

Minutes of the planning meeting held on Wednesday 18th March 2026 at 7.00pm at the ClayTAWC Centre.

Present:

Cllr Clarke (Chair), Cllr J Griffin, Cllr A Griffin, Cllr S Kelsey.

Attendance:

Tamsyn Moore - Senior Administrator, Cornwall Cllr Dick Cole and two members of the public.

The Chair welcomed all attending the meeting.

P23/25 Apologies.

None

P24/25 Declarations of Interest.

None declared. The Chair reminded those present that if any other matter arises during the meeting, advice should be sought from the Senior Administrator and the Chair before continuing.

P25/25 Public Participation.

The Chair asked the applicant in relation to planning application PA26/01457 Chy-An-Eglos Church Road St Dennis if they had anything to present or ask, they advised they did not but were happy to answer any questions for the committee. The Chair invited Councillors to ask any questions they had in relation to the application.

- The location of the proposed build was confirmed.
- It was confirmed access to the property would be off Church Road.
- It was confirmed access to the existing property would be widened to provide joint access to the existing property and proposed property from Church Road.
- It was confirmed the existing property would retain a single garage and parking for both the existing and proposed property would be provided each side of the drive surrounded by garden.
- The applicant advised no decision has yet been made if the existing property and/or the proposed property will be retained for family use or sold.

The Chair asked the applicant in relation to planning application PA26/01394 Carne Byre St Dennis - if they had anything to present or ask, they advised they did not but were happy to answer any questions for the committee. The Chair invited Councillors to ask any questions they had in relation to the application.

- It was clarified that the proposal is an annex rather than an extension. The applicant confirmed the proposal is single storey, will have no windows overlooking neighbours and it will form part of the main house.
- The applicant confirmed although there is a slight difference in levels between the main house and the conversion there is no risk of flooding.
- The applicant advised the conversion is for family use only, to enlarge the living space and storage.

The Chair closed the public participation section.

P26/25 To adopt the minutes of the Planning Meeting held on the 27th January 2026.

It was resolved to accept the minutes. Proposed and seconded, all present in favour.

P27/25 To ratify decisions made via email.

Local Council 5 Day Protocol in relation to Application PA25/02936 Construction of a predominantly underground cable route connecting Trelion Solar Farm to the electricity grid at the National Grid Indian Queens substation.

It was resolved to approve the decision to agree with the recommendation of the Cornwall Council Principal Development Management Officer. Proposed and seconded, all present in favour.

P28/25 Updates on previous applications discussed.

None.

P29/25 Matters arising.

Response submitted in relation to appeal 6003039 in connection to application PA24/09234 Land adjacent Trellice Manor Farm.

P30/25 Planning applications received.

[PA26/01457](#) Chy-An-Eglos Church Road St Dennis - Construction of 1no detached self-build dormer bungalow and associated works.

Following discussion three councillors were in support of the application, one councillor had no objection. Motion carried to support the application.

[PA26/01394](#) Carne Byre St Dennis - Conversion of existing garage to ensuite bedroom with new pitched roof. Linking extension between house and new bedroom with pitched roof.

It was resolved to support the application. Proposed, seconded, all present in favour.

P31/25 Any other planning applications received up to the date of the meeting.

None

There being no other business to be transacted the Chair closed the meeting at 7.18 pm.

Signed.....

Chair of Planning

Date

DRAFT