

DRAFT MINUTES

At a future meeting the council will consider the accuracy of these minutes so they may be subject to change. Please check the minutes of the next meeting to confirm whether or not they have been amended

Minutes of the Meeting of Lanlivery Parish Council held in the Village Hall on Wednesday 3rd October 2018 at 7.00pm

18/75 Present Cllrs Sinkins, Challis, Haley, Roberts, Turner

In attendance The Parish Clerk, Sally Vincent
Cornwall Councillor Colin Martin
5 members of the public

18/76 Apologies Cllr Paterson, Cllr Richards

18/77 Declaration of Interests

- i. Pecuniary** – None
- ii. Non Registerable** – None
- iii. Dispensations** - None

18/78 Public Questions

A neighbour raised objections to PA18/07771 and noted that they had received no notification of the development and only became aware of it earlier in the day. He explained that the industrial element of the development would overlook their home and, in their opinion, the overall visual impact was completely unacceptable in such a sensitive area. There were potential issues with noise pollution, additional traffic and the unacceptable scale of the development. He also understood that there was an outstanding boundary dispute with neighbouring property and that the immediate neighbour had received no notification of the application.

Lisa Solly from Situ8 explained that the applicant wished to downsize and convert an existing outbuilding to residential use and increase the workspace available to for her home-based business washing and mending horse rugs and producing herbal remedies. Windows facing other homes would be obscure glazed and the building would be timber clad with a green roof. It would constitute the re-use of an existing building with a new separate driveway constructed. Lisa confirmed that waste and possible pollutants would go to the existing septic tank. When the main house was sold other arrangements would be needed, particularly as natural drainage would feed into ponds feeding into the SSSI. Lisa confirmed that the removal of the existing mobile homes, which were on site in connection with the rug cleaning business, could be a condition of planning consent.

Ed Veerman confirmed that the Roselyon traffic did not appear to have caused much of a problem in the village. It was agreed that the relocation of the existing school warning sign would be helpful; Cllr Martin agreed to arrange for this to be done.

18/79 Minutes of the Meeting held on 5th September 2018

It was proposed by Cllr Haley, seconded Cllr Roberts and RESOLVED that the minutes be confirmed and signed by the Chairman

18/80 Matters arising from the minutes not on the agenda – *for report only*

None

18/81 To receive reports from the Cornwall Councillor

Cllr Martin reported

- He had been in touch with planning enforcement, highways and the planning officer about the alleged unauthorised access to the property subject to PA18/07319. The officer had confirmed that she had been unaware of any highways issues but would now request a highways report.
- He was now the Chair of the Luxulyan Valley Partnership, which he hoped would improve communication between Cornwall Council and other interested parties.
- A review had taken place to ascertain what facilities were available at which hospitals in the county and it had resulted in a proposal that Bodmin hospital would be upgraded to ease the pressure on Treliske.
- He had spoken strongly against the proposal to merge Devon & Cornwall Constabulary with Dorset Constabulary at the Cornwall Council meeting.
- He was now going to work on a project to press for the abolition of tolls on the Tamar Bridge.

18/82 Accounts for Approval

Cllr Challis proposed, Cllr Roberts seconded and it was RESOLVED that accounts to the value of £437.80 should be approved.

18/83 Resolutions from Councillors

None

18/84 Correspondence – *for information only*

Electronic correspondence had been circulated. Correspondence was left ‘on the table’ for Councillors attention.

18/85 To receive reports (if any) from Parish Councillor Representatives

Luxulyan Valley Partnership. Cllr Sinkins reported that a project was underway to introduce interpretation signs in the valley. Both Cllr Sinkins and the Clerk reiterated the urgent need for directional signage to the Valley.

18/86 Neighbourhood Plan

Cllr Sinkins reported that it would not be possible to hold the referendum until the new year but she would send out the final draft to the Steering Group, prior to calling a meeting..

