

The complaint marked as 'B' and the planning application PA18/11050 was for the development of an annex building and the conversion of an outbuilding to an annex and a new link to the main house.

The complainant is correct that the PC discussed the application at its public meeting on 12th December 2018.

Councillors referred to a previous planning application relating to the conversion of the outbuilding to a standalone building.

The plans available did not demonstrate how the annex was to be connected to the main dwelling.

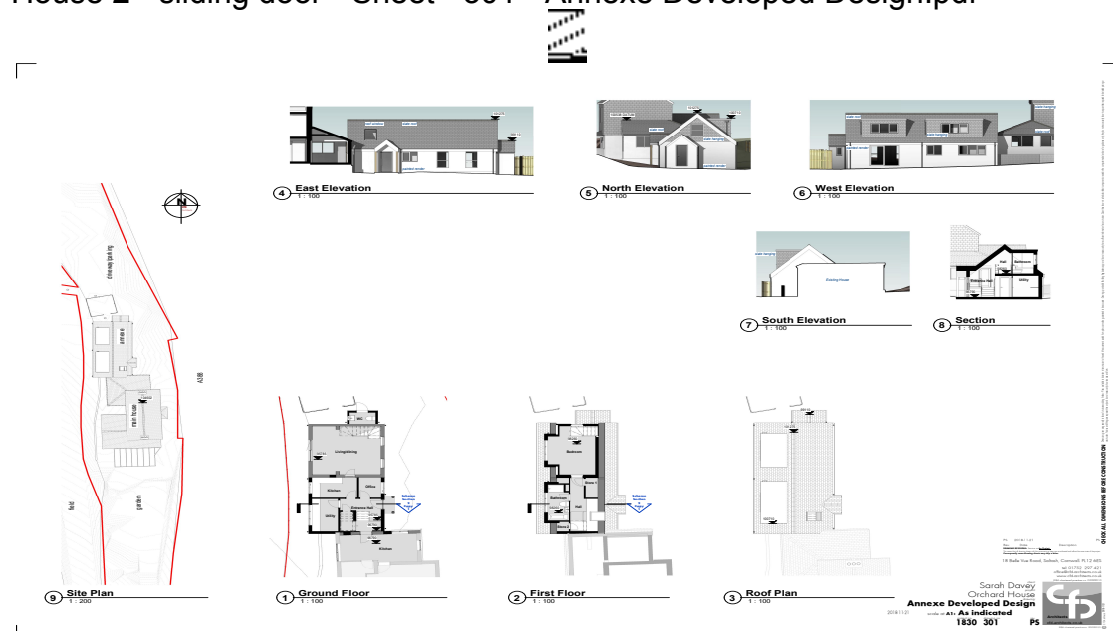
Councillors proffered that the plans submitted were unclear as to how the current plans differed to the original application, which was subsequently refused.

Councillors believed that because of the lack of plans showing the connection between the main dwelling and the annex they had no option but to refuse the application again, but asked for clarification from the Planning Officer and requested any new plans that demonstrated the link between the two buildings.

The complainant claims that plans were available on Cornwall Council's (CC) Planning website on 22nd November 2018 in the letter of complaint dated the 10th February 2019.

Following an operational meeting in February 2019 to discuss the complaint it was discovered that there was a plan on the CC website marked 'Annex Developed Design'

W:\2018\1830 Orchard House, Hatt\5 Issued and Shared\PDF\1830 Orchard House 2 - sliding door - Sheet - 301 - Annexe Developed Design.pdf



However, no member of the PC or the Parish Clerk could recall ever seeing the plan prior to the 12th December 2018. It may be have been that the plan was not actually available prior to the 12th December 2018 on the CC website and was possibly a mistake on their part.

We believe that not all of the Parish Council or the Parish Clerk would have overlooked this plan had it been available at the time.

The Parish Council are only human beings and are not arrogant enough to think that they are not capable of making mistakes.

