



# Minutes – Planning Committee

**Minutes of the meeting held on Monday 12<sup>th</sup> December 2022 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB**

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

**In attendance:** Susan Brooks (Admin Officer, Clerking the meeting).

**Public Participation:** 1 member of the public and 1 agent attended to speak in support of application b) PA22/10003 Eden Farm, Goonhavern.

## **102/22/PC Apologies**

Apologies for absence had been received from Councillors Trevethan and Yeo and the reasons were accepted by members.

## **103/22/PC Declarations of interest and dispensations granted**

Councillors Bowers and Arthur declared an interest in item d) PA22/10380 Shibury, Carnkief, Goonhavern and took no part in the discussion. No dispensations had been granted.

## **104/22/PC Approve minutes of committee meeting**

The minutes of the committee meeting dated 21<sup>st</sup> November 2022 were AGREED as a true and accurate record.

## **105/22/PC Considerations of planning applications**

The following applications were considered and proposals agreed:

### **a) Enquiry reference PA22/09927**

**Proposal:** Non-material amendment to decision PA21/03482 dated 08.11.2021 to amend the finished floor height, reduce the overall height of the development by reducing the pitch of the roof by 3 degrees, and to remove part of the roof over the balconies.

**Location:** Atlantis 1 Trevalga Close Perranporth Cornwall TR6 0HH

**Applicant:** Paul Stokes

**Response:** No comment

### **b) Application PA22/10003**

**Proposal:** Erection of six glamping lodges in lieu of the six safari tents approved under reference PA21/05188, layout, access routes and landscaping will remain the same.

**Location:** Eden Farm Goonhavern Truro Cornwall

**Applicant:** Margaret Robinson

**Response:** No objection (1 against)

**c) Application PA22/06948**

**Proposal:** Retention and continued siting of five shipping containers and one touring caravan for agricultural and private storage; retention of fencing and yard areas. Erection of a 6 metre long, 2.6 metre high section of fencing.

**Location:** Land North of Pendower St Georges Hill Perranporth Cornwall

**Applicant:** Mr Colin Ballinger

**Response:** Object (unanimous)

The Parish Council does not support this application and feels that the location should be restored to its former appearance. The work already carried out without consent is detrimental to the appearance of the approach to Perranporth and is development in the countryside. The access onto a busy road beyond the 30 mph speed limit is inadequate.

The development is in an open area of coastline with wide views along the coast and into the SSSI and AONB. The location is also in the world heritage site which, prior to the unapproved actions, reflected its heritage in the mining landscape. The excessively large fence and group of shipping containers are totally inappropriate.

Policy 23 of the Local Plan requires great weight to be given to sustaining the local distinctiveness and character.

The Cornwall and West Devon Mining Landscape World Heritage Site Management Plan 2020-2025 describes the area as ‘Spectacularly scarred coast between St Agnes and Perranporth that was the location of a number of historically and mineralogically important mines.’

Policy 24 of the Cornwall Local Plan 2010 – 2030 (adopted 2016) (the Local Plan) sets out that development within the World Heritage Site (WHS) and its setting should accord with the WHS Management Plan. Proposals that would result in harm to the authenticity and integrity of the Outstanding Universal Value should be wholly exceptional.

**Priority Habitats and Species**

The ecological report states that the planting of the non-native hedge could, over time, adversely impact the native fauna (heathland and maritime grasslands) which is listed within the SSSI. The field surrounding the survey area has features indicating that it is an Acid Grassland which is a high value grassland and a priority habitat category, although it may be in poor condition. It is likely that an area of this high value habitat was lost during the siting of the containers, creation of the non-native hedge and the depositing of soils within the field.

It is important that no further barriers, including stock proof fencing or solid board fencing, are installed which may make it more difficult for wildlife to move through the site.

**d) Application PA22/10380**

Proposal: Proposed Extension to Annex  
Location: Shibury Carnkief Goonhavern Truro  
Applicant: Mr & Mrs Simon Dowling

**Response:** No objection (2 declared an interest)

**e) Application PA22/09831**

Proposal: To erect one dwelling and garage.  
Location: Land West of Carn Brea Reen Cross Road Goonhavern  
Cornwall  
Applicant: Mrs L Seater

**Response:** No objection (unanimous)

**106/22/PC Correspondence from Clerk**

The following correspondence was noted:

1. An invitation had been received to visit the Community Housing Holistic Hub Meditation Centre at Cligga Grove CIC.
2. Appeal Ref APP/TPO/D0840/8388 - An appeal had been made regarding proposed works to protected trees at Green Valley, Perrancoombe, TR6 0JA.
3. A 5 Day Protocol letter had been received regarding PA22/08560 – Application for planning permission for 2 holiday lodges, Land west of Elmsleigh, Perranwell Road, Goonhavern. Councillors AGREED to respond with Option 2 – Agree to disagree.
4. A response from the Enforcement Team at Cornwall Council had been received regarding the stationing of shipping containers and a caravan on land north of St George's Hill, Perranporth. A planning application PA22/06948 had been submitted and the enforcement case had now been closed.

**107/22/PC Date of next meeting**

Members noted the date of the next meeting: Monday 9<sup>th</sup> January 2023.

There being no further business, the Chairman closed the meeting at 6.25 p.m.

Signed: .....

Date: 9<sup>th</sup> January 2023