

**CROWAN PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE MEETING
HELD IN CROWAN PARISH ROOM
ON THURSDAY 13TH FEBRUARY 2020 AT 7:00PM**

	Members of the public and press are invited to attend this meeting of the Council. Minutes of Council Meetings are available to view on www.crowan-pc.gov.uk ; on the Praze and Leedstown Notice Board; on Nancegollan and Townshend Village Hall Notice Boards	
PRESENT	Clr Henwood (Chairman of Planning Cttee), Clr Parnell (Chairman of PC), Clr Tunnicliffe (Vice Chair PC), Clr Miss Allen, Clr Jenkin, Clr McLeod, Clr Roberts, Clr D. Smith, Clr Tripp, Clr R. Smith, Clr Lay, In attendance - Mrs G Lidgett (Clerk)	
APOLOGIES	Clr Christophers	
CHAIRMAN'S WELCOME	Clr Henwood welcomed and congratulated everyone for getting to the meeting as there was a tree down on the main road into Crowan.	
PUBLIC FORUM	<p>(Members of the Public are invited to speak for a maximum of 3 minutes on any subject covered by the agenda and should give their name and subject to the Clerk before the meeting commences. Councillors will not comment on agenda items in Public Forum however the Public are welcome to stay and listen when the given subject is discussed. Any items brought to Council but not on the agenda will be considered for future meetings on written application to The Clerk. Total time allocated to Public Forum will not exceed 45 minutes in accordance with Standing Orders).</p> <p>Mr L Pascoe referred to PA19/06590 on the agenda about his planning application and explained he had looked at the previous recommendations and done what he could to comply with them.</p> <p>Mrs Laura Martin wished to speak about PA19/11287 Timber clad garage as a neighbour to the proposed development. She raised concerns about the integrity of the application and whether it was a garage as it has an outside staircase leading to an upper room. She felt the apex of the roof was quite high with windows would be overlook her property and had concerns that the plan looked "suburban". Mrs Martin also felt the design and appearance is not in keeping with local area.</p>	
AGENDA REFERENCE	DESCRIPTION	ACTION
PL2020/01	MEMBERS DECLARATIONS a. Pecuniary/Registerable Declarations of Interests – Clr Lay declared an interest in PA20/00380 as a member of Clowance. Clr Smith declared an interest in PA19/11005 as he is a neighbour. b. Non-Registerable Interests – None c. Declaration of Gifts - None	
PL2020/02	PLANNING APPLICATIONS REFERRED TO WEST SUB-AREA COMMITTEE	
	None	

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PL2020/03	CORNWALL COUNCIL PLANNING DECISIONS	
	<p>1. PA19/05305 - Land East of Ros An Brea Praze Road Leedstown TR27 6DH - Retrospective change of use of paddock to create residential garden – APPROVED WITH CONDITIONS (Hedge to be reinstated) Cllr Henwood explained that he had been to the meeting and Cornwall Council who had agreed with the recommendations of the Parish Council.</p> <p>2. PA19/09517 – Waterside Cottage, 2 School Road, Praze TR14 0LB – Reconstruction of ground floor extension and construction of new first floor extension – APPROVED WITH CONDITIONS Cllr Jenkin made comment that the neighbouring property owners had previously registered some objections.</p> <p>3. PA19/07197 – Cargenwen Reservoir, Camborne - Continued use of reservoir for coarse fishing to include car parking and alterations to vehicular access – APPROVED WITH CONDITIONS</p>	
PL2020/04	OPEN ISSUES AND ACTIONS FROM PREVIOUS MEETINGS	
	<p>1. PA19/08128 - 12 Carwynnen Close, Praze An Beeble, TR14 0JY – Two Storey Extension – Decision required regarding amended plans received</p> <p>Cllr Roberts reported that he had contacted the neighbour who felt the newly amended plan was “as good as it was going to get” and he could see no further objection.</p> <p>Cllr Roberts proposed acceptance of amended plans Cllr Parnell Seconded Motion carried with 1 abstention from Cllr D. Smith</p> <p>2. PA19/06590 – Land North West of The Caravan at Carsize Farm, Carsize Lane, Leedstown TR27 6EN – Conversion/Renovation of a former count house to form a dwelling – Decision required regarding amended plans received</p> <p>Discussion took place around how much of the original character had been retained and it was decided that the it was in keeping with the area.</p>	

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	<p>Cllr Henwood Proposed acceptance of amended plans Cllr Roberts Seconded Motion Carried unanimously</p>	
PL2020/05	NEW PLANNING APPLICATIONS	
	<p>1. PA19/11005 - 34 Fore St., Praze - Demolition of existing conservatory and addition of rear single-storey kitchen extension Cllr D. Smith left the room at this point Cllr Parnell reported – Discussion took place around the size. Cllr Parnell proposed No Objection Cllr Lay seconded Motion Carried – 9 in favour and 1 abstention (Cllr Tunncliffe)</p> <p>Cllr Smith returned to the room</p> <p>2. PA19/10945 - Land adjacent to Valley View, West End, Townshend – Proposed Dwelling</p> <p>Cllr Henwood reported. There appeared to be overlooking issues as the windows are above the fence line and the ground falls away. Parking is also an issue. and this plan constitutes overdevelopment of the site</p> <p>Cllr Henwood proposed Objection Cllr Tunncliffe Seconded Motion Carried unanimously</p> <p>3. PA19/10122 - Land adj to 1 St James Place Praze Road, Leedstown – Erection of two dwelling houses</p> <p>Cllr Roberts reported. Previous planning applications had been refused for World Heritage reasons. Having looked at the plans, nothing had changed, and it was proposed to refuse as the development is not in keeping with the NDP. Cllr Henwood highlighted the fact that the planting of trees at the site could cause shading issues.</p> <p>Cllr Henwood proposed Objection Cllr Tunncliffe Seconded Motion carried unanimously</p> <p>4. PA20/00169 – Bolitho Vean, Black Rock, Camborne – Replacement of roof windows and doors to existing rear</p>	

