

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 Wednesday 7th June 2023 at 7pm in Lanlivery Church

23/19 Present Cllrs Paterson (Chairman), Challis, Hemmings, Sinkins, Turner and Wright

In attendance The Parish Clerk, Sally Vincent
Lucy Harman, agent for PA23/03686
14 members of the public

23/20 Apologies Cllr Haley

23/21 Declaration of Interests

- i. Pecuniary** – None.
- ii. Non Registerable** – Cllr Turner declared a non registerable interest in PA23/03686.
- iii. Dispensations** - None

23/22 Public Questions

A member of the public asked if we had a date for the installation of the flagpole. The Parish Clerk undertook to check.

A member of the public asked when the meeting with Red Moor School would take place. The Parish Clerk agreed to contact the school to fix a date/time and asked members of the public to contact her if they wished to attend.

Lucy, the agent for PA23/03686 gave an update on the latest planning application on this site, which was for permission in principle for a rural exception site affordable housing led development consisting of a maximum 9 dwellings. She explained that self-build was no longer an option due to altered guidelines and that this had not been supported in any event. This was unfortunate as this was an easier route to secure an affordable property.

Permission in Principle was just an application to say that nine houses could in principle be built on the site and further details on the designs etc. would come back to the council for consideration later – e.g. ecology, drainage etc. etc.

Affordable housing led would mean that the developer would need to show how many rental, shared ownership, open market homes were constructed via technical approval in due course. Cllr Sinkins suggested that some houses would need to be open market to make the scheme viable unless the scheme was fully government funded as otherwise it could not be financially possible. Lucy responded that this application would have to be considered under the exception site policy. Cllr Paterson queried who would be able to qualify for an affordable house? Lucy responded that she understood there were 10 local people on the housing list and houses would be allocated under the local connection criteria and then cascaded out if they were not taken. The Parish Clerk confirmed that a recent appeal decision had indicated that nine people

with local connections were on the list; five wanting 1 bedroom, three wanting 2 bedrooms and one wanting 3 bedrooms, although clearly this information may not be completely up to date.

A member of the public queried what plans had been made in respect of additional traffic generated. Lucy responded that this would be covered as part of the technical approval stage but that Highways had been supportive of the scheme at the pre application stage.

Cllr Sinkins asked for clarification as she understood from the previous report that this was not a scheme for houses that could be bought outright? Lucy confirmed that this would be considered under the standard S106 rules of an exception site.

A member of the public pointed out that the parish council had rejected the previous application as they had considered that nine houses were too many for Lanlivery village; the NDP called for scattered homes throughout the parish but that this development would form an estate that was specifically addressed in the NDP as being undesirable. Everybody in the parish had participated in the NDP and she would expect their views to be respected, rather than overruled. Lucy responded that it was all a balance, there was a need for affordable homes in Cornwall. The lady felt that the protection of greenfield sites, rather than allowing holiday homes in the parish that could otherwise be used as permanent homes for local people must be a better way forward.

23/23 Minutes of the Annual Meeting of the Council held on 3rd May 2023

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

23/24 Matters arising from the minutes not on the agenda – *for report only*

The Parish Clerk had obtained information on the outcome of several enforcement cases, which she had shared with members.

Cllr Wright reported that the stones on the public verge outside Beech Tree at Redmoor had not been removed and the open gates were still obstructing the highway. Cllr Martin had reported this and was asked to update the Parish Clerk on progress.

The school sign between Redmoor School and the Crown was still not in place. Cllr Martin had undertaken to follow up and was asked to report back to the Parish Clerk.

Note from the Parish Clerk: Cllr Sinkins had again reported the school sign and also the faded lining at the A390 junction to Sweetshouse/Bodmin on 8th June on the CC Report It site- Refs: W232044651 and W232044649.

23/25 Accounts for Approval

It was proposed by Cllr Sinkins, seconded Cllr Wright and RESOLVED that accounts to the value £747.80 be approved.

23/26 Resolutions from Councillors

None

23/27 Correspondence – *for information only*

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

23/28 To Receive the Report from the Cornwall Councillor

No report.

23/29 Reports from Parish Council Representatives

Luxulyan Valley Partnership Cllr Sinkins reported that an Open Day and AGM would be held on 17th June in the village hall in Luxulyan starting at 12 noon.

23/30 Planning

1. PA23/03703. Non-material amendment in relation to decision notice PA22/08624 dated 01.12.2022 for the addition of a plant room to the ground floor layout, additional insulation thickness to the roof construction and to move the building footprint one metre north-west. Building at Boslymon Hill Sweetshouse, PL30 5AN. It was proposed by Cllr Sinkins, seconded Cllr Wright and RESOLVED that a recommendation of no objection should be made to Cornwall Council.
2. PA23/03430. Conversion of workshop to form incidental use to main house, garage extension and associated works. Blowing House, Pontsmill, Par, PL24 2RR. It was proposed by Cllr Challis, seconded Cllr Hemmings and RESOLVED that a recommendation of no objection should be made to Cornwall Council.

