

CROWAN PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE MEETING
HELD REMOTELY
ON THURSDAY 9th JULY 2020 AT 7:00PM

	Members of the public and press are invited to remotely attend this meeting of the Council. Please apply to The Clerk for instructions on how to attend. Minutes of Council Meetings are available to view on www.crowan-pc.gov.uk	
PRESENT	Cllr D. Smith (Chairman of Meeting) Cllr Parnell (Chairman) Cllr Tunncliffe (Vice Chairman) Cllr Jenkin (Cornwall Councillor) Cllr Allen, Cllr McLeod	
APOLOGIES	Cllr Christophers, Cllr Tripp, Cllr Henwood, Cllr Roberts	
ABSENT	Cllr R. Smith, Cllr Lay	
CHAIRMAN'S WELCOME	Cllr D. Smith welcomed all to the meeting	
PUBLIC FORUM	(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).	
PL2020/37 (7) (a)	The Clerk was asked to read out an email submission received from a local resident regarding objections to item PL2020/37 (7) PA20/04769 Land Adjacent to Bosence Road, Townshend. The objections were related to Commercial Access via a Public Bridleway and Commercial Building on the site.	
AGENDA REFERENCE	DESCRIPTION	ACTION
PL2020/32	MEMBERS DECLARATIONS a. Pecuniary/Registerable Declarations of Interests – Cllr Jenkin declared a pecuniary interest in item PL2020/37 3. PA20/04481 - The Brooks Tremayne Praze An Beeble TR14 9PH b. Non-Registerable Interests – None c. Declaration of Gifts - None	
PL2020/33	PLANNING APPLICATIONS REFERRED TO WEST SUB-AREA COMMITTEE	
	1. PA18/11725 – Wheal Osborne, Townshend – Retention of three 20ft shipping containers on land and for retrospective permission to complete a pond. – Further comments submitted from the PC to the CC Officer on 23rd June 2020. Subsequently CC Planning Officer contacted Cllr Jenkin stating “I appreciate that the Parish are not happy with the application as it stands however we have secured some improvements at the site in terms of re-siting, screening and the County Land Agent supports the application.” The decision will now be made by CC under delegated powers. It was noted that this application had now been decided by Cornwall Council and was APPROVED WITH CONDITIONS	

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	<p>2. PA19/10122 – Land adj to 1 St James Place, Praze Road, Leedstown – Erection of two dwelling houses. To be considered under CC temporary emergency meeting on 29th June 2020 – written representations only requested. Written submissions were sent to CC Planning Committee from Cllr Jenkin and the PC on 21st & 22nd June. The Clerk reported that this had not yet been decided.</p> <p>Cllr Jenkin advised the PC that she requested this item to be referred to Committee rather than being decided under delegated powers and that the Local Member should have had input but had not been included in the decision process. Cllr Jenkin had lodged a complaint with CC Planning about this issue and would keep the Parish Council informed.</p>	Cllr Jenkin
PL2020/34	CORNWALL COUNCIL PLANNING DECISIONS	
	<p>1. PA20/01918 Land and Buildings at Clowance Wood Farm, Praze - Demolition of building and replacement with garage/storage building. APPROVED WITH CONDITIONS</p> <p>2. PA20/02892 - Land East of Gew Farm Praze An Beeble Camborne Cornwall TR14 0PW – Erection of new dwelling, change of use of land to residential and associated works and demolition of existing barn - APPLICATION WITHDRAWN</p> <p>3. PA20/03184 - Beeble Side School Road Praze An Beeble TR14 OLB – Addition of enclosed front porch. Timber framed construction finished in white render. Flat roof constructions. Front aspect window and side aspect door – APPROVED WITH CONDITIONS</p>	
PL2020/35	OPEN ISSUES AND ACTIONS FROM PREVIOUS MEETINGS	
	<p>1. To consider the revised wording and further information received re: PA20/01801 – Woodlands, Praze Road, Praze – Lawful Development Certificate for the existing use of building as dwelling house and land as residential curtilage.</p> <p>Application was previously refused- “based on the grounds that up until very recently in planning terms and certainly well within the necessary 10 years a resident employed in agriculture lived at the bungalow known as Woodlands. Therefore, the continued use of the property for a period in excess of 10 years by a person not employed in Agriculture has not occurred. This is part of our affordable housing stock for rural/ agricultural workers and should be protected.”</p> <p>It was resolved to agree with the Cornwall Council Officer’s amended wording as there was no further evidence to the contrary</p> <p>Proposed by Cllr Jenkin</p>	