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	<p>conservatory that was approved under reference number PA18/06648. All walls on existing conservatory to remain.</p> <p>Cllr Parnell reported that the original installation was faulty and leaking. Everest the contractor proposed to change the pitch of the roof to resolve the issue. Cllr Parnell could see no reason to raise any objection.</p> <p>Cllr Parnell Proposed No Objection Cllr Lay Seconded Motion carried unanimously</p> <p>5. PA19/10926 – Clowance Wood Farm, Clowance Wood, Praze – Revised application to approval PA18/03139 for the conversion of existing buildings to form two dwellings (Barn 1 enlarged footprint and Barn 2 stonework added to façade of building)</p> <p>Cllr McLeod reported – The footprint is being squared off on the first property to make it much tidier. The buildings are Cornish Stone and in keeping. No issue could be found with either.</p> <p>Cllr McLeod proposed No Objection Cllr Parnell Seconded Motion carried unanimously</p> <p>6. PA20/00039/PREAPP – 35 Fore St., Praze TR14 0JU – Pre application advice for conversion of an outbuilding into a dwelling.</p> <p>Cllr Henwood reported – concerns were raised that there would be lack of amenity space for the dwelling and access poor which would cause further parking issues on Fore St– Recommend objection</p> <p>Cllr Henwood proposed to recommend Objection Cllr Parnell Seconded Motion carried unanimously</p> <p>7. PA19/11287 – Roselyn Bungalow, Townshend, Hayle – Proposed timber clad garage</p> <p>Cllr Allen reported – The building is a proposed garage, but concerns were raised about the height and that the ground at the site is also higher than the residence. The</p>	
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	<p>proposed building would create turning issues at the access. There appeared to be severe overlooking issues from the Velux windows in the upper storey. The top section was not in proportion to the bottom storey.</p> <p>Cllr Allen recommend refusal based on overlooking issues to the rear of the proposed development due to the raised aspect of the site with the proposed roof line not in line with the surrounding property and the development is not in keeping with NDP</p> <p>Cllr Allen Proposed Objection Cllr Henwood Seconded Motion carried unanimously</p> <p>8. PA20/00397 – Dixcarte, Crowan, Praze TR14 9NB – Certificate of lawful use for the existing storage and distribution of daffodil bulbs including research and development and general storage of other buildings on the site by others.</p> <p>Cllr Henwood reported – The property had been sublet as storage. It didn't state what it was being used for. Historically use has been agricultural. Discussion ensued that originally it had been a chicken farm. Since then it had been used for packing and distribution of daffodils. The proposal states section 8 use which is industrial which could change the whole policy of the site. Cllr McLeod commented that the local community would like to see something done with the site. Cllr Henwood commented that if the intention is to carry on with agricultural use there appears to be no reason for the application. If the site was changed to Q-class (brown field) it could be used for huge residential development over which the Parish Council would have no jurisdiction as it is outside the NDP boundary. Cllr Loveday made the point that this referral is for a certificate of lawful use and not a Planning Application.</p> <p>Cllr Henwood recommended refusal as there is no evidence in the document that the site has been used for anything other than agricultural use.</p> <p>Cllr Henwood proposed Objection Cllr Jenkin Seconded Motion carried with 7 for and 3 against (Cllr McLeod asked it to be Minuted that he voted against)</p>	
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	<p>9. PA20/00678 – 54 Trethannas Gardens, Praze TR14 0LJ – Conversion of Garage into a bedroom and separate dining area</p> <p>Cllr McLeod reported – There is a precedent to accept this application as other neighbouring properties have already made similar changes. The front garden has been converted for parking and there is also parking in front of the garage. The proposal is in keeping with other properties and is required to accommodate the needs of the family.</p> <p>Cllr McLeod Proposed Approval Cllr D. Smith Seconded Motion carried unanimously</p> <p>10. PA20/00380 – Land South of Clowance House Clowance Estate, Praze – Retrospective planning for the construction of a tree house holiday accommodation built in replacement of a previously existing tree house at Clowance Estate</p> <p>Cllr Lay left the room at this point.</p> <p>Cllr Henwood reported – The tree house is on poles and not around the tree. The roof is fibreglass, the timber is weathered, and it is in keeping. Cllr Loveday mentioned that the development is below the “purple line” denoted by the bye-way and could potentially set a precedent for neighbouring properties who had previously been refused applications for residential development. It was recommended that the PC would look at the plan more sympathetically if the building’s purpose was non-residential.</p> <p>Cllr Henwood proposed refusal for residential or holiday use as it is beyond the original purple line agreed for development within the Clowance Estate, however, The PC would be more sympathetic to an alternative use if forthcoming.</p> <p>Cllr Tunnicliffe Seconded Motion carried with 9 for and 1 abstention from Cllr R. Smith</p> <p>Cllr Lay returned to the room at this point.</p>	
PL2020/06	S.W. PLANNING COMMITTEE DATES	

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	TBC	
PL2020/07	MEETING CLOSED@ 20:20	

Signed.....

Date.....