Minutes – Planning Committee

Minutes of the meeting held on Monday 31st January 2022 at 6pm in the Council Chamber, Chyanhale, Ponsmere Valley, Perranporth, TR6 0DB

Present: Cllrs White (Chair) Arthur, Bowers, Higgins, Lawrence and Yeo

In attendance: Laura Wright (Admin Officer, Clerking the meeting), Cllr Harvey (Cornwall Councillor)

Public Participation: There was 13 members of the public present. 2 members of the public spoke in support of, and one member of the public spoke in objection to applications PA21/12418 and PA21/12420 (a and b). 1 member of the public spoke in objection to application PA22/00194 (g).

007/22/PC Apologies

Apologies has been received from Cllr Trevethan due to illness and the reason was accepted by members.

008/22/PC Declarations of interest and dispensations granted

Cllr Arthur declared an interest on item e – PA21/12266 and would abstain from vote.

009/22/PC Approve minutes of committee meeting

The minutes of the committee meeting dated 10th January 2022 were AGREED as a true and accurate record.

010/22/PC Considerations of planning applications

The following applications were considered and proposals agreed:

a)	**Application: PA21/12419**
Proposal:	Proposed rear and side extensions and alterations to existing dwelling.
Location:	3 The Terrace, Fern Cottage, Cox Hill, Cocks TR6 0AT
Applicant:	Mr & Mrs D Rodker
Response:	Object (1 abstention) The Parish Council object to this planning application on the following grounds: 1. Overbearing 2. Would cause loss of light 3. Highways Concerns 4. Concerns about flooding

b) **Application: PA21/12420**

Proposal: Listed Building Consent for proposed rear and side extensions and alterations to existing dwelling.

Location: 3 The Terrace, Fern Cottage, Cox Hill, Cocks TR6 0AT

Applicant: Mr & Mrs D Rodker

Response: Object (1 abstention)
The Parish Council object to this planning application on the following grounds:
1. Overbearing
2. Would cause loss of light
3. Highways Concerns
4. Concerns about flooding

c) **Application: PA21/12820**

Proposal: Reserved matters of access, appearance, landscaping and scale following outline consent PA18/10483 dated 31/12/2018 for erection of dwelling

Location: Land West of Mayfield, Penwartha Road, Bolingey, Perranporth

Applicant: Mr and Mrs Peter Meehan

Response: Object (2 against). The Parish Council objects to this planning application on the following grounds:
1. Over-bearing
2. Over-development of the site
3. Out of keeping with the surrounding area
4. Highways concerns – it is on a T-junction and opens into a narrow road

d) **Application: PA21/12766**

Proposal: To construct 5 No. 4 bedroomed two storey dwellings with associated access, car parking and amenity space

Location: Land Adj Penrose Farm, Bodmin Road, Goonhavern Truro

Applicant: Mr Keith Wotton Golla Barn Estates Ltd

Response: Object (1 abstention). The Parish Council objects to this planning application on the following grounds:
1. Over-development of the site
2. Lack of infrastructure
3. No affordable homes for local residents

e) **Application: PA21/12266**

Proposal: Proposed use of existing annexe as a separate dwelling

Location: Lowertown Farm Barn, The Annexe, Road to Lowertown Farm Barn from Junction South of Chalcotts Farm, Lower Rose, Rose

Applicant: Mr Adrian Kelly

Response: Object (1 abstention). The Parish Council understands that when the original annex was given permission, it had to be tied to the main dwelling.

f) **Application: PA21/11693**

Proposal: Change of use of existing building to a combined use for storage, hospitality, civil ceremonies, and catering in association with the existing campsite, construction of chilled storage building and construction of a wooden gazebo

Location: Anchor Barrow Campsite, St Georges Hill, Perranporth TR6 0ED

Applicant: Mr Tony Chapman

Response: Object (3 against). The Parish Council objects to this application with concerns about noise, highways concerns regarding pedestrians walking to and from the campsite and in support of the 30+ residents who have expressed concerns.

g) **Application: PA22/00194**

Proposal: Proposed demolition of existing house and garage and construction of replacement house with garage, pool and plantroom to include basement (resubmission of previously approved PA19/09780)

Location: Beach Dunes House, Ramoth Way, Perranporth TR6 0BY

Applicant: Mr and Ms Conway and Anderton

Response: Object (unanimous) The Parish Council objects to this planning application on the following grounds:

1. Out of character with the local areas
2. Unneighborly
3. Over-development of the site
4. Concerns about the adverse impact to the dunes

h) **Application: PA21/12788**

Proposal: Proposed demolition of lean-to behind existing garage and construction a new self-contained dwelling.

Location: 11 Droskyn Way, Perranporth Cornwall TR6 0DS

Applicant: Mr Jon Ross

Response: Object (unanimous) The Parish Council objects to this planning application on the following grounds:

1. Tandem development
2. Over-development of the site
3. Lack of parking

i) **Application: PA21/12114**

Proposal: Single garage converted to a bedroom

Location: 22 Rose Meadows, Goonhavern TR4 9LB

Applicant: Mr and Mrs Lee David Elaine Lee

Response: No objections (unanimous)

j) **Application: PA21/12852**
Proposal: New dwelling
Location: Land Adjacent Penveal Rose Truro Cornwall
Applicant: Mr Mike Noone

Response: No objections (unanimous)

k) **Application: PA22/00146**
Proposal: Proposed extensions and alterations
Location: Vale Bank, 18 Bolenna Lane, Perranporth TR6 0LB
Applicant: Mr Mike Jeffs

Response: No objections (1 abstention)

l) **Application: PA22/00019**
Proposal: Construction of front extension which will include terrace.
Location: Veronica Cottage, road from Junction North of Reen Cross to Junction at Gladerick House, Rosehill, Goonhavern
Applicant: Mr & Mrs Burd

Response: No objections (unanimous)

m) **Application: PA22/00207**
Proposal: Rear dormer extension with loft conversion
Location: 21 Rose Meadows Goonhavern TR4 9LB
Applicant: Mr and Mrs Benden

Response: No objections (unanimous)

n) **Application: PA21/11863**
Proposal: Proposal Construction of a small first floor extension to the dining room area plus a new lean to roof to the rear sunroom and a first-floor rear extension to create a new master bedroom and bathroom.
Location: Ilfra, Budnic Estate, Perranporth TR6 0DB
Applicant: Mr David Allen O.G.S.TEC.DESGINS

Response: No objections (unanimous)

o) **Application: PA22/00372**
Proposal: Works to a tree in a tree preservation order (TPO), works are to one oak tree growing in a stone wall on the left of the driveway, the proposal is for the tree to be reduced to the smallest of its 3 trunks.
Location: 2 Trevellance Barn House, Trevellance Lane, Bolingey Perranporth
Applicant: Dr Roger Burns

Response: No objections (unanimous) subject to the approval of the tree officer.

p) **Application: PA21/12530**
Proposal: Construction of new roof incorporating a loft conversion including feature glazed gables, inset balcony and rear mono-pitch dormer, also with associated internal remodeling. Addition of subterranean double garage and widened access.
Location: 5 Somerville Road, Perranporth TR6 0HD
Applicant: Mr Spencer

Response: No objections (1 abstention)

011/22/PC To note items of correspondence from Clerk

012/22/PC To note date of next meeting:

Members noted the date of the next meeting: **7th February**

There being no further business, the Chairman closed the meeting at 18.57 pm

Signed…….. Date: 7th February 2022