**CROWAN PARISH COUNCIL
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	<p>Seconded by Cllr D. Smith Motion carried unanimously</p> <p>2. To consider amended plans received 15th June 2020 re: PA20/01986 – Belmont, Binnerton Road, Leedstown TR27 6BJ – Demolition of existing grade C mundic, semi-detached house, make good existing party wall, add structural strength and cladding to finish. Construct new 4-bedroom detached house.</p> <p>After a short discussion it was resolved to further object to this application. The Parish Council understands that the construction of the whole building is poured concrete over the whole ground floor area of both dwellings, so any works undertaken on one dwelling is likely to seriously impact on the adjacent dwelling.</p> <p>Objection Proposed by Cllr D. Smith Seconded by Cllr Jenkin Motion carried unanimously</p>	
PL2020/36	APPEALS	
	<p>1. PA18/10256 Land West of Trevoole Farm, Botetoe Hill, TR14 ORN – Change of use of land to Traveller pitch site</p> <p>For Information - Update received from Cornwall Council following communication made by the Clerk - The appeal is being processed as an Informal Hearing so there is no need for a change of procedure request. Interested parties can attend the Hearing and/or send in a written representation to the Planning Inspectorate by the deadline set out in my first notification letter. Date of Appeal Hearing TBC</p> <p>2. PA19/05305 – Land East of Ros-An-Brea, TR27 6DH – Retrospective change of use of paddock to create residential garden. Date of Appeal Hearing TBC</p> <p>3. PA19/06679 – Land adj. to Moorfield Barns, School Road, Praze TR14 0LB – The construction of a single dwelling (revised) Further representations are invited – target date 15th July 2020</p>	
PL2020/37	NEW PLANNING APPLICATIONS	
	<p>1. PA20/04102 – Kerthen Wood Farm, Kerthen Wood, Townshend, Hayle – Single and two extension including providing vertical slate hung cladding to the two original farmhouse gable elevations.</p> <p>Cllr Allen raised a concern that Cornwall Council are not putting up Neighbour Notification for Planning Applications and that this was one such case. Cllr Jenkin explained that during the pandemic, safety measures were introduced to avoid use of pool cars by staff</p>	

