

**MINUTES OF THE MEETING OF LEZANT PARISH COUNCIL
HELD AT LEZANT CHURCH HALL ON TUESDAY 12th FEBRUARY 2019**

Present: Councillors: I Nash, G Holter, P J Cairns, N Burden, G Scott, V Hill, S Oakley, C Ayres
Clerk Mrs S Inman
 Andrew Hudson (Chairman of the NDP Committee), 8 members of the public

Apologies for absence: Cllrs J Dinnis, T Malcolm

19.011 Declarations of Interest. None.

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A number of residents were in attendance. First to address the Council was Ms M Synott who spoke about the disused phone boxes in the parish. Ms Synott was interested in creating a free library, enabling residents to drop off their old books and pick up new ones. Ms Synott showed photographs and discussed a similar scheme which had been running successfully for the last 6 years in another area. It was suggested that the phone box could comprise of a side with bookshelves and another with slots for leaflets and a noticeboard. Ms Synott volunteered to champion the scheme and suggested that Trekenner would be the most appropriate location. Councillors asked whether the phone boxes were sufficiently waterproof and Cllr Scott stated that the phone box at Rezare did not have issues with damp. It was discussed whether in the future there would also be room for a defibrillator and it was agreed that this would be possible.

Mr A Rowe was in attendance to discuss his recent pre-application to build 22 houses at Treburley. Mr Rowe had read comments from a previous meeting and was interested in further discussing plans with the Parish Council. Mr A Hudson, Chairman of the Neighbourhood Development Plan, was present and spoke about points raised in the Housing Needs Survey. Mr Hudson explained that residents accepted that housing was necessary but wanted to first help those with local housing needs. The survey also indicated that residents would prefer a small numbers of houses built on a plot and did not want developments with over 9 dwellings. In addition, Mr Hudson suggested a number of things that could be considered by developers such as electric charging for cars, oil tanks being hidden, solar panels and houses needing to blend in. Mr Rowe responded that he would consider different options but would also have to look at the costs involved. At present a 70/30 split between the open market and social housing has been suggested. Mr Rowe had originally been looking at applying to build 22 houses but now was considering 16 in total, with 11 on the open market and 5 affordable homes. The plot would comprise of some 4 to 5 bedroom houses and Mr Rowe believed there was a market as there are a significant number of people currently employed in Treburley. Self build may also be a possibility but this would depend on rules and regulations. Access issues were raised and Mr Rowe stated that both the Highways and Cornwall Council were happy with access coming through Sportsmans Close heading to the A388 by the Springer Spaniel. Councillors raised concerns about the increased traffic through the Close given it is an area where children live and play. It was suggested that an alternative access point be considered or the site could be divided with two access points so some of the traffic would come through Sportsmans Close and the rest would exit at the other end of the site.

The Chairman thanked Ms Synott and Mr Rowe for attending.

Mr D Orriss then spoke about the Greystone Quarry inquiry on the 26th February 2019. Mr Orriss felt that it was important that members of the Council attended as this was the last chance to oppose the proposed closure of a section of the lane between Greystone Bridge (B3362) and the A388. Mr Orriss also mentioned that the BBC

would be covering the inquiry. The Chairman confirmed that he would be attending along with Cllr Burden.

Mr & Mrs Rashbrooke were in attendance to speak about planning application PA19/00182

. Mr Rashbrooke had also provided photographs to support his concerns. They wished to object to the development on a number of grounds:

1. The application appeared to be speculative ribbon development into open countryside. The design and access statement specified that there were detached dwellings to the east and west boundaries of the application site with a field to the north boundary. Mr Rashbrooke stated that is incorrect as the field to the north continues around and borders the site to the west.
2. The development would link the villages of Treburley and Trekenner. (Marlee, Treburley, Swelscombe, Trekenner).
3. The property referred to, to the west, is separated from the site by this field. This particular property (Little Swelscombe) is one of the three properties situated on land known as Swelscombe, and they form their own separate community/settlement. Mr Rashbrook did not consider this new development as infill.
4. The country lane that these properties would use for access is a 40MPH limit. However the lane becomes National Speed limit within the proposed visibility splay to the west.
5. The lane is busy with some fast traffic and large lorries and agricultural vehicles. The lane serves several local villages (Trekenner, Trebullett and Lezant) including access to Trekenner Primary School.
6. The lane is prone to flooding during periods of heavy rain. Surface water runs downhill towards the A388 and has in the past flooded into the local Pub. The addition of more hard ground (tarmac/concrete) would increase the flood risk.
7. A large passing place on the lane fronts this site. Should permission be granted, and due to the restricted parking on site, this passing place could well be used for additional car parking. Thus further restricting the width of the lane and causing congestion and even more danger to children, walking to school and regular pedestrians, and horse riders.
8. The addition of two properties, each with the possibility of several vehicles will add further to the danger of the junction onto the A388 by the Springer Spaniel.
9. The reduction and removal of the existing hedge together with some trees will have a detrimental environmental effect on the birds and other wildlife.
10. There is no planning notice displayed adjacent to or at the site. There is a notice displayed in the center of Trekenner which is about half a mile away. The written location of this development site is confusing and unclear to local residents as to the exact location.

