

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 a Remote Extraordinary Meeting of Lanlivery Parish Council held via Zoom on Wednesday 1st July 2020 at 5pm

Meeting ID: 975 5539 4880

Password: 1xVJqe

20/15 Present Cllrs Sinkins, Haley, Paterson, Roberts and Turner

In attendance The Parish Clerk, Sally Vincent
Cornwall Cllr C Martin
4 members of the public

20/16 Apologies None

20/17 Declaration of Interests

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

20/18 Public Questions

Mike Deacy and Laura Horne introduced themselves as Principal and Head respectively of Red Moor School, which would shortly be opening on the old Roselyon School site in Lanlivery village. They explained that it was hoped to open the school in September and they would be accommodating children between 5 and 16 years with a range of difficulties that mean they have difficulty accessing mainstream education. Initially they were expecting 35 children but that would rise to 65 over the next 2 years. In response to a query they confirmed that it had been necessary to go out for new quotes for the passing places; these were expected back 2 weeks and the work would be done as soon as possible. They also confirmed that they would instruct taxi companies, delivery drivers and parents to use the main access road from the A 390 into the village and not to use the back lanes.

Sue Walters, Situ8, addressed the meeting in respect of PA20/01407 and confirmed that she was representing several local residents. She shared, *inter alia*, the following objections to the proposal

1. The land lies outside of the domestic curtilage of the site
2. The land lies in the open countryside designated as an Area of Great Landscape Value. This would be a domestic building on agricultural land with no special justification and would result in harm to the landscape setting with domestic paraphernalia and a stand-alone building on the hillside.
3. The design is not in accord with the thinking and rationale of the neighbourhood planning policies
4. There is no access to the site from Crift Farm (farmhouse)

5. The building is for storage and a playroom associated/ancillary to Crift farm but Crift farm is not included in the land edged red in the plans
6. Members should note the planning history of Crift Farm where planning permission was granted for a playroom etc. in 2015 but was never used and became a self-contained holiday let.
7. The site already has sheds for the storage of domestic appliances and a caravan
8. There is discrepancy with the question about parking on the application forms and yet parking is included at the site, although there is no indication on the plans of the driveway that has already been created
9. The development would be a detrimental effect on wildlife, including bats and owls ie from light pollution
10. The proposal is contrary to policies in the Lanlivery NDP: LGEN1- presumption in favour of sustainable development - Gen2 - Design and Character - LLNE1- Local Landscape Character and LLNE2- Biodiversity

20/19 Minutes of the Meeting held on 4th June 2020

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

20/20 Matters arising from the minutes not on the agenda – *for report only*

None

20/21 To receive the report from the Cornwall Councillor

Cllr Martin reported

- It had become apparent since the Leicester outbreak that the government had not been sharing the full Covid-19 test data but hopefully this would now improve
- There would be an upgrade to the 111 service, including Cornish calls being diverted to a medical expert in Truro rather than out of county.
- He had attended a site meeting at Crift and confirmed that he did not consider the building that had been erected to be ancillary to the parent dwelling
- He was investigating the option of pressing for a 20mph blanket speed limit in residential areas throughout Cornwall and asked members for their thoughts. The Clerk advised that this should be an agenda item if members wished to give feedback.

20/22 Accounts for Approval, including those approved by the Parish Clerk using Delegated Power

It was proposed by Cllr Paterson, seconded Cllr Roberts and RESOLVED that accounts to the value £2,100.76 be approved

20/23 Resolutions from Councillors

None

20/24 Correspondence – *for information only*

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

20/25 Reports from Representatives

Luxulyan Valley Partnership – Cllr Sinkins reported that there was little to report back from a recent virtual meeting, although footfall in the valley had been high during lockdown. There had, however, been a meeting scheduled with Peter Marsh (CC) initially to discuss fish screens but which had resulted with several CC officers present and a Councillor and the Clerk from Luxulyan Parish Council. Discussions had taken place about the future ownership of the Valley and Cllr Sinkins noted that it was unfortunate that Lanlivery Parish Council had not been included given that over 50% of the valley was in Lanlivery parish and neither had Tywardreath & Par when clearly part of the Valley was in that parish. Cllr Martin apologised and confirmed that the next meeting was scheduled for September and he would ensure that both Lanlivery and Tywardreath & Par were included.

