

Luxulyan Parish Council **DRAFT** Minutes
Extraordinary Meeting, THURSDAY 27 JULY 2022
6.00 pm, at Luxulyan Memorial Institute

PRESENT:

Cllr Michaela Linfoot (Chair), Cllr Keith Bilston (Vice-chair), Cllr Helen Francis, Cllr Bob Hatton, Cllr Carl Tonkin.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Lockengate Ward Member Cllr Peter Guest and no Members of the Public.

ABSENT:

Cllr Dan Cordy, Cllr Michael Grindley, Cllr Margaret Higman, Cllr Sarah Kemp, Cllr Francis Payne, Luxulyan Ward Member Cllr Colin Martin.

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 6.00 PM and the Chair welcomed all.

22/68 Apologies

Apologies were received from MH, SK, FP.

22/69 Declarations of interest or requests for dispensation.

KB for the planning application PA22/03588 because he lives on the site.

22/70 Public Session

Ward Member Guest will send a report for July/August before the next meeting.

22/71 Planning

A Planning issues and correspondence. Planning decisions are reported in Clerk's Notes and on the website.

i. 5-Day Protocol for **PA22/02582 | Demolition of Greenhouse and erection of new annex | Southernhay Access To Southernhay Lockengate Bugle PL26 8RZ.**

The parish council has visited this site and discussed the proposed development with the applicants. In accordance with the 5-day Protocol and after discussion with the Ward Member, the council RESOLVED (proposed ML, 2nd HF) to send these comments to the case officer:

*** The parish council encourages you to visit the site, if possible, to see the situation of the dwelling. • The proposed dwelling is not in the open countryside, but in the garden of the applicant's property, not the paddock. • They plan to use the dwelling for elderly parents, which is the reason for the need for two bedrooms. Considering the current underfunding of care for the elderly, this should be encouraged, and it perhaps could be called a granny annexe. It will be subservient to the main dwelling as it will be connected to the same septic tank. • The parish council suggests a condition that it is used only for friends and family. The parish council has requested

<p>that its ward member, Peter Guest, speak with you about its wish for planning approval.</p>
<p>ii. In a property called 10 acres there appears to be dwelling that does not have planning permission. The council RESOLVED (proposed ML, 2nd BH) to request enforcement look into a possible breach of planning.</p>
<p>iii. PA20/06870 Retrospective application for the construction of sunroom and proposed porch to existing dayroom. Pitch 2 Eden Meadows Carne Cross St Blazey Par Cornwall PL24 2SX</p> <p>At its ordinary July 2022 meeting the parish council heard from the applicant that this application had not yet been decided. The applicant explained his reasons for the application and answered the councillors’ questions. The council RESOLVED (proposed ML, 2nd HF) to submit the following comments to the case officer: *** Luxulyan Parish Council met 27 July 2022 and discussed this application. The council wishes to withdraw its objection to this planning application and has NO OBJECTION to it.</p>

B Applications for consultee comments.

<p>i. PA22/05100 Proposed conversion of existing outbuilding (former piggery) to artists studio Trenince Farm Luxulyan Cornwall PL30 5DS.</p> <p>The council held a site visit the previous week. They discussed the application and RESOLVED (proposed ML, 2nd BH) to submit the following consultee comments: *** Luxulyan Parish Council has NO OBJECTION to this application.</p>
<p>ii. PA22/05101 Listed building consent for proposed conversion of existing outbuilding (former piggery) to artists studio Trenince Farm Luxulyan PL30 5DS.</p> <p>The council discussed the application and RESOLVED (proposed ML, 2nd BH) to submit the following consultee comments: *** Luxulyan Parish Council has NO OBJECTION to this application.</p>
<p>iii. PA22/05597 To convert and extend existing stable block to home office and garage Lower Gurtla Cottage Road From Moor Lane To Junction West Of Roseneay Farm Luxulyan Cornwall PL30 5DU.</p> <p>The council discussed the application and RESOLVED (proposed ML, 2nd HF) to submit the following consultee comments: *** Luxulyan Parish Council visited the site and considered the proposed plans. The councillors noted that the existing stable block is in the adjoining field, outside the curtilage of the Lower Gurtla Cottage. Vehicles would require access through the paddock to the proposed garage. This in itself is not a problem. The council OBJECTS to this application as presented for a number of reasons. 1) The proposed structure is too big and appears to have a greater or equal footprint to the main house. 2) The new roof would be higher than the existing stable block roof and, therefore, the large structure in a green field, sitting higher than the cottages, will overbear and dominate the hamlet when approaching from the south and would possibly be seen from the north as well. 3) The large windows will contribute to light pollution in an area that has no streetlights and is accustomed to dark skies. 4) The size and aspect of the proposed building is out of keeping with the hamlet and will look incongruous, very much like a modern bungalow in a field above a hamlet of traditional cottages. 5) The reinstatement of Breney Common would be good, but not at the expense of this Cornish hamlet with its traditional charm and cottages that conform to the local</p>

vernacular. 6) If the office/garage were to be approved, there should be a condition that the applicant retains the existing roof height, uses materials and window-size in keeping with the local vernacular, and also removes the unregistered parking area, reinstating the grass on Breney Common with the advice of the Commons and Greens Registration Officer.

- iv. **PA22/06528 | Non-material amendment (NMA1) in relation to decision PA21/08665 dated 21.10.2021 for change to external wall finish | Luxulyan School Road From Hill Bunkers To Post Office At Luxulyan Luxulyan PL30 5EE**
The council discussed the application and **RESOLVED** (proposed ML, 2nd CT) to submit the following consultee comments:
*** Luxulyan Parish Council has NO OBJECTION to this application.

Cllr Bilston did not contribute to the discussion or vote on the following item.

- v. Applications for consideration since the posting of the Agenda.
PA22/03588 | Change of use of land from the stationing of 13 static holiday caravans and 15 seasonal pitches to the stationing of 15 residential park homes. | Croft Farm Holiday Park Luxulyan Bodmin Cornwall PL30 5EW.
The council discussed the application and **RESOLVED** (proposed ML, 2nd CT) to submit the following consultee comments:
*** Luxulyan Parish Council **SUPPORTS** this application for permanent residences. In light of the current housing crisis, the council would also suggest that half the homes be made available to purchase and half be made available to rent. It would also be good to request that residents have a local connection.

Cllr Tonkin left the meeting because of a prior commitment.

22/72 Highways

- A The clerk reported that she had investigated the need for Highways approval of a notice board for the Village Hall at the entrance to the School where the Luxulyan marker sits, at the request of the Chairman of the Village Hall Committee. Highways has no objection to the notice board and suggests it be situated near the village bus shelter. However, after discussion, the council **RESOLVED** (proposed ML, 2nd KB) to suggest that the most appropriate place for a Village Hall notice board is at the Hall itself.
- B In response to complaints of parishioners, the clerk has reported to Ocean Housing overhanging trees and hedges on Ocean properties and also onto Footpath 408/15.

22/73 Assets – reports and maintenance

None.

22/74 Dates of next meetings.

Ordinary Meeting, 11 August 2022, 6.00 pm at the Luxulyan Memorial Institute.

The meeting closed at 7.00 pm and the Chair thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 29 July 2022

SIGNED:

THESE ARE DRAFT MINUTES.

Chair: _____ Date: _____