

LUXULYAN PARISH COUNCIL
DRAFT Minutes of the Extra-ordinary Meeting held at
 Luxulyan Memorial Institute at **6.30 pm** on
WEDNESDAY 25 JUNE 2015

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

ABSENT: Cllr Ralph Keam, Cllr Jodie Fisher, and Ward Member Cllr S Rix. Clerk to the Parish: Mrs Christine Wilson.

ALSO PRESENT: Sue Walters of Situ8.

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 6.30 pm and the Chairman welcomed all.

15/51 **Apologies for absence.** RK, CW

15/52 **Declarations of interest or requests for dispensation.** None

15/53 **Public Session.** Ms Walters' presentation was moved to the next item.

15/54 **Planning consultation.** Planning Consultation with Situ8, planning consultants for a proposed application for approximately 10 dwellings on land near Bridges.

Ms Walters of Situ8 explained that a client is investigating possible uses of his land at Bridges. She explained the exact location. The client was particularly interested in its suitability for affordable homes. The councillors explained the flooding problem at this particular location which currently restricts the area available for grazing. Other problems were flooding in the cellar of the Kings Arms and the cottages opposite the Kings Arms, and the cottages in the area near the railway station: any additional concreting on that area would only cause more run-off into the river that borders the site. The only road giving access to the site is just over the width of one car, is extremely badly pot holed and would not be able to accommodate the additional traffic that would be generated by further homes. The road at the Bridges Moor end of the site crosses the river by way of a weak bridge which would also not accommodate additional traffic.

Ms Walters was grateful for the opportunity to speak with the council to gain local knowledge.

Ms Walters thanked the council for its time and left the meeting.

15/55 **Planning Applications.**

a) PA15/05049 | Removal of condition 3 in relation to Application Reference Number: 92/12/00394 dated 06/05/1993: Occupancy restrictions | The Lodge South Barn Luxulyan Bodmin Cornwall PL30 5DR [Condition 3: the inability for the annexe to be sold separately.]

After short discussion it was decided to raise NO OBJECTION to this application (proposed ML 2nd DO).

*** Luxulyan Parish Council offers no objection to this application. It notes the Planning Authority's decision in 1993, which imposed the restriction of sale, and would like the case

officer to fully review the reasoning for the original decision before making a decision now. The Parish Council assumes the normal considerations relevant to an independent dwelling regarding parking, access and waste disposal, etc, will also be reviewed.

15/56 **Date of next meeting.** The Ordinary Meeting of the Parish Council, 9 July 2015, 6.30pm at the Luxulyan Memorial Institute.

The Chairman thanked everyone and the meeting closed at 6:58 pm

Mrs C Wilson ~ Parish Clerk ~ 3 July 2015