(It was suggested and agreed that the planning section of the council meeting was moved forward.)

(Cllr Burden arrived.)

19.012 Planning

- Current applications:
- PA19/00182 Mr P Finch, Marlee, Treburley. Construction of two detached bungalows and single garages. It was agreed to object to the planning application on the following grounds:
 - i) Councillors were concerned about the plans for a shared drive and access. The drive itself had an 'abrupt' access with little visibility and at a right angle to the narrow lane.
 - ii) The lane is busy with some fast traffic and serves several local villages.
 - iii) Removal of the hedge would be harmful to the wildlife.
 - iv) The new development could not be considered as infill and is outside

Clerk

the village boundary.

v) The lane is prone to flooding during periods of heavy rain. The addition of more hard ground will increase the risk of flooding.

vi) Recommended that drainage is to the public sewer. The land is open to flooding therefore a septic tank is not advisable.

vii) The planning notice was only displayed on the 7th of February which did not give sufficient time for residents to comment on the potential development.

The Chairman thanked Mr & Mrs Rashbrooke for attending and explaining their concerns.

Clerk

- PA19/00262, Mr D Canam, Land North West of Highview, Trebulet. Erection of dwelling to replace caravan. The Members of Lezant Parish Council objected to this outline planning application until there was further clarification of ownership and intent of the top section of the field which has been sectioned off. *(Afternote: the Planning Department wrote stating that they were inclined to support the application as there was an appeal decision that confirmed the lawful status of the existing dwelling on the site; there was an extant outline permission PA16/08350 for a similar proposal; and the above concern (regarding an area of land not the subject of the current application) is not a material planning consideration that relates to the proposed development as here applied for. The Councillors were asked to further consider 3 options (to support, disagree or request that the application is determined by the Planning Committee). The Members of Lezant Parish Council agreed with the application (Option 1).)*
- Status of previous applications. No update.
- Any other consultations received: None.

19.013 Confirmation of the Minutes. The minutes of the meeting held on 8th of January 2019 were approved by all present and signed by the Chairman.

19.014 Matters arising from Previous Meeting:

- **Neighbourhood Plan.** Mr A Hudson advised that the report had been submitted to Cornwall Council.
- **Playground Maintenance.** The Chairman confirmed that Phil Knight had received the new springer for the Jubilee Field and that the broken one had been removed from the playground. As the springer will need to be concreted in place it will be necessary to wait until the weather improves and the ground is less hard. The Clerk has written to Friends of Trekenner School requesting the grant payment.
- **Phone Box Maintenance.** The Clerk was asked to contact Ms Synott and let her know that the Council would be happy both to go ahead with the scheme and for her to run it. It was expected that the phone box at Trekenner would be painted in the spring and the Council would be in touch with Ms Synott once its renovation was underway. The Chairman mentioned that the South Petherwin Clerk had asked if the Parish Council wanted to share the cost of paint. The Chairman also reported that no one had volunteered to paint the phone box at Larrick.
- **War Memorial.** A representative from Cormac had met with Cllr Holter to discuss possible solutions to the damage reported to the verges at the War Memorial. It was agreed that bollards would be put in place to protect the area but to date this has not yet been completed. In addition, the Chairman reported that the War Memorials Trust had written to notify the Council that the pre-application for a grant had been unsuccessful due to volume of applicants and changes in their selection criteria. Cllr Hill suggested that it may be possible to simply clean the lettering on the memorial. Cllr Hill volunteered to look into this.
- **Emptying bins at Trebulet.** The Clerk had contacted Cornwall Council regarding the matter. Cllr Cairns stated they had already been emptied on the Trebulet Playing Field.

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- **Parish Walk.** The route was agreed for the Parish Footpath Walk on Monday the 22nd April 2019. It would be a circular walk of about 3 miles, taking about 2 hours. Those interested should meet at Lezant Church lych gate on Easter Monday, at 10am. Starting at the church the route would head to Down House, passing Trebullett Hill Mine, Trewarlett, St Lawrence House and back to the church at Lezant. The route included two separate footpaths and lanes. People should be reminded to bring their own refreshments. The Clerk to add a notice into the parish magazine and put up posters nearer the time.

Clerk

19.015 Grass and footpath cutting tenders. It was agreed the Clerk should write and accept the following tenders:

- Footpath maintenance tender submitted by R P Knight.
- Grass cutting tender submitted by J Sanders.

