



Minutes – Planning Committee

Minutes of the meeting held on Monday 8th January 2024 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

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

In attendance: Susan Brooks (Assistant Clerk, Clerking the meeting), Cllrs Rogers, Wyn Jones and Cornwall Cllr Adrian Harvey.

Public Participation: 14 members of the public attended. 2 members of the public spoke against application PA23/09631, Land to the West of Malvern and Pudim Cottages, Rose, Goonhavern. 1 member of the public spoke in support of application PA23/09864, Land South West of Fairfields Farm, Penhallow. 1 member of the public spoke against application PA23/09433, The Boathouse, Ramoth Way, Perranporth. 1 member of the public spoke against application PA23/03373, Land at Chyvounder Farm, Newquay Road, Goonhavern and an agent spoke in support of the application. An agent spoke in support of application PA23/10168, Land East of Bolenna Court, Perranporth.

001/24/PC Apologies

Apologies for absence had been received from Cllr Yeo and the reason was accepted.

002/24/PC Declarations of Interest and Dispensations Granted

There were no declarations of interest and no dispensations granted.

003/24/PC Approve Minutes of Committee Meeting

It was **resolved that** the minutes of the committee meeting dated 4th December 2023 were approved as a true and accurate record.

Proposed: Cllr Lawrence

Seconded: Cllr Higgins

5-0 (2 abs)

004/24/PC Consideration of Planning Applications

The following planning applications were considered and it was **resolved that** the following responses would be submitted to Cornwall Council:

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

Response: Object on the grounds that the proposal would be unneighbourly and would overlook neighbouring property.

Proposed: Cllr Higgins

Seconded: Cllr Bowers

unan

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

Response: No objection subject to the recommendations of the Forestry Officer.

Signed:

Date: 22nd January 2024

- 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
 Response: No objection
Proposed: Cllr Bowers Seconded: Cllr Lawrence unan
- 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
 Response: Object on the grounds that the proposal would represent development in open countryside, it would cause issues with the crossroads and highways in Rose and the access driveway is over private land.
Proposed: Cllr Arthur Seconded: Cllr Bowers unan
- 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
 Response: No objection subject to a condition that the old barn was demolished.
Proposed: Cllr Higgins Seconded: Cllr White unan
- f) **Application [PA23/05009](#)**
 Proposal: Proposed conversion of outbuilding to dwelling
 Location: Land North East of Foxfields Silverwell Blackwater
 Applicant: Mr Chris Corbett
 Response: No objection
Proposed: Cllr White Seconded: Cllr Bowers unan
- g) **Application [PA23/09593](#)**
 Proposal: Proposed rear extension and alterations to existing dwelling
 Location: 3 The Terrace Fern Cottage Cox Hill Cocks
 Applicant: Rodker
 Response: No objection
Proposed: Cllr Higgins Seconded: Cllr Bowers unan
- 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
 Response: No objection
Proposed: Cllr Higgins Seconded: Cllr Bowers unan
- i) **Application [PA23/09661](#)**
 Proposal: Retention of Annexe
 Location: Land East of Treverbyn Cottage Carnkief Goonhavern Truro
 Applicant: Mr G Wintle
Plans not available online for consideration.

Signed:

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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
Response: Object on the grounds that the proposal would be development in the open countryside on agricultural land. The proposal would represent overdevelopment and there was a lack of infrastructure to support it. There was also concern expressed regarding highway issues and that the proposal would be contrary to policies in the emerging Neighbourhood Development Plan.

Proposed: Cllr Trevethan Seconded: Cllr Arthur 5-0 (2 abs)

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
Response: No objection

Proposed: Cllr Trevethan Seconded: Cllr Bowers 6-0 (1 abs)

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
Response: No objection

Proposed: Cllr Lawrence Seconded: Cllr Bowers unan

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
Response: No objection subject to a survey of the access lane being carried out prior to development to assess the condition. A traffic management plan would also be required due to the play area. It should be noted that building on the car park of the hotel could have a negative impact the viability of the hotel.

Proposed: Cllr Trevethan Seconded: Cllr Bowers 5-1 (1 abs)

005/24/PC Government Planning Regulations

It was noted that on 6th December 2023 the Government had brought in regulations within which it was stated that, for non-major planning applications (including householder developments), the Planning Guarantee had been reduced from 26 to 16 weeks of submitting an application and an extension time had not been agreed. Planning Committee responses would now be required within the 21 day consultation period and extensions of time would 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 meant that there were no comments to make. The assistant Clerk would contact the Planning Committee if an extension request for a planning application was refused.

Signed:

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006/24/PC Correspondence from the Clerk

The following correspondence was noted:

- 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.

007/24/PC Date of Next Meeting

Members noted the date of the next meeting: Monday 22nd January 2024.

There being no further business, the Chair closed the meeting at 7.00pm.

Signed:

Date: 22nd January 2024