

LUXULYAN PARISH COUNCIL

Minutes of the Extra-ordinary Meeting at the Luxulyan Mem. Institute, 7.30 pm,

THURSDAY 26 JULY 2018

PRESENT:

Cllr Keith Bilston (Vice-chair), Cllr Kay Baker, Cllr Michael Grindley, Cllr Margaret Higman, Cllr Francis Payne, Cllr Tina Windsor.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson and 4 Members of the Public.

ABSENT:

Cllr Michaela Linfoot (Chair), Cllr Bob Hatton, Cllr Sarah Kemp, Cllr Justine Rowe,

Abbreviations: Councillors are abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Footpath (FP), General Data Protection Regulations (GDPR), Local Maintenance Partnership (LMP), Community Land Trust (CLT), Friends of Luxulyan Valley (FOLV), General Data Protection Regulations (GDPR), Luxulyan Neighbourhood Plan (LNP). *** indicates the Consultee Comments submitted to the Planning Authority; the general points are proposed and decided by LPC; formal submission is delegated to the Clerk.

The meeting began at 7.30 PM and in the absence of the Chair the Vice-chair took the meeting and welcomed all.

18/58 Apologies

Apologies were received from ML, BH, SK and JR.

18/59 Declarations of interest or requests for dispensation.

KB declared her interest in Item 18/61.B.i.

18/60 Public Session

Cllr K Baker left the chamber for the public session, discussion and decision involving Item 18/61.B.i.

A S Payne, planning consultant, explained his clients' objections to planning item PA18/05419.

B Mr A Fisher spoke in support of his clients for planning item PA18/05419.

The councillors were able to ask questions of the agents. Then, in order to make a decision, the chair requested that the 3 members of the public involved with Item 18/61.B.i leave the chamber, which they did. The chair brought Item 18/61.B.i forward. See the decision at that Item. All returned to hear the decision.

3 members of the public left the meeting.

C Mr J Cleare spoke on behalf of Friends of Luxulyan Valley regarding planning item PA18/04994 and explained the FoLV objections.

18/61 Planning

A Planning correspondence was postponed until after the applications.

B Applications for comment.

- i. **PA18/05419** | Extension to property to create a garage with bedrooms above - ancillary works including re-siting of oil tank with protection walls | 11 St Julitta Luxulyan PL30 5ED.

The council discussed the application at length and studied the plans and photos carefully. The council **RESOLVED** (proposed MG, 2nd FP) to submit the following

consultee comments:

*** Luxulyan Parish Council has NO OBJECTION to this application, but requests that the case officer thoroughly consider the application's compliance with Local Plan Policy 12, which states that individuals and property should be protected from 'overlooking' and 'overbearing impacts'.

- ii. **PA18/04994** | Variation of condition 2 in respect of decision notice PA18/01771 (Approved plans) | Land North East Of Rock Mill Prideaux St Blazey PL24 2SS. This property is just over the border of Luxulyan Parish in Lanlivery Parish; however, the council has always taken an interest in the development because of its impact on Luxulyan Valley. The council considered the objections of the Friends of Luxulyan Valley during the public session, discussed the application at length and studied the published comments and plans carefully. The council **RESOLVED** (proposed FP, 2nd MG) unanimously to submit the following comments:

*** Having studied the plans carefully, including the decision notice for PA18/01771, Luxulyan Parish Council **OBJECTS** unanimously to this application. The council supported PA18/01771 with its smaller footprint and staggered roofline. The staggered design lessened its impact, but this application for a simpler straight-line structure would not blend in well, despite the organic roof and weathered wood cladding. Policy 24 of the Local Plan expects structures in a historic environment to 'sustain the cultural distinctiveness' of Cornwall, which these proposed changes certainly do not. Only outstanding, sympathetic design could offset the negative impact of a new structure encompassed within an Area of Great Landscape Value in conjunction with a World Heritage Site. Its impact is compounded because, as the architect admits, Rock Mill "is the one and only property sited alone right in the centre of the Luxulyan Valley." As the World Heritage Site Planning Officer has explained, the proposed changes to the approved plans have no effect other than "increasing the visual massing of the building". The architect does not fully explain why the changes from the agreed plans are necessary, just that, "the reality was that the existing structure proved extremely difficult to survey and the subsequent plan form has come out in a different way." The parish council requests the planning officer protect this special area by refusing these changes that will impact negatively on the beauty, the history and the Cornish character of Luxulyan Valley.

Mr J Cleare left the meeting.

18/62 Correspondence & Invitations

A letter from the chair of the Neighbourhood Plan Steering Committee was read out regarding the application PA18/04942. The clerk read out her email to the case officer requesting the application be taken to Planning Committee, in accordance with the 5-day protocol. The council requested the clerk share her email with the Steering Committee.

18/63 Business for the next meeting

No items were requested.

18/64 Dates of next meetings

A The Ordinary Meeting 9 August 2018, 6.00pm, at the Luxulyan Memorial Institute.

B Audit Panel, 5.00 pm 9 August 2018, at the Luxulyan Memorial Institute.

The Chair thanked everyone and closed the meeting at 8.35 pm.

Mrs C Wilson ~ Parish Clerk ~ 27 July 2018