

**CROWAN PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE MEETING
HELD REMOTELY
ON THURSDAY 10TH SEPTEMBER 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 Parnell (Chairman) Cllr Tunnicliffe (Vice Chairman), Cllr Allen, Cllr Henwood, Cllr Jenkin, Cllr Roberts, Cllr D Smith, Cllr R. Smith, Cllr J. Lay, Mrs G. Lidgett (In attendance)	
APOLOGIES	Cllr McLeod, Cllr Christophers	
CHAIRMAN'S WELCOME	Cllr Parnell welcomed all to the meeting and noted that there were no members of the public in attendance.	
AGENDA REFERENCE	DESCRIPTION	ACTION
PL2020/48	<p>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).</p> <p>The Clerk read out a statement received from Mr Austin Craig in relation to PA20/05502 – Land Adj to Woodpecker Lodge, Clowance (Item PL2020/23 6 & 7 below)</p>	
PL2020/49	<p>MEMBERS DECLARATIONS</p> <p>a. Pecuniary/Registerable Declarations of Interests – Cllr Roberts declared an interest as a neighbour in relation to PA20/06047&8 - Drym Mill Drym Lane Praze An Beeble TR14 0NU Item PL2020/53 - 4 & 5. Cllr R. Smith declared an interest as a neighbour in relation to PA20/10618&9 – Leedstown Methodist Chapel Item PL2020/53 -13.</p> <p>b. Non-Registerable Interests – None</p> <p>c. Declaration of Gifts - None</p>	
	PLANNING APPLICATIONS REFERRED TO WEST SUB-AREA COMMITTEE	
PL2020/50	<p>1. PA19/10122 – Land adj to 1 St James Place, Praze Road, Leedstown – Erection of two dwelling houses which was 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. Subsequently, 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. For information: The Clerk had checked the CC website and no decision has yet been made.</p>	

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	<p>2. PA20/04531 – Hallegan Manor Barn, Hallegan, Camborne 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 decided that no further comments could be added to those originally made to the application ahead of the CC Emergency Planning Committee meeting on taking place on 21st September</p>	
CORNWALL COUNCIL PLANNING DECISIONS		
PL2020/51	<p>1. PA20/01801 - Woodlands, Praze Road, Praze An Beeble - Lawful development Certificate for use of dwelling without compliance of agricultural occupancy condition on decision W2/63/16065/F – CERTIFICATE GRANTED</p> <p>2. PA20/03369 - 1 Fore St., Praze - Alterations and extension to dwelling – APPROVED WITH CONDITIONS</p> <p>3. PA20/04102 - Kerthen Wood Farm, Kirthen Wood, Townshend - Single and two extension including providing vertical slate hung cladding to the two original farmhouse gable elevations – APPROVED WITH CONDITIONS</p> <p>4. PA20/04506 & PA20/04507 - Nana's Cottage, Clowance, Praze TR14 OPT - Construction of new brick buttresses to support existing archway and Listed Building consent for the construction APPROVED WITH CONDITIONS</p> <p>5. PA20/04805 - Home Farm Clowance Praze An Beeble TR14 OPT - Application for works to trees subject to TPO: See works description, various felling, crown removal, crown lift and pruning – APPROVED</p> <p>6. PA20/04481 - The Brooks, Tremayne, Praze, TR14 9PH - Internal alterations to provide a self-contained letting unit and dwelling – APPROVED WITH CONDITIONS</p> <p>7. 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 – APPROVED WITH CONDITIONS</p> <p>8. PA18/11725 - Wheal Osborne Townshend Hayle Cornwall TR27 6AQ - Retention of three 20ft shipping containers on land and for retrospective permission to complete a pond with its associated earthworks that was started in the middle of the site some 20 years ago – APPROVED WITH CONDITIONS</p>	

