

PLANNING

a) Applications

72/22 Application: PA22/06103

Proposal: Installation of a septic tank with associated drainage field/soakaway for the disposal of waste water and sewage from toilets and new shower block within Pendeen Rovers Clubhouse building.

Location: Borlaze Park, Calartha Road, Pendeen.

73/22 Application: PA22/06417

Proposal: Replacement cattle shed.

Location: Higher Bojewyan Farm, Higher Bojewyan, Pendeen.

74/22 Application: PA22/06678

Proposal: Application for non-material amendment to PA22/01874 for a detached residential dwelling, namely: 1) Reduction in size to gable window and fixed shut. 2) Provide rooflights in master bedroom to provide ventilation. 3) Reduce size of rear window to accommodate stairs. 4) Increase thickness of roof to 300mm to accommodate additional insulation.

Location: Land East of 5, Carn Ros, Carn Ros, Lower Boscaswell, St. Just.

Cornwall Council have given their Approval on this application – See Decisions.

75/22 Application: PA22/06614

Proposal: Conversion of barn to single dwelling.

Location: Barn North of Higher Numphra, Numphra, St. Just.

76/22 Application: PA22/06696

Proposal: Renovation and alteration of stone building, demolition of extension to that building, and construction of a replacement extension.

Location: Trelowan, Botallack, St. Just.

77/22 Application: PA22/07248

Proposal: New windows/doors. Change of window to doors and insertion of rooflights.

Location: Coach House Cottage, West Place, St. Just.

78/22 Application: PA22/07238

Proposal: Construction of 2 No. energy efficient family homes

Location: Carn Ros Farmhouse, Boscaswell Road, Lower Boscaswell, Pendeen.

79/22 Application: PA22/06913

Proposal: Proposed annexe and annexe/studio building.

Location: Guide Light Cottage, 38, Boscaswell Village, Pendeen.

80/22 Application: PA22/07148

Proposal: Extension of domestic curtilage and construction of a double garage.

Location: 1, Gews Farm Way, St. Just.

- 81/22 Application:** PA22/07308
Proposal: Construction of Agricultural Barn.
Location: North of the Old Piggery, Boswedden Vean, St. Just.
- 82/22 Application:** PA22/06897
Proposal: Replacement of rear single-storey extension to provide utility area, dining area and sitting area.
Location: 15, The Turnpike, Tregeseal, St. Just.
- 83/22 Application:** PA22/07114
Proposal: Proposed extension.
Location: Bosvargus Barn, New Road, Tregeseal, St. Just.
- 84/22 Application:** PA22/07278
Proposal: Demolition of bungalow and garage and construction of 5 houses.
Location: Telemachus, St. John's Terrace, Pendeen.
- 85/22 Application:** PA22/07493
Proposal: Single storey extensions and alterations.
Location: Favonian, 19Carrallack Terrace, St. Just.
- 86/22 Application:** PA22/07133
Proposal: Construction of annexe to The Forge built as extension of existing outbuilding over demolished single car garage footprint.
Location: The Forge, Road from Cape Cornwall Road to Cape Cornwall, St. Just.
- 87/22 Application:** PA22/07626
Proposal: Installation of dormer window, internal alterations and associated works.
Location: 1, Chapel Road, St. Just.
- 88/22 Application:** PA22/07721
Proposal: Black painted steel balcony with timber decking and glass balusters with stainless steel posts accessed via external black painted steel spiral staircase to rear of property.
Location: Trewinnel, Boscaswell Road, Lower Boscaswell, Pendeen.
- 89/22 Application:** PA22/06692
Proposal: Conversion and extension of office and part of store to form ancillary residential accommodation with associated works.
Location: Unit west of Highfield, Nancherrow, St. Just.

b) Decisions

Application: PA22/06029
Proposal: Construction of replacement extensions, porch and associated works.
Location: 3, Church Road, Pendeen. **Withdrawn** (T. Cl. No Objection).

Application: PA22/06029
Proposal: Listed Building Consent for construction of replacement extensions, porch and associated works.
Location: 3, Church Road, Pendeen. **Withdrawn** (T. Cl. No Objection).

Application: PA22/06678

Proposal: Application for non-material amendment to PA22/01874 for a detached residential dwelling namely:

1. Reduction in size to gable window and fixed shut.
2. Provide rooflights in master bedroom to provide ventilation.
3. Reduce size of rear window to accommodate stairs.
4. Increase thickness of roof to 300mm to accommodate additional insulation.

Location: Land East of 5, Carn Ros, Lower Boscaswell,, Pendeen. **Approval (Decided by Cornwall Council before consultation with Town Council).**

c) **Appeals**

d) **Enforcements** None

e) **Protocols**

Application: PA22/05715

Proposal: Construction of Ground Floor side extension.

Location: 14, Old Foundry Close, Nancherrow, St. Just.

Thank you for the Parish Council response to the above proposal which I have set out below:

St Just In Penwith Town Council (26 July 2022) "Objection - Overdevelopment on site, concerns on historical wall which needs protection and all taking place close to substation."

I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days, I will assume that this is the case. The reasons why I am recommending approval are: Regarding the historic boundary wall, the proposal intends to incorporate the wall into the gable wall of the extension. The agent has confirmed that the wall immediately local to the proposed extension will be taken down in order to form a new foundation and build the new external gable wall in cavity block. The wall will then be re-built to the existing height, using the existing stone to face the new gable wall. The stone wall to the front and rear of the extension will remain intact. The following condition will be attached to ensure the wall is safeguarded.