



ST. AGNES PARISH COUNCIL

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Appendix: Planning – Monday 20th June 2016.

CONSIDERATION OF APPLICATIONS.

Members of the public, applicants or representatives are invited to address the Council on an application on the agenda.

P.C & C.C Numbers	Applicant	Proposal	Location	Parish Council comments With proposer/seconded
104/16 PA16/04722	Mrs K Wilson	Formation of separate dwelling within existing building footprint.	25, Trevoze Close, St Agnes, Cornwall.	Mrs Wilson attended the meeting. Application supported. Cllrs Slater/Bunt. 12 in favour and 1 abstention.
105/16 PA16/04743	Mr & Mrs Sinclair	Application for modification of planning obligations of a Section 106 Agreement, relating to C1/PA25/1133/95/N dated 25/06/1997.	The Annexe, Wheal Davey Farmhouse, Wheal Butson, St Agnes, Cornwall.	An email from the applicants in support of the proposals had been circulated amongst members prior to the meeting and was summarised by the Chair at the meeting. Applications supported. Cllrs Bunt/Clark. 11 in favour and 2 abstentions.
106/16 PA16/04744		Application for modification of planning obligations of a Section 106 Agreement, relating to C1/PA25/1133/01/R dated 15/03/2002.	Wheal Davey Farmhouse...	
107/16 PA16/05175	Miss L Williams	New two storey extension to replace existing two storey extension with the inclusion of a terrace at first floor level.	Wren Cottage, Perrancoombe, Perranporth, Cornwall.	Members objected to the application on the grounds that the design/appearance of the proposal was out of keeping with the existing dwelling and surrounding properties. Cllrs Forbes/Slater. 11 in favour and 2 abstentions.
108/16 PA16/04944	Mr Long & Miss Bennett	Proposed erection of detached dwelling and alterations to existing access.	40, Goonbell, St Agnes, Cornwall.	Local resident, Dawn Brown, spoke on behalf of an elderly neighbouring resident and expressed concern at the potential traffic congestion and the movement of access in the proposal. Although members were satisfied with the design/location of the proposal, great concern was noted at the relocation of the public right of way and possible Highways congestion issues. Therefore a site meeting with the Planning

				Officer and Cllrs Forbes and Slater was requested as soon as possible. Cllrs Forbes/Slater. Unanimous.
109/16 PA16/02344	Oceans Reach Ltd	Construction of 5 new residential properties, including new vehicular access, formation of heritage trail and lookout view point.	Land on the Coast Road, Coast Road, Porthtowan, Cornwall.	<p>Porthtowan resident, Rebecca Vickerstaff, attended the meeting and spoke in objection to the application, along with Rose Woodward of Porthtowan, who noted the detrimental effect the proposal would have on the mining heritage of the site.</p> <p>Sally Jones, of CAD Architects, also attended the meeting and addressed any questions raised. Members unanimously and strongly objected to the application as follows:</p> <ul style="list-style-type: none"> . Development in the open countryside, isolated and unsustainable . Extremely prominent position . World Heritage Site, area of great scientific value, area of great historic value, within 200m of AONB and SSSI, Heritage Coast and area designated a County Geology Site . Loss of important habitat and historic environment . Dry dwarf shrub heath likely to qualify as UK BAP priority habitat . Slope stability problems . Unacceptable visual impact causing harm to character of the area . Site is in an area of dark skies . Potential for flooding of properties at base of cliff side . Pathway to village – extremely steep and totally unsuitable for most people to walk . No pavements on Coast Road/into village and no public transport into village. <p>Cllr Barrow noted 19 objections to the application online and highlighted details of the pre application (PA13/00614/PREAPP) where the officer “cannot support this application”. Cllr Barrow further noted the pre application (PA15/02098/PREAPP) conclusion/summary by</p>

				<p>the officer...</p> <p>“Conclusion: It is clear that the relevant policies listed in this response do not support residential development in this prominent location in the open countryside, and consequently such development would be a departure from the development plan (i.e. Carrick 2015 District Wide Local Plan 1998) and would conflict with the aims and intentions of the National Planning Policy Framework. In considering the information you have provided it is evident that there are no special circumstances or justification, as detailed in the National Planning Policy Framework, that give rise to the support of new residential development on this very prominent site located within the Heritage Coast and a designated World Heritage Site. In summary, it is clear that the site is not considered appropriate for residential development, by reason of its location in the open countryside and fundamental conflict with the said policies, therefore I advise against the submission of a formal planning application.”</p> <p>Cllrs Barrow/Davies.</p>
110/16 PA16/05330	Mr M Davey	Householder application for a proposed single storey flat roof extension to rear.	84, Glendale Crescent, Mount Hawke, Cornwall.	Application supported unanimously. Cllrs Aston/Slater.