Clerk

19.016 Parish Meeting. Tuesday the 21st May was agreed as the date for the 2019 Parish Meeting. Two suggestions were given for speakers. Sarah Vincent from the Money Advice Centre in Launceston who could give advice on how to help people understand money issues and Cornwall Council regarding safeguarding on the internet. The Clerk to make contact and book a speaker.

Clerk

19.017 Finance:

- Approval of financial statements for Current and Taxi Accounts
- Approval of accounts for Payment
 - Complete Business Solutions (ink cartridges) (£56.24)
 - DTGS Ltd (£156)
 - Clerk Expenses (£47.71)
 - Taxi sheets (Jan) (£160, £36, £24 & £40)
 - Replacement cheque – taxi payment for Nov/Dec (£36)

19.018 Highways.

- The Clerk had been contacted by a resident regarding trees overhanging the A388 and their property. A number of branches had fallen on the road as a result of high sided vehicles hitting the branches overhead. The resident was concerned about possible accidents and damage to their property. The Clerk reported the issue to the Highways who had confirmed that they would complete a safety inspection during February. The matter was also brought to the attention of the land owner. The Clerk will update the Councillors once the safety inspection has been completed.
- Councillors noted that a number of potholes had been filled recently and the Clerk was asked to write and thank Cormac on behalf of the Parish Council.
- Hedges had been cut at Pengloss, however, branches and debris had been left on the road. The Clerk to contact Cormac. In addition, two areas were raised where hedges had not yet been cut. The Clerk to contact highways.
- It was reported, by Cllr Holter, that the lane leading down past Budge Meadows had been marked for surfacing.

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19.019 Footpaths.

The Clerk had previously sent a list of areas that needed maintenance to Cormac. Chris Monk replied stating that non urgent items such as signposting may have to wait as funds were extremely low at this point in the financial year. Cormac would, however, look at the possibility of providing Lezant Parish Council with materials so that on some of the quiet roads volunteers could install provided signposts under supervision. It was agreed that the Clerk should put a notice in the parish magazine asking for volunteers to help with the signposts.

Clerk

FP 12. Cormac noted that technically the stile is the landowners responsibility to maintain in a safe condition. Cormac may be able to help with materials.

FP 13 and the steps. Cormac is willing to add these to their programme for next financial year.

It was confirmed that the safety steps at Treburley (between Budge Meadows and the A388) were already programmed for the year.

Cormac stated that they were unable to provide grit boxes as they are not Rights of Way issues. Councillors discussed whether the Parish Council should consider replacing those that had broken or provide additional ones.

19.020 Correspondence.

- Polling District and Polling Places Review. By law, Cornwall Council must conduct a polling district and polling places review every 5 years. The latest review is due and in March 2019 Cornwall Council will consult with every town and parish council in Cornwall and invite comments on the suitability of polling stations and voting arrangements at elections in their area. No action.
- Information re Superfast Satellite Scheme. Avanti, based in Goonhilly is running a government funded scheme throughout Cornwall providing subsidised Superfast Satellite internet to rural businesses who do not have access to superfast fibre. Put notice in parish magazine.

19.021 Parish Business

- Greystone Quarry Inquiry Reminder 26th February.
- Outcome of water leak at the Jubilee Field. The Chairman explained that the school's claim had been successful and South West Water had written off the excess amount. The Horticultural Society had been informed and will forward a cheque for the repairs made by Phil Knight.
- Tregada Chapel Grounds Maintenance. The Clerk explained that the Trustees for Methodist Church Purposes (TMCP) is listed on the Land Registry as the owners of Tregada Chapel. The TMCP stated that it sold the chapel and graveyard a number of years ago but the new owner has not logged this with the Land Registry. The TMCP is unable to provide the new owners details due to data protection regulations. The Land Registry recommended that the TMCP update the details themselves. It has agreed to do this and will contact the Clerk when completed.
- Signage at Greenacre, Trebulet. A resident emailed to say that they are frequently disturbed by delivery people who confuse Greenbank for Green Acre. They were hoping it may be possible for Cornwall Council to arrange for a sign indicating that Greenbank properties are a few yards on from the Green Acre sign. The Clerk to contact Cornwall Council.
- The Chairman said he had been contacted by a resident thanking the Parish Council for arranging for a pedestrian crossing to be built at Treburley.

Clerk

- It was raised that a number of developments had appeared between Little Comfort and Landue. The Clerk was asked to check with the planning department.
- Cllr Holter asked about providing additional dog bins at Treburley. The on-going costs involved in emptying them was raised as an issue.
- Cllr Holter reported that a car was parked on the highways near Budes Meadow that was taxed but not insured. Cllr Holter agreed that he would monitor this and contact the Clerk if the car was not removed.
- **Any other business brought by members for the next Parish Council Meeting.**

Clerk

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19.022 Date of next meeting Tuesday 12th March 2019, 7:30pm at Lezant Church Room.

The Meeting closed at 21.53 pm.

Signed :

Chairman

Date: