

Report of the Parish Council Meeting 19th March 2025

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

APOLOGIES: Cllrs. A. Percy and G Rowe.

Police Report – None.

MINUTES OF THE MEETINGS HELD ON 19th February 2025:

The Minutes were approved and signed as True Records.

MATTERS ARISING FROM THE MINUTES OF 19th February 2025:

The Clerk contacted the Police regarding minors leading large horses in the lanes of Cubert they suggested contacting the British Horse Society for guidance. There was nothing applicable in the Highway Code.

The Community Benefit Trust meeting to allocate the Trust funds was held on 3rd March with the Cubert Allotments being the main beneficiary this year.

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

Resolved to award the grass cutting contract for a further 3 years to J. Bradder Gardening

PLANNING:

Decisions made by Cornwall Council:

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 for Mr T Tanner - **Granted**

PA24/09296 Proposed replacement dwelling - Park Carne Commons Road Cubert Newquay Cornwall TR8 5HW for Mr B Roberts - **APPROVED**

PA24/07054 Application for discharge of a S106 planning obligation dated 09.05.2004 in relation to decision C1/PA05/2202/04/B. Shepherds Rest Holywell Road Cubert Newquay Cornwall TR8 5SP for Mr Adam John Coad

S52/S106 and discharge of condition apps

Applications

PA25/00361 Removal of garage door with replaced window (retrospective) - Laburnum Cottage Holywell Road Cubert Newquay for Lucie Donlan - **Resolved to raise no objection** to the application.

PA25/01813 Proposed construction of single storey extension to provide improved kitchen facilities and lobby area Little Trebisen Farm Cubert Newquay Cornwall for Mr & Mrs S Hancock - **Resolved to raise no objection** to the application.

PA25/01814 Listed Building Consent for Proposed construction of single storey extension to provide improved kitchen facilities and lobby area - Little Trebisen Farm Cubert Newquay Cornwall for Mr & Mrs S Hancock

Resolved to raise no objection to the application.

PA25/01377 Erection of a detached dwelling without compliance with conditions 2 and 6 in respect of decision PA24/02403 dated 05.02.25 - Location Land Adj To 11 Penhale View Cubert Newquay for Mr Daniel Kemp

Resolved to object to the application. We are not happy that this will now dominate the Landscape from the Holywell direction. We believe the dormers should be subservient to the main roof, the current massing of the new dormer presents an unacceptable west elevation that fails to respect this rural location. (Note – Please refer to the planning history of this site PA18/03744 – Officer report. The planning Officer clearly had concerns about the massing of the original development of the 11 Houses. He said “The existing area of scrub at the western end of the site would be retained and left undeveloped, and by remaining free from built development would provide a soft natural edge to the development and a suitable transition between the development and the adjacent countryside.” (The existing area of scrub is the current site under consideration) If consent is granted PLEASE ensure that there is a new S106 to make sure that the agreed affordable housing contribution and other conditions are forth coming.

NEIGHBOURHOOD DEVELOPMENT PLAN

Currently the required background papers for the NDP are being collated prior to submission of the final draft NDP.

ANY OTHER RELEVANT BUSINESS NOT REQUIRING DECISIONS AT THIS MEETING:

Additional security for the Village Hall and allotments site was discussed. Cllr. S. Jones said she would liaise with Cllr. G. Rowe.

CLOSING, DATE OF NEXT MEETING: The meeting was closed at 19.58 hrs.

The next regular meeting to be held on Wednesday 16th April 2025 at 7pm.

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

May Elections 2025

The present 4 year term of the Parish Council comes to an end with the election of a new Council on May 1st 2025. Any Parishioners who wish to stand for election should contact the Clerk to the Parish Council who will supply them with the Candidate Packs. PLEASE CONSIDER STANDING - WE NEED YOU!

Please contact the Clerk:

David Hawken

Phone 01637 830947

Email: cubertpc@btinternet.com