



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 Planning Committee meeting held at Treloweth Community Hall, Moorfield Road, Pool, Redruth, Cornwall, TR15 3QB on Thursday 25th July 2024 at 7:00 pm.

Minutes

Present: Councillors R. Drew (Chairman), D. Cooper (Vice Chairman), C. Jordan, and B. Watkins.

Also Present: Andrew Moyle-Browning (Clerk) and Sarah-Jane Noakes (Assistant Clerk).

24/07/P/01 Welcome and Fire Procedures.

The Chairman welcomed the meeting and explained the fire procedures.

24/07/P/02 To receive apologies for non-attendance.

Councillors S. Dale, J. Paton, M. Moyle and M. Rainbird.

24/07/P/03 Members to declare disclosable pecuniary interests and non-registerable interests (including the details thereof) in respect of any items on this agenda.

There were no interests declared at the meeting.

24/07/P/04 To consider written request(s) for dispensations.

There were no written requests for dispensations.

24/07/P/05 To allow registered elector members of the Parish to speak in respect of Planning Applications on the agenda. (Maximum of 20 minutes – every speaker has a limit of 3 minutes under Council Standing Orders).

There were seven members of the public present.

Two residents spoke in opposition to PA24/03812 on the grounds of height, not being in keeping with the heritage of the road, negative effect on privacy of neighbouring properties, aesthetics not matching existing properties, overlooking, closeness of properties to adjacent properties, overdevelopment of the site and noise concerns.

The applicant of PA24/02672 explained the application and confirmed that there was no first floor but that it was provision for secure storage.

The applicant for PA24/05065 explained the application.

24/07/P/06 To receive and approve the minutes of the Planning Committee held on 27th June 2024.

Minutes of the Planning Committee meeting held on 27th June 2024 were circulated ahead of the meeting.

Resolved: that the minutes of the Planning Committee meeting held on 27th June 2024 are approved.

Proposed: Cllr. D. Cooper **Seconded:** Cllr. C. Jordan

24/07/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.

24/038 Westwinds, Loscombe Lane, Four Lane, Redruth, Cornwall, TR16 6LP
PA24/03812 Demolition of fire-damaged bungalow and replacement with two dwellings.

Resolved: that Carn Brea Parish Council recognise that the principle of development is established on this site. However, we do not support this Application for the following reasons:

1. By reason of the proposed design, size, height, scale and mass the application fails to comply with Cornwall Local Plan Policy 12 Design, in particular paragraph 1(a) in relation to its lack of respect for the character of the neighbouring properties and para 2(b) in having an overbearing impact.
2. By reason of the application's failure to comply with the Carn Brea Parish Neighbourhood Development Plan which is awaiting Public Referendum and therefore carries significant weight by
 - a) Policy D2 Design in that by nature of its scale, massing and density the design is not drawn or influenced by dwellings in the surrounding character area and
 - b) Policy H1 Development within the Four Lanes Development Boundary. The site falls within the Four Lanes Development Boundary but the application fails to meet the policy terms at para 3 (a) and b) specifically set for Four Lanes, in that by nature of its design, density, scale and massing it does not respond to the character of the area, or that its proportions are not in keeping with the character of the area particularly with respect to the rooflines of adjacent buildings.
3. Failure to comply with Cornwall Design Guide Policy 4 (3) – in relation to Use of materials that fit into the local context in which weatherboarding does not.

Carn Brea Parish Council would encourage a revised design which complied with the principles set out above, principally with respect to height, mass and respect for the character of adjacent properties.

Proposed: Cllr. R. Drew **Seconded:** Cllr. D. Cooper

4 members of the public left the meeting.