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	<p>due to H & S issues and cleaning measures. As this could have huge implications for future planning applications, it was resolved that a letter of complaint be issued to Cornwall Council asking that posting Neighbour Notifications be resumed as soon as possible.</p> <p>Cllr Allen Proposed Cllr D. Smith Seconded Motion carried unanimously</p> <p>ACTION: Cllrs D. Smith and L. Jenkin to compile a letter of complaint</p> <p>Following a discussion of the Planning Application itself it was resolved to object.</p> <p>Objection: The Parish Council agree with the World Heritage Officer comments that the construction should be of stone or render rather than timber and slate. The design is not in keeping with local distinctiveness & character in both the buildings and landscape. Neighbourhood Development Plan. (HT4 -Design & HLE2 Heritage - Landscape and Environment - Local Characteristics).</p> <p>Proposed by Cllr D. Smith Seconded by Cllr Tunncliffe Motion carried unanimously</p> <p>2. PA20/04531 – Hallegan Manor Barn, Hallegan TR14 9LT - Proposed conversion of garage/workshop to self-contained annexe/Holiday Cottage and substantially glazed link extension to main house.</p> <p>It was resolved to object to the application as the plan is for a substantial development close to a World Heritage area. Although the plan states it is partially a holiday let, the footprint appears to show one huge building which is not in keeping with the surrounding buildings and not in keeping the wider area which would have an adverse impact. NDP HLE2 Heritage, Landscape & Environment – Local Characteristics</p> <p>Proposed by Cllr D. Smith Seconded by Cllr Jenkin Motion passed unanimously</p> <p>Cllr Jenkin was moved to the Waiting Room at 20:05 having declared an interest in the next application</p>	<p>Cllrs D. Smith and L. Jenkin</p>
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	<p>3. PA20/04481 The Brooks, Tremayne, Praze An Beeble TR14 9PH – Internal alterations to provide a self-contained letting unit and dwelling.</p> <p>Following a short discussion, it was resolved not to object to this application</p> <p>No Objection Proposed Cllr D. Smith Seconded Cllr Tunnicliffe Motion carried unanimously</p> <p>Cllr Jenkin was returned to the meeting at 20:08</p> <p>4. PA20/04506 & PA20/04507 Nana's Cottage, Clowance, Praze TR14 OPT Construction of new brick buttresses to support existing archway & Listed building consent for the construction of new brick buttresses to support existing archway.</p> <p>After a short discussion it was resolved not to object to this application</p> <p>No Objection Proposed by Cllr D. Smith Seconded by Cllr McLeod Motion carried unanimously</p> <p>5. PA20/04805 Home Farm, Clowance, Praze TR14 OPT – Application for works to trees subject to TPO: See works description, various felling, crown removal, crown lift and pruning</p> <p>Following a short discussion, it was resolved not to object to this application</p> <p>No Objection Proposed Cllr McLeod Seconded Cllr Tunnicliffe Motion carried unanimously</p> <p>6. PA20/04833 Trelabnas Farm Nancegollan Helston Cornwall TR13 OBB - Conversion and extension of existing agricultural building to form dwelling including installation of sewage treatment plant</p> <p>It was noted that whilst this is a substantial proposal to what is currently a storage area, the plan appears to be in keeping with the character of the building and the renovations and improvement</p>	
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	<p>would make the site tidier. In view of this it was resolved not to object.</p> <p>No Objection Proposed by Cllr D. Smith Seconded by Cllr Tunnicliffe Motion carried unanimously</p> <p>7. PA20/04769 Land adjacent to Bosence Road, Townshend, TR27 6AF - Construction of Agricultural Timber Barn, Potting Shed, Polytunnels, Water Harvesting Tanks, Relocation of Access, and Associated Works</p> <p>After a lengthy discussion it was proposed to object to this application for the following reasons</p> <ul style="list-style-type: none"> • The proposed new access would mean deconstruction of the Cornish Hedge. It was felt that the existing entrance could potentially be widened instead • There is inadequate commercial access for large agricultural vehicles onto the Highway from the Bridleway • The size, height and location of the barn is excessive and appears to be greater than required by the business principle • The viability of the business should be investigated by the Land Agent. <p>Proposed by Cllr D. Smith Seconded by Cllr McLeod Motion carried unanimously</p>	
PL2020/38	WEST SUB AREA PLANNING COMMITTEE DATES	
	Next meeting scheduled for 27 th July 2020 10.00 am - PROVISIONAL	
PL2020/39	DIARY DATES	
	<p>1. Next Full Parish Council Meeting to be held on Thursday 16th July 2020 at 7pm – To be held remotely</p> <p>2. Next Amenities and Highways Committee Meeting to be held on Wednesday 12th August 2020 at 7pm – To be held remotely</p> <p>3. Next Planning Committee Meeting – TBC at the Next Full Parish Council Meeting</p>	
PL2020/40	<p>1. To RESOLVE that in view of the confidential nature of the business about to be transacted it is advisable that the press and public be excluded and are instructed to withdraw during the discussion of the following matters</p> <p>RESOLVED</p>	
PL2020/41	Meeting Closed @20:30	

Signed..... 

Date 10th September 2020

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