



Carn Brea Parish Council

Consel Plu Carn Bre

Mr. Andrew Moyle-Browning (Clerk to the Council)

Scryuynyas dhu Consel

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Minutes of the meeting of the Planning Committee, held at Treloweth Community Hall, Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB on Wednesday 27th March 2024 at 7:00 pm.

Meeting

Present: Councillors R. Drew (Chairman), S. Dale (Vice Chairman), P. Holmes, C. Jordan, D. Cooper, J. Pollock, M. Rainbird, and B. Watkins.

Also Present: Andrew Moyle-Browning (Clerk)

24/03/P/01 Welcome and Fire Procedures.

Cllr. Drew welcomed the meeting and explained the fire procedures.

24/03/P/02 To receive apologies for non-attendance.

There were no apologies received.

24/03/P/03 Members to declare pecuniary and non-pecuniary interests (including details thereof) in respect of any items on this agenda.

Cllr Cooper declared an interest in item 7 and application PA24/ 01738.

24/03/P/04 To consider any written applications for dispensations on items on the agenda.

There were no written applications for dispensations received.

24/03/P/05 To allow Registered Elector Members of the Parish to speak in respect of a Planning Application on the Agenda. Standing Orders 3 (d-l) applies.

There were 2 members of the public present.

The agent for PA24/01480, Penventon Farm, spoke about that application and answered questions from Councillors. The Applicant for the same PA was present but did not wish to speak.

24/03/P/06 To receive and approve the minutes of the Planning Committee held on 29th February 2024.

Minutes of the Planning Committee held on 29th February 2024 were circulated ahead of the meeting.

Resolved: that the minutes of the Planning Committee held on 29th February 2024 are approved.

Proposed: Cllr. C. Jordan

Seconded: Cllr. B. Watkins

24/03/P/07

To consider the following planning applications:

All further plans received after the day of notice, up to the day of the meeting may be considered at the discretion of the Committee.

PA24/01480, Penventon Farm, was brought forward for discussion at this point. For the purposes of the minutes it appears at item 24/020.

24/014 Lydford, Carnkie, Redruth, Cornwall, TR16 6RZ
PA24/00811 Demolition of existing bungalow and replacement with two-storey dwelling.

Resolved: that Carn Brea Parish Council support PA24/00811 subject to the imposition of a condition requiring storage for the storage of waste and recycling waste material as set out in the Cornwall Design Guide.

Proposed: Cllr. D. Cooper **Seconded:** Cllr. M. Rainbird

24/015 25 Townfield, Pool, Redruth, Cornwall, TR15 3QD
PA24/01572 Conversion of domestic garage to habitable room.

Resolved: that Carn Brea Parish Council support PA24/01572

Proposed: Cllr. C. Jordan **Seconded:** Cllr. P. Holmes

24/016 2 Carnside, Carn Brea Village, Redruth, Cornwall, TR15 3BJ
PA24/01738 Proposed single-storey side garage extension.

Resolved: that Carn Brea Parish Council support PA24/01738

Proposed: Cllr. M. Rainbird **Seconded:** Cllr. P. Holmes

Cllr. D. Cooper who had declared an interest in this matter did not take part in the discussion or vote.

24/017 Eldoret, Loscombe Lane, Four Lanes, Redruth, Cornwall, TR16 6LP
PA24/01496 New Dormer Bungalow adjacent to Eldoret.

Resolved: that Carn Brea Parish Council do not support PA24/01496 on the grounds that it is contrary to policy 12 of the Cornwall Local Plan in respect of layout, design and impact and it is a cramped design. It is contrary to policy G1 of the Climate Emergency DPD in that the garden is not equal in size to the footprint of the house. Concerns regarding visibility emerging from the site into Loscombe Lane. The design fails to comply with policy D2 of the Carn Brea Neighbourhood Development Plan re format, scale, massing, density, articulation and use of material within the site.
 CBPC also object to the destruction to part of the Cornish Hedge that exists and fronts part of the site.