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	<p>9. PA18/10256 - Land West Of Trevoole Farm Botetoe Hill Trevoole Cornwall TR14 ORN - Change of use of land to a 2 no. pitch Traveller pitch site including 2 no. mobile homes, 2 no. dayrooms, 2 no. touring caravans, 1 no. septic tank, hardstanding, and associated works – REFUSED</p> <p>10. PA20/04279 - 14 Fore St., Praze - Full Planning for the proposed alterations and extension of dwelling – APPROVED WITH CONDITIONS</p> <p>11. PA20/04840 - Carn Meor Coppice The Carn Black Rock Camborne Cornwall TR14 9NG - Certificate of lawfulness for existing dwelling house significantly completed before Christmas 2013 and constantly occupied since then. – WITHDRAWN</p>	
	OPEN ISSUES AND ACTIONS FROM PREVIOUS MEETINGS	
PL2020/52	For information: The Clerk had received a communication from Cornwall Council Planning Dept that PA19/06679 – Moorfield Barns, School Road, Praze – Construction of a single dwelling (revised) had been Dismissed at Appeal	
	NEW PLANNING APPLICATIONS	
PL2020/53	<p>1. PA20/05154 - Carne Veau Farm, The Barn, The Carn, Black Rock TR14 9NG - Construction of a timber framed garage.</p> <p>Following a lengthy discussion, it was proposed to object to the application because: -</p> <p>a. The proposed exceptionally large building is outside domestic curtilage and would therefore be a change of use of land into domestic curtilage</p> <p>b. The site would constitute open development in the countryside and be against the Neighbourhood Development Plan HT3</p> <p>c. There is no identified need for the encroachment which does not appear to be for agricultural use</p> <p>Objection proposed by Cllr Henwood Seconded by Cllr D. Smith Motion carried unanimously</p> <p>2. PA20/06118 - 60 Trethannas Gardens, Praze An Beeble - Proposed First Floor Extension Above Existing Garage</p> <p>Discussion centred around the size and location of the proposed extension in relation to the neighbouring property and it was noted that the small 1.7m section at the rear would be the only part potentially causing any additional shading. There are no additional windows to the side elevation to cause any overlooking issues. Councillors could find no planning reasons to raise any objection.</p>	

