



Minutes – Planning Committee

Minutes of the meeting held on Monday 4th March 2024 at 6.00pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

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

In attendance: Susan Brooks (Assistant Clerk, Clerking the meeting), Cllr Rogers and Cornwall Councillor Harvey.

Public Participation: 7 members of the public and 1 agent attended. The agent spoke in support of application PA24/01177, Wheal Treamble, Rose and application PA23/09897, Land North-West of St Piran's, Rose. 1 member of the public spoke against PA23/09897, Land North-West of St Piran's, Rose.

020/24/PC Apologies

Apologies for absence had been received from Cllr Higgins and the reasons were accepted.

021/24/PC Declarations of Interest and Dispensations Granted

Cllr Arthur declared an interest in PA23/09897, Land North-West of St Pirans Rose, and left the room during the discussion. No dispensations were granted.

022/24/PC Approve Minutes of Committee Meeting

It was **resolved that** the minutes of the committee meeting dated 12th February 2024 were approved as a true and accurate record.

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

023/24/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 (*applications are listed in the order in which they were considered at the meeting*):

a) **Application [PA24/01177](#)**

Proposal: Conversion of redundant stable building into a residential dwellinghouse.

Location: Wheal Treamble Rose Truro Cornwall

Applicant: Mr R Hankers

Response: No objection.

Proposed: Cllr Bowers Seconded: Cllr Lawrence 4 (including chairman's casting vote)-3 (1 Abs)

b) **Application [PA23/09897](#)**

Proposal: Application for Permission in Principle for a construction for up to three dwellings (minimum of 2, maximum of 3).

Location: Land North-West of St Pirans Rose Cornwall TR4 9PF

Applicant: Mrs J Callan

Response: Object on the grounds that the proposal would be development on a greenfield site, there were concerns regarding highway safety and also the proximity to Perran Round which was a site of historical interest.

Proposed: Cllr Bowers Seconded: Cllr Lawrence 4-0 (3 Abs)

Signed:

Date: 25th March 2024

- c) **Application [PA23/10286](#)**
 Proposal: Single storey flat roof extension to provide additional storage and bar cellar area to service existing entertainment club bar and kitchen.
 Location: Monkey Tree Holiday Park Rejerrah Newquay Cornwall
 Applicant: Mr Richard Walker Walker Leisure
 Response: No objection
Proposed: Cllr Lawrence Seconded: Cllr Bowers Unan
- d) **Application [PA24/00821](#)**
 Proposal: Proposed carport and front boundary wall.
 Location: 1 Hawthorn Close Goonhavern Truro Cornwall
 Applicant: Paul and Deana May
 Response: No objection. The Parish Council would like to request that the wall is clad in stone in keeping with the existing wall.
Proposed: Cllr Bowers Seconded: Cllr Arthur Unan
- e) **Application [PA24/00522](#)**
 Proposal: Change of Use of Agricultural Building to Dwelling House (Class C3)
 Location: The Stables at Old Brewery Fields Penhallow Truro Cornwall
 Applicant: Mr Nigel Glanville
 Response: No objection.
Proposed: Cllr Arthur Seconded: Cllr Bowers 5-1 (1Abs)
- f) **Application [PA24/01218](#)**
 Proposal: Certificate of lawfulness for existing use for conversion of static caravan to permanent residential use by affixing to the ground, upgrading and refurbishment
 Location: Worthy Vale Silverwell Blackwater Truro
 Applicant: Mr Matt Pooley
 Response: No objection providing that there was evidence to confirm residential use for over 10 years.
Proposed: Cllr Yeo Seconded: Cllr Arthur Unan
- g) **Application [PA23/08387](#)**
 Proposal: Extension to existing dwelling
 Location: Grove Cottage Perranwell Goonhavern Truro
 Applicant: Mr D And Mrs T Bennetts
 Response: No objection.
Proposed: Cllr Arthur Seconded: Cllr Lawrence Unan
- h) **Application [PA24/01163](#)**
 Proposal: Erection of a new agricultural barn for the storage of agricultural machinery.
 Location: Land at Rose Treamble Goonhavern TR4 9PR
 Applicant: Mr Colin Linne
 Response: Object as no evidence of agricultural justification for the barn has been provided.
Proposed: Cllr Arthur Seconded: Cllr Hunter Unan
- i) **Application [PA24/01270](#)**
 Proposal: Works to trees subject to a Tree Preservation Order - pruning works to 3 Macrocarpas and 1 Sycamore
 Location: The Haven Perrancoombe Perranporth Cornwall
 Applicant: Mr Phil Burns
 Response: No objection subject to the recommendations of the Forestry Officer.
Proposed: Cllr Yeo Seconded: Cllr White Unan

