



**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF BUDOCK PARISH COUNCIL  
HELD IN BUDOCK VILLAGE HALL ON 2nd JUNE 2015**

**PRESENT:** Cllrs Bennett, Mrs Clark, Fairbank (Chairman), Geraty, Hart, Hennell, Heritage and Mrs Perham

**ALSO PRESENT:** Mrs Iddon, Clerk; and 1 member of the public.

**15-P16 SAFETY PROCEDURES.**

The Chairman explained the safety procedures.

**15-P17 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE.**

Apologies were received and approved from Cllr Gibson (work commitment).

**15-P18 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON REGISTERABLE INTERESTS AND ANY GIFTS RECEIVED.**

Cllr Geraty declared an interest in Agenda item 7iii. He will not be speaking or voting on this item.

**15-P19 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS.**

No dispensations were requested.

**15-P20 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA**

One member of the public wished to speak in connection with agenda item 7iii – the conversion of stables into a dwelling opposite Roscarrack Cottage. He gave a brief background on the application. The intention is to improve the current access entrance and drainage to the lane/bridleway leading to the stables and two other dwellings. The completion of this dwelling would release another property onto the open market.

*It was agreed to discuss agenda item 7iii at this stage.*

**15-P21 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**PA15/04235 – Conversion of existing stables into a dwelling, and erection of a new timber stable block – site adjacent to Roscarrack Cottage, Roscarrack Road, Budock Water – Mr S. Lampshire**

Considerable discussion took place with main concerns being as follows:-

- Possible opening up of that side of the road for future development
- This being deemed a 'house in the countryside' as outside of the perceived village boundary
- Dwelling for conversion not of the traditional granite barn type that is usually looked on favourably for conversion
- Possible presence of bats and barn owls on the site.

It was proposed by Cllr Bennett and seconded by Cllr Heritage and:

**RESOLVED** that Budock Parish Council object to this on the grounds that the location is outside of the acknowledged village boundary; and it seeks to have approval for a new dwelling in the countryside, which is not in accordance with the NPPF. The building as it stands has no redeeming features that would warrant its conversion into a house.

On a vote being taken this resolution was passed.

*One member of the public left the meeting at 4.12pm.*

**15-P22 RECEIVE AND APPROVE THE MINUTES OF THE PLANNING MEETING HELD ON 20<sup>th</sup> MAY 2015 AND THE CHAIRMAN TO SIGN THEM.**

It was proposed by Cllr Hart and seconded by Cllr Mrs Clark and:

**RESOLVED** that the minutes of the Planning Meeting of 20<sup>th</sup> May 2015 are received and approved.

On a vote being taken this was approved with two abstentions.

**15-P23 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

Agenda item 7iii already discussed.

**i) PA15/03543 – Conversion of garage to annexe and erection of conservatory to join annexe – Colwithen, Penjerrick Hill, Budock Water – Mr Fox**

After discussion, particularly on what constitutes an annexe it was proposed by Cllr Geraty and seconded by Cllr Hennell and:

**RESOLVED** that Budock Parish Council object to this application in its current form, as it is for a detached property which we believe does not meet the criteria set out in the Annexe Policy.

On a vote being taken this resolution was passed.

**ii) PA15/04172 – Alterations and extension to dwelling – Meadow Cottage, Penjerrick Hill, Budock Water – Mr Fuller**

After discussion and perusal of the plans it was proposed by Cllr Hennell and seconded by Cllr Geraty and:

**RESOLVED** that Budock Parish Council has no objections to this application.

On a vote being taken this resolution was passed.

**There being no further business the meeting closed at 4.44pm.**

Signed .....

Chairman

Date: .....2015