



# Minutes – Planning Committee

**Minutes of the meeting held on Monday 31st July 2023 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB**

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

**In attendance:** Susan Brooks (Admin Officer, Clerking the meeting) and Cornwall Councillor Adrian Harvey

**Public Participation:** The applicant and an agent attended to speak in support of PA23/04885, Porthaven, 30 Droskyn Way, Perranporth. The applicant, an agent and a representative of Healey's Cider Farm attended to speak in support of PA23/02391, Healey's Cyder Farm, Callestick and the applicants attended to speak in support of PA23/05302, Higher Ventongimps Farm, Callestick.

## **063/23/PC Apologies**

No apologies for absence had been received.

## **064/23/PC Declarations of interest and dispensations granted**

Councillor Lawrence declared an interest in PA23/04885, Porthaven, 30 Droskyn Way, Perranporth and took no part in the discussion. The Clerk granted dispensations for all Councillors to speak in relation to PA23/02391, Healey's Cyder Farm, Callestick, as Natural Generation were tenants of Parish Council property.

## **065/23/PC Approve minutes of committee meeting**

The minutes of the committee meeting dated 10<sup>th</sup> July 2023 were AGREED as a true and accurate record.

## **066/23/PC Considerations of planning applications**

The following applications were considered and proposals agreed:

### **a) Application PA23/04557**

Proposal:	Proposed conversion of barn to form a dwelling, the demolition of the existing lean to extension and the erection of a detached garage/workshop
Location:	Polgoda Farm Livery Zelah Truro Cornwall
Applicant:	Mr M Cash
Response:	No objection (unanimous by email)

### **b) Application PA23/04686**

Proposal:	Erection of Multi-use Hall School Extension
Location:	Goonhavern Primary School Newquay Road Goonhavern Truro
Applicant:	Mr Paul Clark Legacy Properties
Response:	No objection (unanimous by email) subject to compliance with the requirements of the Education Authority for dimensions of a multi-use sports hall.

**c) Application PA23/05228**

**Proposal:** Construction of porch and new cladding on front and sides of the property.  
**Location:** Chyreen Perrancoombe Perranporth Cornwall  
**Applicant:** Mrs Campbell  
**Response:** No objection (unanimous)

**d) Application PA23/04885**

**Proposal:** Demolition of existing conservatory and replacement with a single-storey extension. Replacement of existing attached garage with a store and utility room, and an extension above and behind to provide further living accommodation.  
**Location:** Porthaven 30 Droskyn Way Perranporth Cornwall  
**Applicant:** Miss Ellie Woodward  
**Response:** No objection (1 declared an interest)

**e) Application PA23/05238**

**Proposal:** Demolition of existing dwellinghouse and erection of replacement Dwelling and associated works with variation of conditions 2 and 3 in respect of decision PA20/03595 with compliance with condition 2 of decision notice PA21/01029 dated 20/02/2021' with variation of condition 2 of decision PA22/09742 dated 19/12/2022.  
**Location:** Perran House Cliff Road Perranporth Cornwall  
**Applicant:** Mr Peter Burrell  
**Response:** No objection (unanimous)

**f) Application PA23/04583**

**Proposal:** Resubmission of previously withdrawn PA22/10213 for removal of lawful caravan (PA21/06636) and construction of replacement 3-bedroom dwelling in revised position with change of use of land to residential curtilage.  
**Location:** Sunshine Meadows Mithian Cornwall TR5 0QD  
**Applicant:** Mr and Mrs Meza-Bradford  
**Response:** No objection (1 against) on condition that the caravan is removed After completion.

