

Report of the Parish Council Meeting 19th February 2025

PRESENT: Cllrs. R.L.B. Spencer, S. Jones, I. Murray, W. Caff, G Rowe, J. Jefferis, and Cornwall Councillor Adrian Dennis Harvey the Clerk David Hawken no members of the Public.

APOLOGIES: Cllrs. A. Percy and T. Hulbert **Police Report – None.**

MINUTES OF THE MEETINGS HELD ON 15th January 2025:

The Minutes were approved and signed as True Records.

MATTERS ARISING FROM THE MINUTES OF 15th January 2025:

The Clerk confirmed that Cllr. A. Percy has chased up the decision notice for the 12th House at Penhale view and this has now been received. However there is no Section 106 yet and no mention of the affordable housing offsite contribution. Cllr. A. Percy has also contacted Cornwall Council Planning regarding the issue of fencing to protect the ecology of the area surrounding the proposed development at Penhale camp.

The Clerk confirmed that he has replied to Jayne Kirkham MP and invited her to attend our Parish Council meeting on the 16th April 2025. The Clerk also confirmed that the Standing Orders have now been modified and circulated.

ACCOUNTS FOR PAYMENT AND OTHER FINANCIAL BUSINESS: Resolved to pay all accounts as presented.

PLANNING:

Decisions made by Cornwall Council:

PA24/09589 Proposed Extension, refurbishment, Landscaping and associated works - 7 Ellenglaze Meadow Cubert Newquay Cornwall TR8 5QU for Taylor and Cragie - **Approved**

PA24/02403 Erection of a detached dwelling - Land Adj To 11 Penhale View Cubert Newquay Cornwall TR8 5FW for Mr Daniel Kemp - **Approved**

PA24/09468 Application for Permission in Principle for the replacement of an existing dwellinghouse with two dwellinghouses (minimum 1, maximum 2) - Whednar Tresean Cubert Newquay Cornwall TR8 5HN for Mr T Tanner **Granted**

Applications

PA25/00251 Construction of two self build dwellings (alternative design/red line) Shepherds Rest Holywell Road Cubert Newquay for Mr Adam Coad / Laurence Associates - Resolved to Support the change of access in the application but would like clarification on the status as a Self Build and the application for exemption to BNG. (Biodiveristy Net Gain)

PA25/00802 Retrospective planning application for the retention of a new road access point and driveway to the main dwellings - Meila Cottage Commons Road Cubert Newquay - Mr Joseph Breach

Resolved to Object to the application. We have great concern that this could have the effect to include the entire field as domestic curtilage to the property. This would set a precedent for future residential development of the field into the open countryside.

PA25/00778 Retrospective planning application for the retention of a shepherds hut for a holiday rental unit and the retention of the access track upon the land. Meila Cottage Commons Road Cubert Newquay for Mr Joseph Breach Resolved to Object to the development of Holiday accommodation in this open countryside location. We also have great concern that this could have the effect to include the entire field as domestic curtilage to the property. This would set a precedent for future residential development of the field into the open countryside.

CONSIDERATION OF THE CALL FOR SITES AND NEIGHBOURHOOD PRIORITY STATEMENTS AND THE CLERKS BRIEFING REGARDING POSSIBLE DEVELOPMENT LAND FOR THE PARISH.

This was discussed in the meeting and it was decided that Cllr. S. Jones would look into this further and report back.

NEIGHBOURHOOD DEVELOPMENT PLAN

We have to draft two further documents before we can submit it to the independent examiner. 1. Basic Condition Statement to be contracted out to a planning agent. 2. Drafting of a Consultation Document explaining how we undertook the consultation of Parishioners.

CLOSING, DATE OF NEXT MEETING: The meeting was closed at 21.02 hrs.

The next regular meeting to be held on Wednesday 19th March 2025 at 7pm.

All meetings to be held at the Beacon of Light Church.