

St John Parish Council Planning Committee meeting.

Minutes of the meeting of the St John Planning committee held on Tuesday 4th April 2023 at Freathy Community hall at 5.30pm.

1.23 P Those present : Cllr Hoskin (Chair) , Cllr Crane, Cllr Everard, Cllr Hirst , Cllr Tanner , Mrs Allen Clerk to St John Parish Council and 2 members of the public.

2.23P Apologies for absence. Cllr Richards. Annual leave was approved.

3.23P Declarations of interest relating to items on the agenda. None.

4.23P Planning applications reviewed by the Planning committee.

Planning Applications			Application	CCC
			Validated	Decision
PA23/01723	Loventor	Freathy	06/03/2023	
PA23/02107	Brimbles	St John	10/03/2023	

Brimbles St John PA23/02107

Mr Overton (applicant) explained the reasons for these amendments to the original application PA18/02558 approved by Cornwall council in 2018.

The members of the Planning committee reviewed the new plans and unanimously agreed that the Parish Council should support this application as they were necessary, relatively minor, unobtrusive, and they would have little visual impact to the local environment.

Loventor chalet Whitsand bay PA23/01723

This application for retrospective planning permission was discussed at length.

- Members considered that the property had been extended in 1990 and as such the property should be precluded from all future extensions of footprint and height in accordance with the Article 4 planning regulations for Whitsand bay.
- The extension is considerably larger than 10% of the original chalet size excluding outbuildings and does not provide any currently missing essential amenities - it merely relocates them.

- The visual impact on the cliff would be highly intrusive as this chalet is clearly visible from the beach.
- The Councillors also have concerns for the stability of the cliff as this construction in their opinion could undermine the stability of this cliff which in the past has been subject to landslides. Members ask if this application were approved that there should be conditions attached that building control officers at Cornwall council review and approve these plans so the construction so that the integrity of this cliff is assured.
- A previous application PA18/08003 was not approved by St John Parish Council or Cornwall Council the Planning authority. It was subsequently also turned down at appeal, yet the applicants went ahead with the building project, disregarding the due process. Members felt that if approved this could set a precedent for further applications in the future.

In the light of their discussions the members of the Planning committee unanimously agreed to object to this application.

5.23 P Meeting closed 6.10pm.