



MINUTES OF MEETING

TUESDAY, 1st JUNE 2021 @ 7pm (Meeting Commenced at 7.30pm)

Minute	AGENDA ITEMS	Action
	Present - Mike Collings, Nicola Williams, David Raynor (Chair), Cheryl Webster, Gemma Cleave, Richard Dawe, Martin Thomas, Andy Penny (Vice Chair), Penny Kirkham, Mike Button, Clare Jon (C&MS)	
	Chairman's Welcome / Public Forum – Members of the Public may address the Council for a maximum of three minutes, prior to the commencement of the meeting. All comments are to be directed to the Chair of the meeting. Mrs Melanie Cousins to meet with Members i.r.o. 83f/2021 (Cleardaze).	
79/2021	Apologies – Clare Arnold, Clerk (Annual Leave). In the absence of the Clerk, Ms Jon kindly took the Minutes.	
80/2021	Members' Declarations a. <i>Pecuniary/Registerable Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda. b. <i>Non-registerable Interests</i> – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent c. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds d. <i>Dispensations</i> – Members to consider any written requests for dispensations	
81/2021	Planning Applications – Members to consider the following, including any received after the agenda had been published. a. PA21/00625/PREAPP, On The Village Green Trelights – request for a Tree Preservation Order on Large Chestnut Tree. Western Power Distribution will be giving the tree a gentle cut-back where the tree is close to the branches power lines After the bird breeding season. Members SUPPORT TPO on the basis the ownership of the land is yet to be established. b. PA21/02662, 11 Fore Street Port Isaac –replacement of first floor structure of Bunkhouse destroyed by fire. Members SUPPORT	

- c. PA21/02663, 11 Fore Street Port Isaac – Listed Building Consent for the replacement of first floor structure of Bunkhouse destroyed by fire. Members **SUPPORT**
- d. PA21/03148, Central Garage 3 New Road Port Isaac – proposed re-development of former Central Garage site to provide a commercial development of 3 no. Holiday Apartments and undercover and secure parking. Deferred from the May Meeting. Unanimous **OBJECTION**
Comments: the application is overbearing to the street scene, extensive glazing, and issues with access/egress from underground parking to an unresolved street scene with no public realms safety, no pavement, busy corner and coach turning spot nearby. Members wish to work for positive for an outcome for the site as redevelopment is required. This site is key to the NDP character area, it's important to get it right. Proposals are required to fall within the NDP guidance to achieve a mixed commercial application and residential development. Residential will be subject to principle residence condition.
- e. PA21/03463, The Rockies Port Gaverne Hill Port Isaac – remodelling of cottages including new fenestration, re-roofing and new roof windows, plus demolition of outbuildings for new extensions including roof PV panels and landscaping. Deferred from the May Meeting Unanimous **OBJECTION**. The proposal is too large for the setting, with a glazed wall to the side extension, increasing accommodation from 3-4 beds with no extra parking. Undermines the historic significance of the of Port, where the joined appearance of 2 port side cottages are changed causing significant harm to the setting of the historic port. Members are of the opinion any proposal must reflect the NDP guidance for the character area and feature a Delabole slate roof.
- f. PA21/03525, Cleardaze New Road Port Isaac – conversion of garage roof space to studio/office. Unanimous **OBJECTION**. Comments: Members primary concern is the re-orientation of the proposed conversion contrary to the NDP which recommends compliant with the dominant roofscape and ridgeline within the Conservation Area. If the officer is minded to approve request a condition for the use of sized Delabole slate to be nailed not clipped.
- g. PA21/03897, 7 Silvershell View Port Isaac – proposed remodelling of interior and extensions to property to include the creation of a first floor with a balcony on the west elevation. Unanimous **OBJECTION**
Comments: Not in line with NDP. Will create height competition.
- h. PA21/04363, 36 New Road Port Isaac – Variation of Condition 2 (approved plans) of Application No. PA19/06645 dated 15th January 2020 (Demolition of dwelling and replacement with new dwelling). [h](#) Unanimous **OBJECTION** Comments: Members felt this was not an amendment, but due to increased height, footprint, built volume, additional glazing and the absence of slate cladding to the W elevation, should have been registered as a new application. The increase sized is comparable with a previously refused scheme on the basis of overbearing and overlooking contrary to the NDP character area.
- i. PA21/05232, Northcliffe 5 Roscarrock Hill Port Isaac – Non-Material Amendment (2) to Application No. PA19/01461 dated 8th April 2019 for proposed partial demolition, extension, renovation, remodelling and structural repairs, namely, additional fencing to East and West boundaries. Members **SUPPORT**

82/2021	<p>Other Planning Matters – including any items received after the agenda had been published.</p> <p>a. <i>St Endellion NDP</i> – Mr R. Grant, Head of CC Planning Policy advised:</p> <p>i. With the easing of restrictions we can now begin to plan for outstanding referendums to take place, and we are working closely with our colleagues in Democratic Services (who are responsible for deciding when and how to organise referendums) to look at when this will occur. At the moment their position is that referendums will take place in July, but we are discussing whether they could take place sooner than this.</p> <p>ii. Secondly to clarify for members the weight which should be afforded our NDP in our decision making processes, he confirms that which I have been advising, i.e. the ‘weight applied is significant’: <i>In the meantime, regarding decision making, the fact that your Neighbourhood Development Plan has passed through its Examination and is awaiting its referendum means that it can be given significant weight in decision making – and there is case law nationally which supports this position. Therefore, in any applications coming forward in the NDP area, the policies in the NDP can and should be used and can be quoted and referenced in terms of decision making. My advice would be to use the policies in the NDP, and to make sure that the minutes of meetings note that although the NDP is awaiting referendum the PC is giving policies significant weight in decision making.</i></p> <p>iii. Finally the good news in terms of Community Infrastructure Levy (CIL) % for us on the granting of permission on any new homes is, on other words, as our referendum would normally have been held on May 6th, and CIL payments will be backdated accordingly: <i>In terms of the higher CIL proportion, we will ensure that no NDP area is disadvantaged due to the delays in holding referendums backdating CIL payments to the date NDPs would have been ‘made’. Once the NDPs have been through referendum and have been ‘made’, the payments will be made.</i></p>	Information
83/2021	<p>Planning Applications Approved by CC – information only.</p> <p>a. PA21/02062, Land North West of Park Villa Trelights – reserved matters application following outline approval PA20/05111 dated 18th November 2020 pertaining to access for a live/work unit.</p> <p>b. PA21/01746, 3 Fore Street Port Isaac – Listed Building Consent to re-roof 18c Bark House.</p> <p>c. PA21/02532, The Beach House Port Gaverne – Listed Building Consent for the installation of above ground LPG tank.</p>	
84/2021	<p>Diary Dates –</p> <p>a. <i>Full Council Meeting</i> – 14th June 2021.</p> <p>b. <i>Clerk’s Leave</i> – 29th May to 6th June 2021 (inclusive).</p>	
85/2021	<p>Information Only / Future Agenda Items –</p> <p>a. Meetings Venue</p>	
86/2021	<p>Meeting Closed – 20:30pm.</p>	

Signature: (Cllr. David Raynor)
Parish Council Chair

Date: 14th June 2021