Signed:

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- j) **Application [PA24/01196](#)**
 Proposal: To construct a Living room extension to existing annexe for C2 use
 Location: The Annexe September Lodge Wheal Hope Goonhavern
 Applicant: Mr Trevor Ellis Greenlight PBS Ltd
 Response: No objection.
Proposed: Cllr Lawrence Seconded: Cllr Arthur Unan
- k) **Application [PA24/00790](#)**
 Proposal: Proposed Demolition of Double Garage and 2 Bedroom Holiday Dwelling, and Construction of 2 No New Holiday Dwellings
 Location: St Georges Hotel St Georges Hill Perranporth Cornwall
 Applicant: Mr and Mrs Brad and Ulrica Harris
 Response: No objection subject to the proposal being for holiday use.
Proposed: Cllr Arthur Seconded: Cllr Bowers Unan
- l) **Application [PA24/00191](#)**
 Proposal: Demolition of existing bungalow and garage and replacement with two number three storey dwellings
 Location: Hilltop Budnic Hill Perranporth Cornwall
 Applicant: Mr and Mrs Buhler Mount Park Investments Ltd
 Response:
Proposed: Cllr Bowers Seconded: Cllr Lawrence Unan
- m) **Application [PA24/00192](#)**
 Proposal: Replacement of existing dwelling with replacing roof finish to garage
 Location: The Belfry Budnic Hill Perranporth Cornwall
 Applicant: Mr and Mrs Buhler Mount Park Investments Ltd
 Response:
Proposed: Cllr Bowers Seconded: Cllr Lawrence Unan

024/24/PC Correspondence from the Clerk

The following correspondence was noted:

- a) Cornwall Council – notification that planning application PA23/03373, Development of 40 dwellings, Land at Chyvounder Farm, Newquay Road, Goonhavern, will be reported to the Planning Committee for a decision on 11 March 2024.
- b) Cornwall Council – notification that planning application PA23/02391, Construction of a solar farm, Healey’s Cyder Farm, Callestick, will be reported to the Planning Committee for a decision on 11 March 2024.
- c) Cornwall Council – 5 Day Protocol email regarding PA23/07959 - Bolingey Fishing Lake, Penwartha Road, Bolingey, Perranporth. Option 2 chosen – Agree to disagree.
- d) Cornwall Council – 5 Day Protocol letter regarding PA23/05009 - Land North-East of Foxfields, Silverwell, Blackwater. A letter was subsequently received from the Planning Officer to advise that a revised scheme had been received and therefore the 5 Day Protocol letter could be disregarded.
- e) Cornwall Council – 5 Day Protocol letter regarding PA23/03373 – Development of 40 dwellings, Land at Chyvounder Farm, Newquay Road, Goonhavern. Option 3 chosen – It is requested that the LPA consider referring the matter to planning committee.
- f) An invitation form Cornwall Council and CALC to join the Cornwall Planning Partnership (CPP).

025/24/PC Date of Next Meeting

Members noted the date of the next meeting: Monday 25th March 2024.

There being no further business, the Chair closed the meeting at 6.50pm.

Signed:

Date: 25th March 2024