



Minutes – Planning Committee

Minutes of the meeting held on Monday 23rd January 2023 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

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

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

Public Participation: There were no members of the public present.

007/23/PC Apologies

Apologies for absence had been received from Councillor Lawrence and the reason was accepted by members.

008/23/PC Declarations of interest and dispensations granted

Councillor Linda Higgins declared an interest in item e) PA23/00228 and took no part in the discussion. No dispensations had been granted.

009/23/PC Approve minutes of committee meeting

The minutes of the committee meeting dated 9th January 2023 were AGREED as a true and accurate record.

010/23/PC Considerations of planning applications

The following applications were considered and proposals agreed:

a) Application PA22/11139

Proposal: Application for permission in principle: proposed demolition and residential development (between 5-9 units)

Location: St Georges Country Hotel St Georges Hill Perranporth Cornwall

Applicant: Mr and Mrs Harris

Response: Object (1 abstention) as the proposal would represent development in the countryside and it was considered that Perranporth should not lose another hotel. It was considered that the Hotel should be listed as was 180 years old and that the historic value and heritage should be taken into account. The property belonged to a former Captain of a Tin Mine and was part of the mining heritage within a heritage site. The proposal would also have a negative impact on nature conservation and the character of the area.

b) Application PA22/02896

Proposal: Associated leisure facilities through redevelopment and refurbishment along with landscaping, boundary treatment, access, parking, drainage, services and plant. The application is accompanied by an Environmental Statement.

Location: Penhale Camp Camp Road Holywell Bay Newquay Cornwall TR8 5PF

Response: Object (unanimous) for the following reasons:

The large developments would have a cumulative, negative, impact on nature conservation and would be within an area of great landscape value in close proximity to the SAC and SSSI. The developments would put pressure on the infrastructure including education and the NHS.

The increased traffic would have a detrimental effect on highway safety due to the access along a narrow single carriageway.

The Parish Council fully supports the objections raised by organisations such as CPRE and Natural England and also members of the public.

c) Application PA22/02794

Proposal: Partial demolition of existing buildings and development of 9 new build housing units and refurbishment of existing cottages to form 3 dwellings along with associated landscaping, boundary treatment, access, parking, drainage, services and plant. (The application is accompanied by an Environmental Statement.)

Location: Penhale Camp Camp Road Holywell Bay Newquay Cornwall TR8 5PF

Response: Object (unanimous) for the following reasons:

The large developments would have a cumulative, negative, impact on nature conservation and would be within an area of great landscape value in close proximity to the SAC and SSSI. The developments would put pressure on the infrastructure including education and the NHS.

The increased traffic would have a detrimental effect on highway safety due to the access along a narrow single carriageway.

The Parish Council fully supports the objections raised by organisations such as CPRE and Natural England and also members of the public.

d) Application PA23/00051

Proposal: Works to trees subject to a tree preservation order (TPO) namely the reduction of 8 trees and felling of 3 as listed on Application form.

Location: Greyroofs Perrancoombe Perranporth Cornwall

Applicant: Mrs Jacqui Stublely

Response: No objection (unanimous) subject to the comments of the Forrestry Officer.

e) Application PA23/00228

Proposal: To remove existing roof and replace with a self-contained annexe for use by the applicants relative

Location: Kings Pawn 13 Wheal Leisure Perranporth Cornwall

Applicant: Mr Steve Burstow

Response: No objection (1 declared an interest)

f) Application PA22/11195

Proposal: Conversion and extension to existing former agricultural building (former milking parlour) to a single dwelling

Location: Little Golla Farm Gollawater Penhallow Truro

Applicant: Mr/Ms Michael and Donna Morris

Response: No objection (1 abstention)

011/23/PC Correspondence from Clerk

The following correspondence was noted:

Invitation from Cornwall Council Planning and Housing Service to an online event: 'Helping Local Councils understand the Govt consultation on planning changes 2023' on Wednesday 8 February at 4.30 p.m.

012/23/PC Date of next meeting

Members noted the date of the next meeting: Monday 13th February 2023.

There being no further business, the Chairman closed the meeting at 18.40 p.m.

Signed:

Date: 13th February 2023