



Notice of Meeting – Planning Committee

You are hereby summoned to the next meeting of the Planning Committee, to be held at **6.00pm on Monday 8th January 2024** at the Parish Council Rooms, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB. Please be aware that meetings may be audio recorded.

Susan Brooks
Assistant Clerk
3rd January 2024

Agenda

1. To receive apologies and accept the reasons for any non-attendance.
2. To receive any declarations of interest on items on the agenda and note any dispensations granted.
3. Public question time (15 minutes allowed for this).
4. To approve the minutes of the last committee meeting: 4th December 2023 (attached).
5. To agree responses to planning applications:
 - a) **Application [PA23/09741](#)**
Proposal: Proposed rear extension with terrace over to replace existing lean-to covered way. Decking over part of sloping garden.
Location: 39 Tregundy Road Perranporth Cornwall TR6 0EF
Applicant: J Bonheme
 - b) **Application [PA23/09725](#)**
Proposal: Works to Tree within a Conservation Area (TCA) - Remove T1 (Prunus)
Location: Jasmine Cottage Callestick Truro Cornwall TR4 9LW
Applicant: Mrs Clare Birch
 - c) **Application [PA23/09433](#)**
Proposal: Erection of a dwellinghouse, formation of parking area, landscaping and diversion of footpath without compliance of condition 2 in relation to decision notice PA22/00375 dated 05/01/2023
Location: The Boathouse Ramoth Way Perranporth Cornwall
Applicant: Mr Paul Ashton
 - d) **Application [PA23/09631](#)**
Proposal: Application for Principal in Planning Consent: Erection of minimum 6 and maximum 7 dwellings.
Location: Land to the West of Malvern and Pudim Cottages Rose Goonhavern
Applicant: Mr M Noone

- e) **Application [PA23/09613](#)**
Proposal: Erection of a new agricultural barn for the storage of agricultural machinery
Location: Land NE of The Old Stables Perranporth Cornwall TR6 0BB
Applicant: Mr Charles Morgan
- f) **Application [PA23/05009](#)**
Proposal: Proposed conversion of outbuilding to dwelling
Location: Land North East of Foxfields Silverwell Blackwater
Applicant: Mr Chris Corbett
- g) **Application [PA23/09593](#)**
Proposal: Proposed rear extension and alterations to existing dwelling
Location; 3 The Terrace Fern Cottage Cox Hill Cocks
Applicant: Rodker
- h) **Application [PA23/09594](#)**
Proposal: Listed Building Consent for the retention and completion of a rear extension and alterations to existing dwelling including side porch
Location: 3 The Terrace Fern Cottage Cox Hill Cocks
Applicant: Rodker
- i) **Application [PA23/09661](#)**
Proposal: Retention of Annexe
Location: Land East of Treverbryn Cottage Carnkief Goonhavern Truro
Applicant: Mr G Wintle
- j) **Application [PA23/03373](#)**
Proposal: Development of 40 dwellings, landscaping and associated infrastructure
Location: Land at Chyvounder Farm Newquay Road Goonhavern Truro TR4 9QD
Applicant: Mr Paul Clark
- k) **Application [PA23/09864](#)**
Proposal: Proposed Dwelling in lieu of approved reinstatement of former dwelling including provision of ground mounted Solar PV array and associated works.
Location: Land South West of Fairfields Farm Penhallow TR4 9LT
Applicant: Messrs Snell and Trenerry
- l) **Application [PA23/10278](#)**
Proposal: Extension and alteration including raising of the roof
Location: Lindum 21 Tredinnick Way Perranporth Cornwall
Applicant: Mr and Mrs Steven Udry
- m) **Application [PA23/10168](#)**
Proposal: Application for Permission in Principle for construction of a single dwelling.
Location: Land East Of Bolenna Court Perranporth Cornwall TR6 0HT
Applicant: Mr R Shoebridge

6. Government Planning Regulations

On 6th December 2023 the Government brought in regulations within which it is stated that, for non-major planning applications (including householder developments), the Planning Guarantee has been reduced from 26 to 16 weeks of submitting an application and an extension time has not been agreed. Planning Committee responses are now required within the 21 day consultation period and extensions of time will only be permitted in exceptional circumstances. Failure to respond within the 21 day period could mean that the case officer may proceed to decide the application in the absence of Planning Committee advice, assuming that no response means that there are no comments to make.

7. To note items of correspondence from Clerk:

- a) Cornwall Council - 5 Day Protocol letter regarding PA23/06273, Land Adjacent Paderne, Newquay Road, Goonhavern, TR4 9QD. Response – Option 2, agree to disagree.
- b) Cornwall Council - 5 Day Protocol letter regarding PA22/10797, Land South-West of Sunset, Ramoth Way, Perranporth, TR6 0BY. Response – Option 1, agree with the recommendation of the Planning Officer.
- c) Cornwall Council - 5 Day Protocol letter regarding PA23/07729, St Georges Hotel, St Georges Hill, Perranporth, TR6 0ED. Response – Option 2, agree to disagree.
- d) Cornwall Council - 5 Day Protocol letter regarding PA23/07403, Beach Dunes House, Ramoth Way, Perranporth, TR6 0BY. Response – Option 2, agree to disagree.

8. To note date of next meeting: 12th February 2024.