Application: PA21/11479

Proposal: Works to trees namely: - to coppice 3 Sycamore trees (T1), (T2), (T3) - subject to a Tree Preservation Order (TPO)

Location: Floral Cottage Road from Boscawen Road to Junction North of Meadow Bank, Perrancoombe, Perranporth

Applicant: Mrs Kay Killen

Response: No objections (unanimous) subject to the approval of the tree officer.

p) Application: PA21/10987

Proposal: Proposed First Floor Extension

Location: Old Golf House, Apartment 2, Budnic Hill, Perranporth TR6 0AB
Applicant: Philip Essex

Response: No objections (unanimous)

q) Application: PA21/10724

Proposal: Non material amendment in relation to decision notice PA21/02773 dated 17.06.21 to change roof pitch and change fibre board to external cladding.

Location: Worthy Vale Barn Silverwell, Blackwater, Truro, Cornwall TR4 8JD

Applicant: Ms A Caldwell

Response: No objections (unanimous)

r) Application PA21/11875

Proposal: Application for non-material amendment to PA19/06693 dated 15/03/2021. Amendment sought to plot 2, removal of detached garage and provide new attached garage as a ground floor extension to side and rear including of garage, raise ridge/eaves Ridge height by 100mm 91.45 and Eaves height by 300 mm to 89.35. Alteration to porch roof same height.

Location: Land South of Higher Rise Farm Road From South west of Mount Bungalow, to Junction South Of Seaview, Rose TR4 9PG

Applicant: Mr and Mrs Nigel and Wendy Heaney

Response: No objections (unanimous)

104/21/PC To note items of correspondence from Clerk

The Clerk shared an email (previously circulated) from a planning officer regarding planning application PA21/06808 with revised plans. The committee agreed to 'Agree to Disagree' with the planning officers' decision.

105/21/PC To note date of next meeting:

Members noted the date of the next meeting: **10th January 2022**