**g) Application PA23/05093**

**Proposal:** 24 ground mounted solar panels on 3 frames of 8 panels  
**Location:** Riverside Carnkief Goonhavern Truro  
**Applicant:** Mr and Mrs Crispin Geoghegan  
**Response:** No objection (1 against)

**h) Application PA23/04799**

**Proposal:** Rear kitchen extension  
**Location:** Underthorne Perrancoombe Perranporth Cornwall  
**Applicant:** Mr Adam Wheeldon  
**Response:** No objection (unanimous)

**i) Application PA23/03979**

**Proposal:** Installation of solar panels on the roof of a building within the grounds of a Grade 2 Listed Building.  
**Location:** Cosy Nook Bone Mill Road Bolingey Perranporth  
**Applicant:** Mr Brian Hill  
**Response:** No objection (unanimous)

**j) Application PA23/05523**

**Proposal:** The installation of a 22.5m monopole supporting 9 no. antenna apertures reaching a maximum height of 23.14m, with ancillary development thereto.

**Location:** Perransands Holiday Park Near Perran Sands Beach Perranporth

**Applicant:** N/A Freshwave Facilities Limited

**Response:** Object (1 against). The proposal would be in the wrong location. It would have a detrimental impact on the countryside and would be in close proximity to the Lost Church and SSSI.

**k) Application PA23/05885**

**Proposal:** Listed building consent for installation of solar panels on the roof of a building within the residential curtilage.

**Location:** Cosy Nook Bone Mill Road Bolingey Perranporth

**Applicant:** Brian Hill

**Response:** No objection (unanimous)

**l) Application PA23/02391**

**Proposal:** Proposed construction of a solar farm with associated infrastructure

**Location:** Healey's Cyder Farm Land At Healey's Cyder Farm Callestick

**Applicant:** Natural Generation

**Response:** Object (3 against including chairman's casting vote). It was considered that the cumulative effect of being too close to a large existing solar farm would have a detrimental impact on the landscape.

Councillors Bowers, Higgins and Lawrence expressed their disappointment with this decision.

**m) Application PA23/04880**

**Proposal:** Replacement dwelling and construction of annexe

**Location:** Mount Farm Bungalow Mount Rose Truro

**Applicant:** Mr James Dart DART Architecture Limited

**Response:** No objection (3 against including chairman's casting vote) on condition that the footpath going through the property remained open.

**n) Application PA23/05302**

**Proposal:** Conversion and extension of barns to form dwelling and change of use of land to residential with construction of swimming pool

**Location:** Land and Buildings Higher Ventongimps Farm Callestick Truro

**Applicant:** Mr & Mrs Nicholas & Mandy Holman

**Response:** No objection (unanimous)

**o) Application PA23/05257**

**Proposal:** Proposed new domestic garage and store with attic space

**Location:** Trenance Rose Truro Cornwall

**Applicant:** Mr Carl Osborne

**Response:** Object (2 against). The proposal would represent development in the countryside and the garage/store should be closer to the house.

**p) Application PA23/05738**

Proposal: Certificate of lawfulness for the existing use of a dwelling in breach of the agricultural occupancy condition in respect of planning permission 52355/c

Location: Pencombe Cottage Penwartha Perranporth Cornwall

Applicant: Mr John Dale

**Response:** The Parish Council had no evidence to the contrary of this application.

**067/23/PC Correspondence from the Clerk**

The following correspondence was noted:

- a) Notification that application PA22/06217, re-instatement, conversion and associated works of existing historical dwelling to sustainable dwelling for local family, land south west of Fairfield's Farm, Penhallow, TR4 9LT, had been reported to the Planning Committee for a decision 31 July 2023 and the application had been passed.
- b) Notice of Appeal – Appeal ref. APP/D0840/W/23/3322166, PA22/06335, New 2 storey, 3 bedroom detached house, Land Rear Of Glenview, Chapel Hill, Bolingey, Perranporth.

**068/23/PC Date of next meeting**

Members noted the date of the next meeting: Monday 21<sup>st</sup> August 2023.

There being no further business, the Chairman closed the meeting at 18.55 p.m.

Signed: .....

Date: 21<sup>st</sup> August 2023