20/26 Re-opening of Playing Field, including Childrens' Play Equipment

Cllr Sinkins reported that Lanlivery School had been in contact to ask if they could use the playing field as an open air classroom during lockdown. Together with the Clerk she had been working to facilitate this but the situation had clearly changed now that lockdown had eased. The Clerk confirmed that playgrounds could now reopen and whilst the government's initial safety advice would have been impossible to implement as it required regular wiping down of touch points a CALC/CC webinar the previous day had confirmed that it would be possible to comply by erecting signage giving information and leaving responsibility for their safety to users, together with a suitable risk assessment. It was proposed by Cllr Sinkins, seconded Cllr Haley and RESOLVED that the Clerk should purchase suitable signage and when a satisfactory risk assessment had been completed and RoSPA inspections resumed the playing field should be reopened.

20/27 Planning

PA20/01407. Retention of building for use for storage of garden machinery and equipment and as a children's play room. Crift Farm. It was proposed by Cllr Sinkins, seconded Cllr Roberts and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. Crift is a settlement which consists of a series of dwellings and other agricultural buildings broadly running North South along a narrow lane. This development is at the Western extremity of the settlement outside of the general pattern of Crift and, although the design and access statement states that the building is for ancillary use at Crift Farm as a playroom and garden machinery store, it is over 50m from the main dwelling at Crift Farm. Ancillary is generally taken to mean within the curtilage of the principal dwelling and this is clearly not the case here. Additionally, it is claimed that the building is for storage and a playroom associated/ancillary to Crift farm but Crift farm is not included in the land edged red in the submitted plans. 2. The land lies in the open countryside designated as an Area of Great Landscape Value. This would be a domestic building on agricultural land with no special justification and would result in harm to the landscape setting with domestic paraphernalia and a stand-alone building on the hillside. 3. The development has been built nearer to the property known as Windmill Cottage which is at the southern end of the settlement. Windmill Cottage and its garden face SW onto what was previously*

open countryside and woodland giving the outlook from the property an air of tranquillity. This development undermines this and has an adverse effect on the residential amenity of the occupants of Windmill Cottage. Whilst it is accepted that the residents at Windmill Cottage have no right to a view, their quiet enjoyment and privacy are lost. This is contradictory to Policy 12 of the CLP 2016 in which 12.2 states that “.. development proposals should protect individuals and property from overlooking and unreasonable loss of privacy and... unreasonable noise & disturbance.” Whilst the development might not be considered unreasonable in a more built up area it is in this much more rural context. Should planning be granted the residential amenity of Windmill Cottage should be protected by removing all future permitted development rights and prohibiting the use of the building as either residential or holiday accommodation. 4. This proposal is contrary to policies LGEN1- presumption in favour of sustainable development - Gen2 - Design and Character - LLNE1- Local Landscape Character and LLNE2- Biodiversity of the Lanlivery NDP 2. PA20/04399. Alterations to existing dwelling and conversion of existing garage to master suite with link hallway. Bodwen Barn, Redmoor

It was proposed by Cllr Haley, seconded Cllr Paterson and RESOLVED that a recommendation of no objection should be made to Cornwall Council

20/28 To receive reports (if any) from Parish Councillors *(at the discretion of the Chairman)*

Cllr Roberts reported that she had received complaints about inappropriate parking at the entrance to the road from the A390 to Penpell. Cllr Sinkins advised that neighbours should report cases of obstruction to Cllr Martin and Cllr Giles, although she noted that the situation had eased a bit since the builders yard on the left had been opened up for car parking.

Date of Next Meeting to be confirmed

Meeting Closed 6.02pm