

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 Meeting of Lanlivery Parish Council held on Saturday 12th June 2021 at 10am in Lanlivery Church

Cllr Challis and Cllr Turner made their Declarations of Acceptance of Office

21/22 Present Cllrs Haley (Chairman), Challis, Hemmings, Paterson, Sinkins, Turner & Wright

In attendance The Parish Clerk, Sally Vincent
10 members of the public (some part)

21/23 Declaration of Interests

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

21/24 Public Questions

The owners of Polharmon Farm advised the meeting that they had received pre application advice in respect of a proposal for a two-bedroom bungalow for an agricultural worker on their land on the opposite side of the A390 to their farmhouse. The proposed access would be the existing concrete track across the A390 from their home farm, which was currently used for farm machinery etc. The couple explained that the dwelling was necessary for security as they wished to house in calf heifers in the nearby shed and they also wanted to expand their business. Some concern was raised about the proposed access on to the A390 and a member of the public reported that surveys had been done in respect of this in the past and she would be happy to share the results. Cllr Hemmings queried if the speed limit on the road could be reduced to 50mph to improve road safety. Cllr Sinkins noted that the pre app advice had suggested that the bungalow should be sited in a different location to the one being proposed.

Members of the public voiced their objections to PA21/04574 stating, *inter alia*, the site was on the edge of the Nature Reserve, unacceptable impact on walkers and wildlife, contravention of regulations for building in the countryside, policies in the Lanlivery NDP. They also considered that the proposed site was not a domestic garden and must not be considered as such, it was unspoilt moorland and, additionally, there was very little available parking on site; the three existing dwellings shared a small parking area. A member of the public reported that a silver caravan at Crift was being lived in. The Parish Clerk confirmed that this was already being investigated by CC enforcement.

A member of the public reported that at school times traffic was now extremely heavy on the narrow lanes into the village with vehicles accessing

Redmoor School and queried when the passing places would be constructed. It was agreed that Cllr Martin should be asked to chase this up again.

21/25 Minutes of the Annual Meeting held on 19th May 2021

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

21/26 Matters arising from the minutes not on the agenda – *for report only*

There was no update on the traffic calming scheme in Lanlivery village but Cllr Paterson noted that he had been in the village when the bus had been turning and it had done so without going over the markings for the proposed build-outs.

21/27 Accounts for Approval

It was proposed by Cllr Paterson, seconded Cllr Turner and RESOLVED that accounts to the value £503.93 be approved.

21/28 Resolutions from Councillors

None

21/29 Correspondence – *for information only*

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

21/30 Planning

1. PA21/00733. EIA Scoping Opinion Request for St Austell China Clay Area ROMP. St Austell China Clay Area ROMP, Imerys. It was proposed by Cllr Paterson, seconded Cllr Sinkins and RESOLVED that a recommendation of no objection should be made to Cornwall Council
2. PA21/00947. Change of use of buildings and land to mixed use business/agriculture ancillary to Morcom Construction. Perrose Farm, Milltown, PL22 0JJ. It was proposed by Cllr Challis, seconded Cllr Sinkins and RESOLVED that a decision should again be deferred pending the registration of the Heritage Impact Assessment.
3. PA21/03405. Listed building consent for the erection of a timber summerhouse (3.6m x 1.8m) and veranda situation approximately 25 m from the listed building known as the former Village Hall. Lanlivery Hall, Lanlivery, PL30 5BT. It was proposed by Cllr Hemmings, seconded Cllr Wright and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
4. PA21/04574. Construction of a detached annex and change of use of land to domestic curtilage of host dwelling Constance. Higher Crift Barns, Constance, PL30 5DE. This application was discussed at some length and Cllr Sinkins referred members to the pre application advice that had been given to the applicant that the proposal was unlikely to be considered compliant with Policy 21 of the Cornwall Local Plan and the Lanlivery NDP. Additionally, the CC annex guidance gives general considerations when appraising proposals for ancillary annexes, including that they should be within the curtilage of and be well related to the principle dwelling and share it vehicular access. Members noted that currently the proposed site was not part of the

curtilage of the parent dwelling, although the application sought to address this; the access to the proposed site began from the parking area, shared with the other two dwellings on the site, and led to an overgrown area up a steep set of steps and which did not appear to be to be a garden. The proposed annexe would be high above the existing properties, drainage would be an issue and there would be significant overlooking of the centre property below, which did not belong to the applicant, and compared to the size of the parent property the annexe was over large and not in keeping with the surrounding properties. Cllr Hemmings raised concerns as to the capability of the existing shared borehole and sewerage facilities to support additional properties. Cllr Paterson noted some possible irregularities in the application. It was proposed by Cllr Sinkins, seconded Cllr Turner and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reason: 1. The proposal was not compliant with Policy 2 of the Cornwall Local Plan or the CC annexe guidance. 2. The proposal was not compliant with Policy LH4 i., ii., iv., & v. of the Lanlivery NDP. 3. The proposed annexe would be outside the curtilage of the parent dwelling and there could be no justification in changing the use of the area to domestic curtilage. The proposed annexe would have no functional link with the parent dwelling. 4. The design and size of the proposed annexe would not be sympathetic to the parent dwelling or the surrounding landscape. The proposed site was in the open countryside within the AGLV, in an unsustainable location, outside the main settlement of Lanlivery village and outside the NDP development envelope. 5. There would be a significant adverse impact on the residential amenities of the adjoining properties.* Cllr Challis abstained from voting.

Date of Next Meeting 7th July @ 7pm

Meeting Closed 10.50 am