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	<p>It was proposed to raise no objection.</p> <p>No objection proposed by Cllr Henwood Seconded by Cllr D. Smith 6 votes for the motion 1 against & 1 abstention Motion Carried</p> <p>3. PA20/04385 - Trevoole Farm, Trevoole TR14 ORN - Retention of barn for use as an ancillary building, garage, and storage in association with horticultural use</p> <p>Following discussion around the location of the proposed building it was found that the description of the proposed use was too vague implying a potential for use as domestic curtilage in addition to horticultural or agricultural use. It was proposed to object on the grounds of it being open development in the countryside and against NDP policy HT3.</p> <p>Objection proposed by Cllr Henwood Seconded by Cllr Tunncliffe Motion carried unanimously</p> <p>Cllr Roberts left the meeting due to a declared interest in the next item</p> <p>4. PA20/06047 - Drym Mill Drym Lane Praze An Beeble TR14 ONU - Installation of ground source heating system consisting of 3 x 100m boreholes connected via an underground manifold to a 11kW heat pump and ancillary equipment located in the NW corner of the basement on the lower ground floor level.</p> <p>5. PA20/06048 - Drym Mill Drym Lane Praze An Beeble TR14 ONU - Proposal Listed Building consent for Installation of ground source heating system consisting of 3 x 100m boreholes connected via an underground manifold to a 11kW heat pump and ancillary equipment located in the NW corner of the basement on the lower ground floor level.</p> <p>Items 4 & 5 were discussed as one item and it was noted that the Parish Council whilst keen to promote the use of green energy, could make no comment on the boreholes and that they did not appear to have any impact on the listed building since they are underground. No comment proposed.</p> <p>No Comment proposed by Cllr Henwood Seconded Cllr Tunncliffe</p>	
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	<p>Motion carried unanimously</p> <p>Cllr Roberts returned to the meeting</p> <p>6. PA20/06458- Land North of Woodlands, Praze Road, Praze-An-Beeble - Proposed change of use of land to domestic curtilage</p> <p>Following discussion, it was proposed to object to this application as the woodland the applicant wished to bring into domestic curtilage is protected and the proposed garden would be out of context with the neighbouring surrounding properties.</p> <p>Objection proposed by Cllr Henwood Seconded by Cllr Jenkin Motion carried unanimously</p> <p>7. PA20/05502 - Land adj Woodpecker Lodge, Clowance, Praze-An-Beeble, TR14 OPT - Erection of a single dwelling</p> <p>8. PA20/05503 - Land adj Woodpecker Lodge, Clowance, Praze-An-Beeble, TR14 OPT - Listed Building Consent for Erection of a single dwelling</p> <p>Items 7 & 8 were discussed as one item. It was felt that the negative Heritage report reflected the feelings of the Parish Council and there was insufficient impact assessment made in the application. This application does not meet with the Parish Council's NDP Heritage policies and would make a detrimental impact on neighbouring Grade II listed building.</p> <p>Objection proposed by Cllr Henwood Seconded by Cllr Jenkin Motion carried unanimously</p> <p>9. PA20/06532 - Kus Skewes Barns, Kus Skewes, Nancegollan, TR13 OAU - Discharge of condition 3,4,5,6, & 7 of planning application PA20/02112</p> <p>Following a short discussion, it was proposed to make no comment on this application. The previous objection to the potential encroachment onto the footpath had been rectified.</p> <p>No comment proposed by Cllr Henwood Seconded by Cllr Lay Motion carried unanimously</p> <p>10. PA20/06540- Cardinham Farm, Sunrise Barn, Hallegan - Conversion of barns to form two dwellings and installation of septic</p>	
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	<p>tank without compliance with condition 2 in respect of PA02/00528/F dated 26.01.04</p> <p>After a short discussion, councillors had no objections to raise.</p> <p>No objection proposed by Cllr Jenkin Seconded by Cllr D. Smith Motion carried unanimously</p> <p>11. PA20/06558 - Land Adj to No1 St Crewenna Terrace, Hayle Road, Leedstown - Erection of dwelling</p> <p>Following discussion it was proposed to object to the application as it was impractical, constitutes overdevelopment of the site, creates loss of amenity space and impacts on parking to property no. 1. It is also not in keeping with character of the area impacting on Coronation Cottages as a whole.</p> <p>Objection proposed by Cllr Henwood Seconded by Cllr Jenkin Motion carried unanimously</p> <p>12. PA20/05139 - Higher Cargenwen Farm, Black Rock - Certificate of lawfulness for existing use of mobile home/caravan</p> <p>Following a lengthy discussion, it was proposed to object since within the 10-year period required for retention, the caravan had been moved and was no longer in the same position. There was a previous enforcement issue relating to this and the caravan was originally used as a temporary means of accommodation whilst previous building work was undertaken. In view of this, any time-period being considered to decide residential use should begin from the end date of any previous enforcement and/or previous building works.</p> <p>Objection proposed by Cllr Henwood Seconded by Cllr Jenkin Motion carried unanimously</p> <p>Cllr R. Smith left the meeting due to a declared interest in the next item</p> <p>13. PA20/10618 & PA20/10619 – Leedstown Methodist Chapel – Conversion of school room to rear of Methodist Chapel into two, 2-bedroom dwellings. (The proposal has been amended so now there are two flats proposed with a different layout and less physical changes to the structure. The difference in impacts/material considerations from the original proposal are limited but in the</p>	
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	<p>interest of completeness a re-consultation is considered appropriate)</p> <p>Following a short discussion, it was felt that the amended plans represented an improvement on the original and it was proposed to raise no objection.</p> <p>No Objection proposed by Cllr Parnell Seconded by Cllr Jenkin Motion carried unanimously</p> <p>Cllr R Smith returned to the meeting</p>	
	WEST SUB AREA PLANNING COMMITTEE DATES	
PL2020/54	21 ST September 2020 at 10:00 am	
	DIARY DATES	
PL2020/55	<p>1. Next Planning Committee Meeting Thursday 8th October at 7pm 2. Next Full Parish Council Meeting 8th October 2020 at the rising of the Planning Committee Meeting</p>	
PL2020/56	<p>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>Proposed by Cllr Jenkin Seconded by Cllr Tunnicliffe RESOLVED</p>	
PL2020/57	MEETING CLOSED@ 20:46	

Signed: - 

Dated: - 8th October 2020

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