

ST JUST-IN-PENWITH TOWN COUNCIL

20TH NOVEMBER, 2017

PLANNING

a) **Applications**

PA17/07022

Construction of four detached open market dwellings with new private road, landscaping and associated works at Fishermans Rest, Nancherrow, St. Just. Applicant: Mr. A. Holman. **(T. Cl. Defer to next meeting pending receipt of further information).**

PA17/09520

Phase 1 – Rebuilding of structural walls, replacement roof structure and covering, internal alterations and associated works at Cot Manor, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T. Cl. No Objection).**

PA17/09521

Listed Building Consent for Phase 1 – Rebuilding of structural walls, replacement roof structure and covering, internal alterations and associated works at Cot Manor, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T. Cl. No Objection).**

PA17/10703

Lleylandi – fell because of excessive shading (seriously encroaching on neighbours' garden. No amenity value at 5, Carn View Terrace, Pendeen. Applicant: Mr. Michael Webb. **(For Information Only).**

b) **Decisions**

PA16/09865

Change of use from holiday let use to permanent residential at West Winds, Little Brea Vean, Kelynack, St. Just. Applicant: Miss Samantha Brown. **Approval** (T. Cl. No Objection).

PA17/05748

Removal of existing single storey kitchen and bathroom extension and replacement with a two storey extension which incorporates a new bedroom. Juliet balcony to the south elevation. **Approval** (T. Cl. No Objection).

PA17/07221

Outline application for the construction of two dwellings with all matters reserved at Bosavern House, B.3306 Bosavern, St. Just. Applicant: Mr. M. Stevens. **Refusal** (T. Cl. No Objection).

PA17/08673

To replace the existing porch with a new one at the Old Vicarage, Church Road, Pendeen. Applicant: Mr. Ian Sharpe. **Approval** (T. Cl. No Objection).

PA17/09066

Completion and use of cart shed for educational purposes at Nanquidno Farm, Road from Newtown to Nanjulian, Nanquidno, St. Just. Applicants: Mr. and Mrs. A and S Thomas. **Approval** (T. Cl. Strong support).

PA17/09244

Proposed conversion of redundant farm building to residential annexe and replace roof on barn at Carrallack Farm, Carrallack Lane, St. Just. Applicant: Mrs. Susan Pentreath. **Withdrawn** (T. Cl. Support conversion but object to materials and would prefer granite).

c) Enforcements

EN17/02147

Alleged works to listed structures – holes drilled, wires attached and barrier erected at Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen.

EN17/02170

Alleged works to building. Holes drilled, wires attached and barrier erected at Compressor House, Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen.

EN17/02171

Alleged construction of metal grate at Higher Levant Mine, Levant Road, Trewellard, Pendeen.

EN17/01399

Alleged works being carried out namely removal of a Cornish hedge and construction of walls and erection of gateposts and possible change of use to a workshop at Carnyorth Villa, 20, Carnyorth Terrace, Carnyorth, St. Just.

The removal of a Cornish hedge and construction of walls do not require planning permission and this aspect is permitted development. With regards to the possible change of use to a workshop, as a breach has not occurred, we cannot investigate this aspect of the complaint. The gate and gate posts are over 1m in height and therefore planning permission is required Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The investigation has been closed as “not expedient” – It is considered that the gate and gate posts do not cause any significant material planning harm to the location or amenity of the neighbouring properties and it is not considered that the impact would, on balance, be so significant as to justify taking further enforcement action. No further action is therefore proposed and the Enforcement investigation has been closed.