If the plans were available then the Parish Council apologises unreservedly and would learn from the mistake going forward.

However, we believe that the information was not available prior to the deliberations on 12th December 2018.

Circumstantially to support this point of view, on the 18th December 2018 the PC received further information with regards to application PA18/11050 via the Parish Clerk.

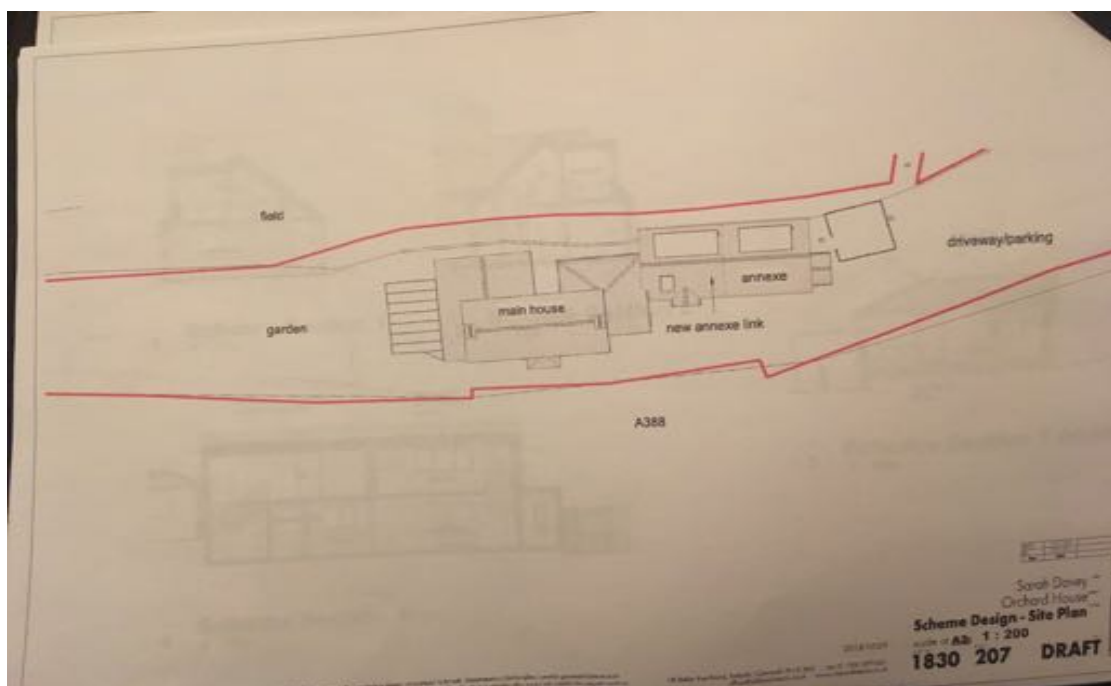
The applicant had been informed that the PC had refused the application due to the lack of plans available demonstrating the link between the main dwelling and the proposed annex.

The applicant had attached two (2) plans that clearly demonstrated the link along with the following comment:

“At your recent parish council meeting, you discussed the site notice for the proposed planning application at Orchard house Hatt. We have been informed by the local council that you objected due to lack of connection to the main house. Please find the attached document to clear any confusion, which clearly shows the purposed (sic) annex connecting to the main house”.

Both plans were dated 29th October 2018 and were not on the CC website with regards to application PA18/11050 prior to the PC meeting on 12th December 2018 and to date they still don't appear on the portal.

We believe that had the plan in question been available on or before the 12th December 2018 the applicant would have made reference to it as indeed should have the Planning Officer dealing with the application.



It appears the CC have failed to update their portal with regards to PA18/11050 with the two (2) plans dated 29th October 2018 showing the link between the dwelling and the annex.

The PC and Parish Clerk could only consider the information that was available to them at the time.

The complainant's allegations that councillors failed to prepare and did not pick up on the 'glaring inaccuracies in the response to PA18/11050 and challenged during the discussion' are respectfully denied.