

LUXULYAN PARISH COUNCIL
DRAFT Minutes of the Extra-ordinary Meeting held at
 6 The Cross Road, LUXULYAN PL30 5DP at **2.00 pm** on
WEDNESDAY 20 MAY 2015

PRESENT: Cllr George Haywood (Chair), Cllr Michaela Linfoot (Vice-chair) , Cllr David Olford, Cllr Barbara Fahey, and Cllr Andy Cottrill.

ABSENT: Cllr Jodie Fisher, Cllr Jack Satterthwaite, Cllr Ralph Keam, Cllr Clare Eich.

ALSO PRESENT: No members of the public.

Abbreviations: Luxulyan Parish Council (LPC), Cornwall Council (CC), Strategic Planning Committee (SPC), Community Land Trust (CLT), Friends of Luxulyan Valley (FOLV), Councillors are abbreviated with their initials. *** indicates the Consultee Comments submitted to the Planning Authority by LPC, delegated to the Clerk.

The meeting began at 2.00 pm and the Chairman welcomed all.

15/24 **Apologies for absence** were received from JF, JS, RK and CE.

15/25 **Declarations of interest.**

a) Declarations re agenda items. None

b) Requests for dispensation. None.

15/26 **Public Session.** None.

15/27 **Planning Application.** The following application was considered at location:

PA15/02837 6 The Cross Road From Junction North Of Bodiggo To Cross Park Farm Luxulyan Cornwall PL30 5DP. Demolition of existing garage and erection of new garage with guest accommodation over. Extension to existing cottage. - Mr Robert Blackmore - (Case Officer - Matthew Sleeman)

The Council voted to OBJECT.

*** Luxulyan Parish Council made a site visit with five members of the council. The Council has voted unanimously to OBJECT to this application for the following reasons: 1) We were surprised and disappointed to see a single application for two major developments which appear to have been combined to hide the impact that they have on each other, and the environment; which can only be appreciated by a site visit. 2) The 'extension' to the main dwelling looks to just about double the size of the main dwelling and, as such, seems more a 'new build' rather than being an extension. 3) The 'road facing' window of the extension will be directly overlooking the garden of the neighbours on the opposite side of the road affecting their privacy. 4) The west exterior wall of the extension encroaches on the driveway which will have a significant impact on accessibility to the garage. 5) The porch on the west wall of the extension will also encroach on the driveway further restricting access to the garage. 6) The garage makes first floor provision for self a contained kitchen, bathroom, bedroom and shower-room, this seems more in keeping with a 'holiday let' than 'guest accommodation and should be clarified. 7) Because of the slope of the ground, the existing roof of the garage is almost level with the eaves height of the main dwelling; by adding a further level plus pitched roof this will stand out most obtrusively in the neighbourhood and will be a visible 'blot' from many angles and locations nearby. 8) Because of the reasons stated above, access to this double garage will be extremely difficult with manoeuvrability extremely restricted which may well necessitate reversing out onto an extremely narrow, and poor visibility, lane. 9) This is over-development of a site in such

a small rural community. 10) The use of white pvc for the windows and 'painted render on stone' is not at all sympathetic to the existing dwelling or other properties in this location and will detract from the attractiveness of this hamlet. Luxulyan PC strongly objects and suggests, should the Planning Officer feel inclined to overrule this objection, he should visit the site to verify our concerns.

15/28 **Date of next meeting.** The Ordinary Meeting of the Parish Council, 11 June 2015, 6.30pm at the Luxulyan Memorial Institute.

The Chairman thanked everyone and the meeting closed at 3.00 pm.

Mrs C Wilson ~ Parish Clerk ~ 2 June 2015