

**MINUTES OF THE PLANNING COMMITTEE MEETING OF ST NEOT PARISH COUNCIL HELD IN THE VILLAGE HALL SOCIAL CLUB MEETING ROOM, ST NEOT ON WEDNESDAY, 16th OCTOBER 2024 AT 7PM**

**Present:** Councillors T Hooper (Chair), H Bunt, C Smith, D Glanville, G Rogers, T Thrussell and M Rowe.

Andy Merrett-Jones  
Rob Thomas  
Caroline Chenery

Sue Blaxley, Clerk

The Chair opened the meeting at 7pm. She confirmed that no one was recording the meeting.

**Public Participation**

Andy Merrett-Jones spoke in respect of planning application PA24/07520 - Creation of off-street parking space with EV charging point at 4 Lampen Terrace, Church View, St Neot. He explained that he and his wife have lived in St Neot for 27 years and that, initially, parking was not a problem. He said that with more cars in the village, parking is often difficult. He said that his wife is registered blind and is disabled so finds it difficult to walk to the car park. He said that they intend to purchase an electric car and there is nowhere in the village to charge an electric car. He said that the proposed development will remove sufficient walling adjacent to the road to enable vehicular access and that the intention is to park the vehicle behind the remaining wall to minimize the visual impact.

**1. Apologies**

None.

**2. To confirm the minutes of the meeting held on Wednesday 15th May 2024**

The minutes of the meeting held on Wednesday 15<sup>th</sup> May 2024, having been previously circulated, were agreed as an accurate record.

**3. Declaration of interest in items on the agenda**

None

**4. Planning Applications**

**To receive and consider the following planning applications:**

**PA24/05106 - Outline application for the conversion of existing barns and holiday let into a detached split-level single storey dwelling with all matters reserved at Menaglaze, Warleggan.**

The Chair said that, whilst there are no comments on Cornwall Council's planning portal regarding this application, it was ascertained during the Planning Committee's site visit that several residents in the vicinity of the site are not happy to support the application. She explained that the existing stable block on the site has planning permission for conversion to a holiday let which is not complete. She said that the site lies within several designated areas: Rural Area, AONB, Upland Granite Moorland, Historic Event Location, SSSI Impact Zone, Material Character Area of Bodmin Moor and Cornwall, Dark Sky Area, within an area deemed to be highly suitable for beavers and red squirrels to migrate to and in the 30 year/100 year event zone liable to ground water flooding as well as there being a Medieval material feature on the site. She said that Policies 7, 22, 23 and 24 of the CLP are applicable to the proposed development.

Councillor C Smith said that the holiday unit is not complete, and he can see no reason not to change it from holiday use residential use. He said the old stables and barn are slowly falling into disrepair. He said that provided the development is of the same height and profile as the existing buildings on the site, he has no objection to the proposal.

Councillor G Rogers said there are already two existing buildings on the site. He said that he has slight concerns about the increased traffic on the privately shared lane which might result from the proposed development. Councillor D Glanville said there are substantial existing buildings on the site. Councillor T Thrussell said that the site does lie outside the Countryside Wildlife Site. He said that Policy 7 says that development should be for a local need. The Chair said that the supporting information does not say that the proposed development is for a local need. Councillor G Rogers said that a holiday let was allowed, which was not for a local need. Councillor M Rowe says that he sympathizes with other residents who use the shared lane but use of the stable as a holiday use would also increase traffic using the lane. He said that the proposed development would not be highly visible in the landscape. Councillor H Bunt said the drainage works have already been completed so the medieval feature may have already been disturbed.

Councillor T Hooper said there are two main issues: the shared private access and the possible increase in traffic and whether the proposed development fulfills a local need.

It was proposed by Councillor M Rowe and seconded by Councillor D Glanville that the application be supported. Three councillors voted in favour of the proposal and four against. The proposal was not therefore carried. It was proposed by Councillor T Hooper and seconded by Councillor T Thrussell that the application be supported provided that the requirements of Policy 7 are fulfilled. Five councillors voted in favour of the proposal and two against. The proposal was therefore carried.

#### **PA24/07520 - Creation of off-street parking space with EV charging point at 4 Lampen Terrace, Church View, St Neot**

The Chair said that there is one comment on Cornwall Council's planning portal supporting the application. She said that, at the Planning Committee site visit, there was mixed reactions from residents. She explained that the site lies within a Conservation Area and that Policy 27 of the CLP is relevant in considering this application. She said that a precedent has already been set for creating off road

parking further along Lampen Lane. Councillor D Glanville said that the off-street parking is required by the residents and they propose to remove the minimum amount of the existing wall. He said that any new walls should be constructed of stone to match the remaining wall. Other councillors agreed with these comments. Councillor T Thrussell said that Policy 24 of the CLP is also relevant. He said that whilst he respects there is a need for off street parking, the proposed development will break the liner continuity of the terrace. It was proposed by Councillor D Glanville and seconded by Councillor H Bunt that the application be supported provided that any new walls are constructed of stone to match the existing wall. All councillors voted in favour of this proposal.

#### **5. Date of Next Meeting**

To be arranged.

There was no further business and the meeting was closed at 7:30pm.