

**MINUTES OF VERYAN PARISH COUNCIL MEETING HELD ONLINE VIA ZOOM  
UNDER COVID REGULATIONS ON MONDAY, 3<sup>rd</sup> MAY 2021**

Minute No.

Action

107/21 **APOLOGIES** – were received from Mr P Tregunna, Mr L Dunstone, Mr J Chenoweth, Mr A Richards

108/21 **PRESENT** were Ms A Golding (Vice-Chair), Mrs N Bush, Mr R Elliott, Mr J Leach, Mr F Trounce and Mr G Webb  
Cllr Julian German (CC)  
1 member of the public  
In the absence of Chairman the Vice-Chair took the meeting.

109/21 **MEMBERS' DECLARATIONS**  
1. Declarations of Interest, in accordance with the agenda.  
2. Declarations of gifts over £25.00 – none.

110/21 **THE PURPOSE OF THE MEETING**  
Was to discuss and complete comments on planning applications received.

**PLANNING**

111/21 1. PA21/02052 –Replacement dwelling and replacement garage – Aurigny, Trewartha, Veryan - following an error by the Planning Authority formal consultation had not been requested for this application – and the parish council requested time to enable a consultation to be debated and the determination time held until the consultation was delivered.  
Councillors discussed the application  
Proposed Cllr Webb, seconded Cllr Leach

*Veryan Parish Council objects to this application on the grounds that it contravenes, without any justification, the following provisions of Policy H08 of the Roseland Neighbourhood Plan regarding replacement dwellings:*

- i. There is no genuine need for a new building, as the current bungalow is not uninhabitable, unsuitable or uneconomic to repair.*
- ii. The volume of the existing building is 96m<sup>2</sup> and the volume of the proposed building is 148m<sup>2</sup>. This exceeds the requirement that the volume of the replacement building does not exceed the volume of the existing building plus an allowance for permitted development much of which was used on this site to extend the original bungalow. The small garage and workshop building are also significantly larger in term of scale and massing with the inclusion of several glazed skylights;*
- iii. The design of the buildings does not grow out of the defining characteristics of the area, nor does the design enhance the local character and distinctiveness of the area;*
- iv. The new buildings are not in keeping with its setting and do not respect the distinctive local character in terms of bulk, scale, height and materials ;*
- v. The new residential building intrudes into the skyline much further than the current building, when viewed from east and west, and fails to respect the falling topography across the north south alignment as illustrated in the Design and Access statement.*

*Veryan Parish Council further objects that the amenity of neighbouring properties to the north and east of the site would be adversely affected by the scale and massing of the proposed buildings including by their proximity to the building to the north and by overlooking the building to the east.*

*Veryan Parish Council further objects that the site is already fully developed and further development at the scale proposed would result in an over-development of the site, as evidenced by the small amount of useable private amenity space available for the development and its adverse impacts upon the amenity of its neighbours.*

*Veryan Parish Council sees no satisfactory measures within the revised application that address*

*Cornwall Council's reasons for refusal of the previous application or the issues raised by this Council previously.*

*The Council continues to identify those issues as referred to above as further reasons why this development would not be compatible with appropriate development in this area in the AONB .*

The proposal was carried – voting 4 in favour; 1 absence.

- 112/21            2. PA21/00021 – Proposed extension of existing building including new first floor level to create additional retail units to Chenoweth Business Park – Chenoweth Business Park, Ruanhighlanes TR2 5RT  
*Proposed Cllr Webb, seconded Cllr Bush – ‘no objections’ – Carried.*
- 113/21            3. PA21/04219 – Non material amendment (NMA4) to omit the low walls between parking spaces of plot 12 and 13, plots 11 and 10 and plots 9 and 8 to decision PA19/04429 dated 03.09.2019 – Churchtown Farm, Pendower Road, Veryan TR2 5QW  
*Noted.*
- 114/21            The Chair thanked everyone for attending, as the last meeting of the current council, and wished everyone well and good luck to the new councillors.

**THE DATE OF THE NEXT MEETING WAS GIVEN** as Monday 17<sup>th</sup> May 2021  
This will be the first meeting of the new council following the election on the 6<sup>th</sup> May 2021.  
The chair thanked Councillors for their attendance and declared the meeting closed.