Cllr Turner withdrew from the meeting

3. PA23/03686. Application for permission in principle for a rural exception site affordable housing led development consisting of maximum 9 dwellings. Land north-west of Churchtown Cottage, PL30 5BT. Cllr Sinkins was unsure of what had materially changed from the previous application and the pre application. Cllr Wright felt that this was just the principle of affordable housing on the site and she understood that the Parish Council was not against this. Cllr Paterson noted that traffic in the village was already greatly increased since the opening of Red Moor School and this was worrying. Cllr Challis considered that the application was in conflict with the NDP and, if supported, this would set a precedent for unwelcome development. Cllr Hemmings was concerned as to where the run-off would go and how foul drainage would be dealt with. After further discussion it was proposed by Cllr Sinkins, seconded Cllr Challis and RESOLVED that a recommendation of objection should be made to Cornwall Council. *Reasons:*

- *Both the Lanlivery NDP, under Policy LH1, and the Parish Council are broadly supportive of affordable housing in the parish but the Parish Council cannot support this proposal in its current form. The Parish Council would, however, welcome further consultation to investigate how affordable housing could be delivered on this site. The NDP planning statement supports 100% affordable housing in the parish and the Parish Council supports the principle of affordable housing at this location but for a smaller number of houses.*

- *The pre application PA21/01341 PREAPP concluded that the site was suitable for consideration as a rural exception site under Policy 9 of the Cornwall Local Plan but that was for 7 homes, 3 x open market and 4 x affordable. This application is potentially for 9 homes. This number would not promote, support and develop the distinctive character of Lanlivery village under Policy GEN2 of the Lanlivery NDP, which states that development should be of an appropriate scale for the location.*
- *Nine houses are an excessive number for the village given that the NDP supports 10-20 affordable homes throughout the parish up to 2030 and some of these have already been built or granted planning approval.*
- *Development on this scale is unsustainable at this location, there is no public transport and the only shop in the village is rarely open and sells a very limited range of goods. Residents have no option but to use cars to access facilities. The other nearest shop is nearly a mile away with no pedestrian footway meaning that residents from the village centre would have to drive. This conflicts with Policy LGEN1 of the Lanlivery NDP*
- *The site is not compliant with GEN2 of the NDP, being adjacent to the Saints Way and it conflicts with Policy LPCH1 as it is in close proximity to, and potentially within the line of sight of, the grade 1 listed Church of St Brevita.*
- *The proposed access is potentially dangerous and not compliant with GEN2 of the Lanlivery NDP.*
- *The Parish Council considers that it is disingenuous to present essentially the same application that has already been rejected and withdrawn by the applicants, but with far less detail and which basically establishes the principle of development with a lot of unknowns, including the question of how foul water/run-off will be dealt with. The original report from the CC Affordable Housing Team under PA22/09505 still applies and a Financial Viability Study must be undertaken and a Report lodged with any application before any development can be considered on this greenfield site. The proposed access would require a considerable amount of groundwork to achieve and the expense of this together with the building of nine affordable dwellings is clearly not a viable financial proposition. The report from the Affordable Housing Team was clear in stating that provision on this site should be 100% affordable or clear justification given for any open market housing and this application does not do this.*

Cllr Turner returned to the meeting

23/131 Forest Field

It was proposed by Cllr Wright, seconded Cllr Paterson and RESOLVED that the draft 3-year Licence to Occupy previously circulated by the Parish Clerk should be approved.

23/32 To Receive Reports (if any) from Parish Councillors

Cllr Sinkins reported that the ‘not suitable for HGV’s’ signage had still not been installed on the approach roads to the village from the A390. Cllr Martin was asked to ascertain the position.

Cllr Turner reported that some of the white lining in the village, particularly the ones at Pelyn needed attention. Cllr Martin was asked to report.

Cllr Paterson recorded that the traffic in the village was an absolute shambles when children were being dropped off and collected from Redmoor School.

Cllr Paterson had asked Lostwithiel speed group to attend Lanlivery to monitor traffic.

23/33 Enforcement Issues

The following enforcement issues were presumably still at stage 1.

- EN20/00637, case closed. EN21/00205, case closed, immunity.
EN21/00206, case closed, untidy site reported. EN20/01437, breach ceased and case closed. EN21/00207 (Certificate of Lawful Use lodged), EN21/00352, investigation at step 4. EN21/00817, case closed, not expedient.

Date of Next Meeting 5th July 2023

Meeting Closed 8.06pm