18/87 Planning

1. PA18/07771. Proposed conversion of outbuilding to residential dwelling and works to adjoining workshop to facilitate home working. Higher Pennant,

road from junction west of Roseney Farm to Snow Hill, It was proposed by Cllr Sinkins, seconded Cllr Roberts and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons: 1. The emerging Lanlivery Neighbourhood Plan (now at referendum stage) stipulates that this type of development, if permitted, must be affordable. This is not the case with this application. 2. The building is of breeze block and wood construction and is not traditional barn, which in planning terms should be protected. Therefore there can be no rationale in preserving it 3. There are significant issues with waste water, with drainage going into adjacent ponds and the SSSI. 4. The amenity of local residents would be compromised in terms of the light industrial waste and additional domestic waste generated. Given that the proposal is to separate the buildings, there is no evidence to suggest the existing sewage system is adequate and no proposal to deal with light industrial waste. 5. The overall visual impact is completely unacceptable in such a sensitive area. 6. The entrance to the property is on a blind corner. Additional traffic generated by any increased light industrial use would compromise the safety of walkers, motorists, cyclists and horse riders using the very narrow, rural roads in the parish. 7. There are also potential issues with noise pollution, given that the proposed car park is adjacent to a neighbouring property and combined with the industrial use the amenity of the neighbouring property would be compromised. 8. The existing house and buildings offer more than adequate accommodation, although the parish council understands that the house is currently being used as a HMO. The applicant has suggested that the parent dwelling will be sold but it has been on the market for several years and this has not happened, which suggests this is unlikely to happen now. It is of note that whilst there is a proposal to separate the access there is no proposal to separate the sewage system.*

2. PA18/00019/NDP. Plan proposal submitted for Lostwithiel Neighbourhood Development Plan. Noted.

3. PA18/07319. Demolition and removal of existing buildings and the construction of a new storage building including two ancillary offices to serve existing builders yard. Land West of Penpillick Farm, Penpell Row, Penpillick, Par. It was proposed by Cllr Roberts, seconded Cllr Sinkins and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: The access closest to the A390 was previously a pedestrian access, which was opened up and only brought into use by vehicles earlier this year. Due to the siting of this new vehicular access there is a strong likelihood of an accident with vehicles turning into the lane from the A390 colliding with vehicles emerging from the new access. This has been reported to Cornwall Council Enforcement & Highways and we are awaiting their feedback. If usage is intensified on the site as described in the application then additional traffic movements would increase the likelihood of an accident occurring and of the narrow road being obstructed by maneuvering vehicles impeding traffic movements and the parking amenity of local residents.*

The site was the subject of a recent planning application for residential use (PA17/09440) and many of the reasons for refusal are still applicable to this application. The Highway Development Management consultation from this last application stated

“Given the proximity of the A390 junction with existing accident record I am unable to support the proposed eastern access. I recommend the plans are

amended to identify a solitary vehicular access to the west. In addition, the western boundary fence is reduced in height to a maximum 900mm forward of a 2m setback.”

The site is in an area of strongly rural in character and the current use of the site, although unsightly at close quarters, has no significant impact on the landscape. The proposed development in enlarging the buildings and intensifying usage of the site would be visible from many vantage points, close-by and more distant, and would be totally out of character with its location. In particular, it would be visible in views into and out from the Luxulyan Valley World Heritage Site and especially on views of the "Listed" Austin's Shaft Engine House (part of the WHS) when seen from the valley. We note that the WHS department of Cornwall Council has already raised objections to this new proposal.

The Officers report from PA 17/09440 also stated

“The intensified use of the site has the potential to harm the amenities of the surrounding countryside. The extent of harm is unknown but the limited size of the site would constrain the scale of the operation and associated impacts. The existing use of the site as a builder’s yard is modest in scale with minor impact to the countryside.”

Lanlivery Parish Council would urge most strongly that Planning Committee Members and/or the Planning Officer attend a site visit prior to determination in order that they can see for themselves that these objections are fully justified.

18/88 Forest Field

It was proposed by Cllr Haley, seconded Cllr Challis and RESOLVED that Lanlivery Primary Academy be permitted to use Forest Field out of school hours on Saturday 13th October 9.30am – 12.30pm

18/89 To receive reports (if any) from Parish Councillors (at the discretion of the Chairman)

Cllr Roberts had passed her first aid/defibrillator course and was now a qualified first aider.

Date of Next Meeting 7th November 2018

Meeting Closed 8.15pm