

PLANNING

a) Applications

- 90/22 Application:** PA22/07736- Amended
Proposal: Construction of replacement extensions, porch and associated works.
Location: 3, Church Road, Pendeen
- 91/22 Application:** PA22/07737-Amended
Proposal: Listed Building Consent for construction of replacement extensions, porch and associated works.
Location: 3, Church Road, Pendeen
- 92/22 Application:** PA22/08176
Proposal: Installation of free public access Wifi points and associated equipment.
Location: Commercial Hotel, Market Square, St. Just
- 93/22 Application:** PA22/08177
Proposal: Listed Building Consent for the above
Location: Commercial Hotel, Market Square, St. Just
- 94/22 Application:** PA22/08268
Proposal: Proposed single storey side extension.
Location: 6, Vounder Glaze, St. Just
- 95/22 Application:** PA22/07614
Proposal: Minor amendments, previously approved dwelling including Orangery and associated works (PA19/01854) to include raising the ridge height by 0.6m, repositioning the dwelling 3m south and removing bay windows on south elevation. Extension of domestic curtilage.
Location: Pengelly, Bosavern, St. Just
- 96/22 Application:** PA22/08152
Proposal: Listed Building Consent for the construction of an extension to the rear of the property and associated works
Location: Creek Barn, Tregeseal, St. Just
- 97/22 Application:** PA22/06913
Proposal: Retrospective planning approval for additional bedroom, gable window and doorset plus flat roof terrace area.
Location: 6, Botallack Moor, St. Just
- 98/22 Application:** PA22/08048
Proposal: Formation of access and driveway and removal of roadside front garden wall and relocation of side boundary wall.
Location: 9, Church Road, Pendeen.

99/22 Application: PA22/08397

Proposal: Construction of Ground Floor extension and associated works without compliance with Condition 2 of Decision Notice PA21/12602 dated 10/03/22.

Location: The Barn, Road from Dowran Commons to Dowran, St. Just.

100/22 Application: PA22/08235

Proposal: Consolidation works of the existing redundant rural farm building.

Location: Chywoon Barn, St. Just.

102/22 Application: PA22/08236

Proposal: Listed Building Consent for consolidation works of the existing redundant rural farm building.

Location: Chywoon Barn, St. Just.

b) Decisions

Application: PA22/05616

Proposal: Replacement rear outbuilding

Location: 6, Cape Terrace, Cape Cornwall Street, St. Just.. **Approval** (T. Cl. No Objection).

Application: PA22/05715

Proposal: Construction of Ground Floor side extension.

Location: 14, Old Foundry Close, Nancherrow, St. Just.. **Approval** (T. Cl. Objection).

Application: PA22/05212

Proposal: Alterations and extension to cottage including First Floor side extension to create bathroom and conversion of Ground Floor kitchen and bathroom into a larger kitchen and dining area.

Location: 20, Bosorne Road, St. Just. **Approval** (T. Cl. No Objection).

Application: PA22/06103

Proposal: Installation of 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. **Approval** (T. Cl. No Objection).

Application: PA22/00971

Proposal: Change of Use from office space to residential dwelling to include the ancillary bedroom and en-suite.

Location: Wheal Owles Barn, Truthwall, St. Just. **Approval** (T. Cl. No Objection)

Application: PA22/07248

Proposal: New windows/doors, change of window to doors and insertions of rooflights.

Location: Coach House Cottage, West Place, St. Just.. **Approval** (T. Cl. No Objection).

c) **Appeals**

Appeal No: APP/D0840/W/22/3296196

Application: PA21/05538

Appeal Start Date: 20/09/2022

Proposal: Construction of single dwelling and associated works.

Location: Land N.E. of 6, Carnyorth Terrace, Carnyorth, St. Just.

d) **Enforcements** None

e) **Protocols**

Application number: PA22/02665

Proposal: Alterations and extension to two-storey dwelling.

Location: 4 Boswedden Terrace, Wheal Penty Road Between Cape Cornwall Street And Upper Praze St Just Cornwall TR19 7NF

Applicant: Jane and Paul Collins

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

St Just In Penwith Town Council (26 July 2022)

Objection - Wrong use of materials such as red brick in the construction."

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/refusal (delete as appropriate) 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:

The proposed red brick relates to a chimney that is already red brick like virtually all the other properties in the terrace. The revised works propose to face the extension in natural slate, with render to the sides, and a natural slate roof. Examples of these materials are evident in the terrace and in the town itself. The proposed extension is less than 1m in depth and attaches to an existing rear extension dating from the 1980s, which is of negligible architectural or historic interest. The site is not located in the Conservation Area and numerous poor additions are apparent to the rear of the terrace, with the proposed works considered to have no significant impact in the host building or the setting.

Thank you for your assistance.

Chris Williams

Development Management Service

Development Officer

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