

**St Mellion Parish Council**  
**Extraordinary Meeting**  
**Tuesday 19th September 2017 at 7pm in the Church Hall, St Mellion**  
**Minutes**

**In attendance**

Cllr Alan Twist (AT), Vice Chair (Chair of meeting); Cllr Hugh Campbell (HC); Cllr Bridie Kent (BK); Christine Douglas (CD), Clerk to the Parish Council.

Cornwall Councillor Jim Flashman.

Three members of the public.

AT opened the meeting and asked CD to confirm apologies for absences.

CD confirmed the meeting was being recorded from this point onwards.

**1. Councillor matters**

**1.1 To receive apologies for absences**

Cllr Ian Waite (Chair), Cllr Steve Crook and Cllr Alan Cookson because of an interest in item 3 which was the only item on the agenda.

**1.2 To receive declarations of pecuniary interests**

Cllr Ian Waite (Chair), had declared an interest in item 3 as he is the applicant. Cllr Steve Crook had declared an interest in item 3 because he is a friend of Cllr Waite. Cllr Alan Cookson had declared an interest in item 3 because he has had an occasional drink with Cllr Waite in the local pub.

**1.3 To receive declarations of non-registrable interests**

None.

**1.4 To approve written requests for dispensations**

None.

**2. Questions from the public**

Bryan Hammond stated that workmen at Golf View had used his field for toilet purposes. CD suggested Bryan discuss this directly with the owner of Golf View.

Mr and Mrs van Beveren raised the following points about PA17/07812.

(i) The plan on Cornwall Council's website has no scale or measurements. The applicant has confirmed the footprint is 9x9m and 7m high vs 8x6m and 5m respectively for a garage on the same site (permission for which was granted in 2015).

(ii) The current application is for a very large annexe with two bedrooms, 100+ m<sup>2</sup> of floor space, and is out of scale and proportion to the main bungalow.

(iii) The scale and location of the proposed annexe makes it overbearing.

(iv) The proposed annexe will affect neighbours' privacy by looking directly into house windows. A bedroom of Westerley will be significantly affected by this.

(v) The proposed annexe will overshadow neighbours' properties and obstruct light to some extent, particularly those to the north and particularly in winter when the sun is low.

(vi) The proposed annexe will change the character of the street because it is a large building fairly close to the pavement. All other houses are set back from the road with a degree of screening.

(vii) The size of the annexe makes it another family dwelling which doesn't have curtilage for a private garden or any amenity land because it is so close to the main bungalow.

(viii) It sets a precedent for similar development in the village.

(ix) It would affect any future application to rebuild the main bungalow (which has mundic) because a new-build would overshadow the annexe.

(x) Foundations have been put in for the proposed annexe. Note: Councillor Flashman stated this would require retrospective planning permission.

(xi) There would be no objection to an application for change of use (i.e. to residential) for the garage as long as the footprint and height remain as per the 2015 permission.

### **3. PA17/07812 residential annexe on site of double garage at Golf View, Church Lane: to agree a comment**

Cornwall Council's planning guidelines for annexes had been pre-circulated and were shown on-screen. Councillors agreed that 'tests' (a) to (e) were met by the application but that it was impossible to make a decision on (f) ('*be of a scale subservient to the principal dwelling*') because the plan does not have scale or measurements. From the drawings it appears that the proposed annexe may not be subservient to the main bungalow and may be overbearing and overlook adjacent properties. The main bungalow is small, quite low down and you can see across the top of it from the other side of the road. A two storey building might not have that advantage. It was also unclear from the plans why a second storey was needed (a shower room was shown but without a description of any further use). Councillors agreed that further information was required before a decision could be made and that guidance should be sought from Cornwall Council's case officer.

It was proposed by AT, seconded by HC and **RESOLVED**

To defer a decision on PA17/07812 until further information on scaling, measurements and use of the second storey is received.

The meeting closed at 2050.

I certify that these minutes are a true reflection of the St Mellion Parish Council extraordinary meeting held on 19th September 2017.

**Signed**

**Name** Alan Twist

**Position** Vice Chair of St Mellion Parish Council

**Date** 10th October 2017