

Luxulyan Parish Council **DRAFT** Minutes  
Extraordinary Meeting, FRIDAY 3 JULY 2020  
6.00 pm, ONLINE via Zoom

**PRESENT:**

Cllr Michaela Linfoot (Chair), Cllr Keith Bilston (Vice-chair), Cllr Kay Baker, Cllr Michael Grindley, Cllr Bob Hatton, Cllr Margaret Higman, Cllr Francis Payne.

**ALSO PRESENT:**

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Sally-Anne Saunders, and 1 Members of the Public.

**ABSENT:**

Cllr Sarah Kemp, Cllr Michele Latham, and Cllr Tina Windsor.

**NOTE ON JOINING THE MEETING AS MEMBERS OF THE PUBLIC:**

Members of the public must request online Meeting details in advance from the Clerk in order to join the meeting online. All participants that join the meeting start in the 'waiting room' and are admitted by the clerk as soon as possible.

**ABBREVIATIONS:**

Councillors are abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Cornwall Assoc. of Local Councils (CALC), Footpath (FP), \*\*\* 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.

**MINUTES:**

*The meeting began at 6.02 PM and the Chair welcomed all.*

20/31 Apologies

A Apologies were received from MLa, SK, and TW.

B It was **RESOLVED** (proposed MLi, 2<sup>nd</sup> KBi) to approve, as requested by Cllr Latham, an absence from council meetings for health reasons for four months until 3<sup>rd</sup> November.

20/32 Declarations of interest or requests for dispensation.

BH declared an interest in the planning applications under Item 20/34 because he is a neighbour.

*Cllr Hatton left the meeting for the duration of the public session which discussed the planning at Item 20/34 and for the discussion and vote for 20/34.*

20/33 Public Session

A planning agent spoke for the Station Yard applications at Item 20/34. The agent explained that the first application decision is evidence-based and she believes that her clients have submitted sufficient evidence needed for approval (PA20/02942).

Regarding PA20/04012, the agent explained that if the applications are granted, then two of the four buildings will become residences and two will remain with the business/residential combination. The agent stated that the planning inspector's designation of B1 (office space) or B8 (storage space) allows for almost unprecedented flexibility of use, whether home office, artisan or craft space.

Cllr Payne said that that the 'light industry' designation was to avoid unsuitable heavy traffic at the nearby junctions and that the planning inspector emphasised the benefit of one job created for each space. The agent said that job creation was not a requirement.

The agent stated that her clients have reported that no interest has been shown to purchase the workshop/residence units and Cllr Payne pointed out that the units have never been advertised for sale.

Cllr Grindley thought that the granting residential use for the industrial units could set a precedent for the other units. The agent said her client had no plans to change the use of the other units; however, it was agreed that the future intentions of the applicant were not material considerations.

20/34 Planning

A **PA20/02942** | Application for a Certificate of Lawful Use in respect of an Existing use for part of workshop as residential dwelling (Class C3) | Workshops Station Yard Bridges Luxulyan PL30 5EF.

The council **RESOLVED** (proposed KBi, 2nd FP) to RATIFY the consultee comments for PA20/02942 as discussed and resolved at the 11 June ordinary meeting of the council, as the agent brought no further material considerations to this meeting.

B **PA20/04012** | Change of use of ground floor workshop space to residential floor space, and associated works | Land At The Workshops Station Yard The Bridges Luxulyan PL30 3EF.

The council **RESOLVED** (proposed KBi, 2nd FP) to RATIFY the consultee comments for PA20/04012 as discussed and resolved at the 11 June ordinary meeting of the council, as the agent brought no further material considerations to this meeting.

*The member of the public thanked the council and left the meeting.*

20/35 Meetings and governance

The council **RESOLVED** that the minutes, as read, of the ONLINE meeting on 11 June 2020 held via *Zoom* were a true and correct record (proposed KBi, 2nd MH). The Chair's signature will be obtained by post.

20/36 Finance

The council **RECEIVED** the Internal Auditor's Report for 2019-20.

20/37 Business for the next meeting

None requested.

20/38 Second Public Session for feedback from the public

None.

20/39 Dates of next meetings.

A Ordinary Meeting, Thursday 9<sup>th</sup> July, 6.00 pm ONLINE via *Zoom*.

B An extraordinary meeting may be called by the Chair – for planning or other business, if needed. An agenda would be posted 3 clear days before.

*The meeting closed at 6.23 pm and the Chair thanked everyone for attending.*

*Mrs C Wilson ~ Parish Clerk ~ 6 July 2020*

**SIGNED:**

**THESE ARE DRAFT MINUTES.**

Chair of meeting: \_\_\_\_\_ Date: \_\_\_\_\_