Proposed: Cllr. B. Watkins **Seconded:** Cllr. M. Rainbird



24/018 **43 Carn Brea Lane, Pool, Redruth, Cornwall, TR15 3DS**
PA24/01559 **Proposed second storey extension.**

Resolved: **that Carn Brea Parish Council supports PA24/01559**

Proposed: Cllr. S. Dale **Seconded:** Cllr. D. Cooper

24/019 **Land Adj To, Chy Wetha, Blowinghouse, Redruth, Cornwall, TR15 3AS**
PA24/01733 **Reserved Matters application for Access, Appearance, Landscaping, Layout and Scales following outline consent PA23/00430 dated 25.04.23.**

Resolved: **that Carn Brea Parish Council accepts the principle of development on the site but object to the development of 2 properties in line with D2 of the Carn Brea Parish Neighbourhood Development Plan, re format, scale, massing, density, articulation and use of material within the site. It is contrary to Cornwall Local Plan Policy 12 in relation to character, it is a cramped design, not of appropriate scales or density for the site. It is also contrary to policy G1 of the Climate Emergency DPD, the garden size is not equal to the footprint of the dwelling. We note the significant difference in height between the ridge height of the properties and the neighbouring property, Chy-Wetha. We would support a proposal for one dwelling of appropriate size with offstreet parking in accordance with the Cornwall Design Guide 5.8.**

Proposed: Cllr. B. Watkins **Seconded:** Cllr. S. Dale

24/020 **Penventon Farm, Penventon, Four Lanes, Redruth, Cornwall, TR16 6QZ**
PA24/01480 **Proposed demolition of agricultural barns and erection of a dwellinghouse (following previous extant approval under Class Q PA23/01705 20.06.2023).**

Resolved: **that Carn Brea Parish Council support application PA24/01480**

Proposed: Cllr. J. Pollock **Seconded:** Cllr. M. Rainbird

24/03/P/08 **To consider correspondence received.**

One item of correspondence was received in relation to a 5-day Local Protocol for application PA24/01035, Glamping Pods at 16 Carn Brea Village.

A copy of the Local Protocol request was circulated ahead of the meeting.

Resolved: **that CBPC agree with the Planning Officers decision relating to PA24/01035 to refuse the application.**

Proposed: Cllr. P. Holmes **Seconded:** Cllr. C. Jordan



24/03/P/09 To receive reports on planning application decisions.

The March planning report was circulated ahead of the meeting.

The Chairman reported to the Committee on three Planning Matters that had arisen after the previous meeting, and which required urgent replies:

(a) 5-day Local Protocol case, PA23/07740, dropped kerb outside 1 Chariot Road. After following our policy, the Case Officer was advised the 'CBPC agree to disagree with the Case Officer.'

(b) Non-Material Amendment case, PA24/01675, Pendeen, Barncoose Terrace. After following our policy, the Case Officer was advised 'CBPC do not accept the application for a Non-Material Amendment is well founded and that we oppose the Application.'

(c) A general enquiry from the Case Officer in PA24/00927, Alterations to 46 Townfield, where the applicant had agreed to remove the composite cladding from the design, after consulting Councillors the Case Officer was advised that 'CBPC now Support the Application.'

Resolved: that March's planning report is noted.

Proposed: Cllr. P. Holmes **Seconded:** Cllr. M. Rainbird

24/03/P/10 To review the Planning Committees Terms of Reference in preparation for the Annual Meeting.

Resolved to recommend: that the Planning Committee Terms of Reference as amended are approved.

Proposed: Cllr. C. Jordan **Seconded:** Cllr. J. Pollock

24/03/P/11 To receive and consider the draft Planning Procedures and Pre-App Policy and make appropriate recommendations.

Resolved to recommend: that the draft Planning Procedures and Pre-App Policy is approved.

Proposed: Cllr. R. Drew **Seconded:** Cllr. B. Watkins

Meeting Closed at 8.24pm

