

**MINUTES OF THE PLANNING COMMITTEE OF ST NEOT PARISH COUNCIL
MEETING HELD ON WEDNESDAY , 24TH FEBRUARY 2016 AT 7PM IN THE
PAVILLION, ST NEOT**

Present: Councillors Dr L Jones (Chair), R Berrett, Mrs M Merrett-Jones, P Greenwood and G Rogers.

Sue Blaxley (Parish Clerk)
Mr Birtwhistle
Mr Bock

The Chair opened the meeting at 7pm.

Public Participation

Mr Birtwhistle spoke in respect of planning application reference number PA16/00873 for cladding the walls with slate at The Engine House, St Neot. He explained that slate cladding was a last resort having exhausted all other practical possibilities. He said that the slate cladding will be in sympathy with other similar buildings in Cornwall.

Mr Bock spoke in respect of planning application reference number PA16/00213 for the erection of a workshop at Great Treverbyn Farm, St Neot. He explained that the application, as originally submitted, referred to an agricultural workshop, which was incorrect. He explained that he likes to keep his property tidy and well maintained and that he wants to erect this new building to house 14ft long kayaks. He said the arrangement of the other buildings on the site means that loading and unloading kayaks into these buildings often results in the kayaks becoming scratched. He said that there are also swallows in some of the older barns and that some of the buildings are used for wood storage. He explained that, in the large barn, he houses 1950's farm vehicles, some of which are dismantled. He said that the proposed new building will have a low profile, it will be in keeping with the existing buildings on the site and no trees will be felled in order to construct the building.

1. Apologies

Apologies were received from Councillors N J Ball, C Smith and H Bunt.

2. Declaration of interest in items on the agenda

None

3. To confirm the minutes of the meeting held on 9th December 2015

The minutes of the meeting held on 13th January 2016, having been previously circulated, were agreed as an accurate record.

4. Applications and appeals received from Cornwall Council

PA16/00873 – Application to clad walls with slate at The Engine House, St Neot.

Councillor Mrs P Greenwood said that provided the new building is not unduly visible in the landscape, she considered it would be an acceptable development. She said that she questioned whether the proposed siting is within the domestic curtilage. Councillor Mrs M Merrett-Jones said that she thought that it seemed to be a very large building in the AONB. Councillor R Berrett commented that there appear to be a lot of buildings already on the site and that it seemed very large for its intended use. Councillor G Rogers said that he was of the opinion that one can never have too much storage space and that the profile of the proposed new building will be lower than the one currently on the site. He said that it will not be visible in the landscape. The Chair said that there are already a lot of buildings used for storage on the site but she does accept that a large building is needed to house long kayaks. She said that, given the site is within an AONB, the rules do have to be applied fairly. She said that it was necessary to be satisfied that the proposed new building will be within the domestic curtilage of the dwelling on the site. It was proposed by Councillor G Rogers and seconded by Councillor R Berrett that this application be supported provided the Case Officer is satisfied that the development will be within the domestic curtilage. All Councillors voted in favour of this proposal.

PA16/00873 – Application to clad walls with slate at The Engine House, St Neot

The Chair explained that this application was to clad the engine house with slate. Councillor G Rogers said that there is a need to stop water penetration into the building. Councillor Mrs P Greenwood said there are many slate clad buildings in Cornwall. The Chair said that the site lies within an AONB and the building is not listed. She said that the proposed materials will be sympathetic to the surroundings and that all other methods to prevent water penetration had failed. It was proposed by Councillor Mrs M Merrett-Jones and seconded by Councillor Mrs P Greenwood that this application be supported. All Councillors voted in favour of this proposal.

PA15/11647 - Application for erection of agricultural dwelling at Little Hammett, St Neot

The Clerk explained that this application had been considered by the Planning Committee at its meeting in January 2016 when Councillors voted to object to the application on the grounds that there was not a proven agricultural need for a dwelling on the site. Since that meeting, it was acknowledged that all members of the Planning Committee had received an email from the Case Officer at Cornwall Council saying that she was minded to approve the application. The Clerk explained that the Planning Committee has 5 days to respond to that email and must either agree with the Case Officer's recommendation, agree to disagree with the Case Officer's recommendation or maintain their objection to the proposal against her recommendation and request committee consideration by the planning committee. The Clerk explained that this procedure is usually undertaken by email due to the tight timescale but as the meeting was convened for this evening to

discuss other planning applications, this matter could be discussed too. The Chair said that on 13th January 2016, following the meeting of the Planning Committee, she and Councillor R Berrett had received an email from the Applicant's wife stating that they were in the process of buying Little Hammett from Mr and Mrs Shaw to secure a home in which to live. It was acknowledged that this was contrary to the information that the Case Officer received stating that the Applicant's in laws were purchasing Little Hammett in which to live. Considerable discussion took place regarding this matter. It was acknowledged that there is clearly a proven agricultural need for an agricultural dwelling on the site, as stated by the County Land Agent, but if the Applicant is purchasing Little Hammett to live in, he clearly has no need for an additional dwelling on the site. It was proposed by Councillor Dr L Jones and seconded by Councillor G Rogers that the parish council maintains their objection to the proposal against the Case Officer's recommendation and requests committee consideration by the planning committee because whilst there is clearly a proven agricultural need for an agricultural dwelling on the site, if the Applicant is purchasing Little Hammett to live in, which the parish council believes he is from the evidence submitted, he clearly has no need for an additional dwelling on the site. Therefore, the application is contrary to Policy H02 of the CLP. All Councillors voted in favour of this proposal except for Councillor Mrs M Merrett-Jones who voted against. The proposal was therefore carried.

5. Date of Next Meeting

To be arranged.

There was no further business and the meeting was closed at 7:55pm.