

**MINUTES OF THE MEETING OF LEZANT PARISH COUNCIL
HELD AT LEZANT CHURCH HALL ON TUESDAY 10th APRIL 2018**

Present: Councillors: I Nash, G Holter, P J Cairns, C Ayres, V Hill, J Dinnis, N Burden, S Oakley,
Clerk Mrs S Inman
10 members of the public

Apologies for absence were received from Cllr Scott.

18.035 Declarations of Interest. Cllr Nash declared a personal interest in planning application PA18/01884. Cllr Hill declared a personal interest in planning application PA18/02573.

A number of members of the public spoke about concerns over the outline planning application for the erection of a dwelling on land north of West Larrick Farmhouse (PA18/01758). There were a number of concerns voiced. Those living closest to the site felt that that they would be overlooked and the build would result in a loss of privacy. In addition, residents stated that the access to the site was narrow and there was nowhere suitable for large vehicles to turn around. In the past vehicles trying to back down the hill have reversed into the gully that runs alongside the neighbouring property. It was pointed out that there was another access point which could be used. Furthermore, neighbours stated that they had received no communication about the development from the applicants and had found out about it through word of mouth. It was also suggested that the planning notice had not been placed in plain sight and had instead been attached to a hedge. Those opposing the development asked whether restrictions could be placed on the build such as being single storey only and with no windows overlooking other properties close by.

(It was suggested and agreed that the planning section of the council meeting was moved forward and Councillors should vote after each application.)

18.036 Planning

Councillors discussed application PA18/01758 (outline planning permission for the erection of a dwelling. Land north of West Larrick Farmhouse) and reiterated that it was an outline plan only and therefore further input would be possible on the final submission. Cllr Burden stated that he had spoken to the planning officer who would be recommending a single storey dwelling.

Councillors commented that the neighbourhood development plan means that 20 houses need to be constructed between now and 2030 and therefore some building is necessary.

The Chairman read out an email by the applicants addressing some of the objections that had been raised. In addition, a letter from their solicitors detailing access issues at West Larrick and clarifying that the applicants have right of way was also read out. Cllr Cairns drew attention to the proposed boundary and was interested in what will happen to the other piece of land once the field is divided. It was noted that when Cllr Cairns visited the site there was no boundary in place dividing the site at present.

- PA18/01758. Outline planning permission for the erection of a dwelling. Land north of West Larrick Farmhouse. **Proposed, seconded and agreed Clerk to support with the following advisory note to be added:**
 - **Proposed building should be single storey**
 - **Further clarification to be sought of the boundary and improvement to the access issues.**

(Cllr Nash left the parish hall)

Mr & Mrs E Jewell attended regarding outline planning application PA18/01884 for the erection of 3 dwellings on land at East Farm, Rezare, following the demolition of existing farm buildings. The applicants explained that the majority of comments had been supportive of the development, primarily as it had been suggested that the removal of the old farm buildings could only enhance the village. Only two households had written to the planning office objecting. The basis of these were concerns over the provision of utility supplies, in terms of gas, electric and telephone capacity and reservations about the demands on an already 'overused and under maintained amenities and highways'. In reply, Mrs Jewell explained that the farm has its own transformer electricity supply and the same with water, therefore, the new development would not be putting extra strain on supplies. The issue of sewerage was discussed, the Jewell's are hoping that the houses could be connected to the treatment works at Beals Mill, however, if this proves to be a problem there is ample space for a septic tank. Concern over parking was raised but the applicants stated that there was sufficient space. Mrs Jewell explained that it is a large site. Initially the agent had suggested that they could apply for 5 houses to be built but the Jewell's considered that 3 would be more appropriate for the setting. Mrs Jewell explained that the properties were likely to be single storey dwellings. They will not be doing the building themselves and they would prefer not to sell to a developer but hoped instead that the plots could be sold individually.

- PA18/01884 Land at East Farm Rezare. **Proposed, seconded and agreed to support.**

Clerk

(Cllr Nash returned.)

Mr Judge attended to speak regarding outline planning permission PA18/01579 for a dwelling on land at Rose Cottage Barn, Rezare. Mr Judge read out a statement on behalf of his wife explaining their reasons for the application and replying to some of the objections. So far support had been divided with 10 objections and 9 supporting the build (some objections have changed to neutral). Concern had been raised over parking however Mr Judge explained that there was ample space. Cllr Ayres asked about the entrance to the site and Mr Judge explained it would be splayed to ensure vehicles could pull in and not block the road. Mr Judge explained that the proposal to widen the entrance is to improve safety, not reduce it, and parking is in line with current planning guidelines.

As part of the planning application illustrated designs had also been submitted but Mr Judge stated that they had since removed the current floor plan.

Finally, Mr Judge also wanted to clarify that the boundary was not a historic walled garden and more hedge had been added.

- PA18/01579 Land at Rose Cottage Barn Rezare. **Proposed, seconded and agreed to support.**

Clerk

(Cllr Hill left the parish hall.)

Mr Hill attended to speak regarding PA18/02573 Glyndord, Tregada. Their plan is to replace the current garage with a two storey building that includes a garage, shower on ground floor and multi-purpose room on first floor. Mr Hill explained that the current anderson shelter needed to be demolished as it was no longer structurally sound. The garage would be barely visible and there are no neighbours.

- PA18/02573 Glyndord, Tregada. **Proposed, seconded and agreed to support.**

Clerk

(Cllr Hill returned.)

- **Any other consultations received**
 - PA18/02650 Change of use from agricultural land to domestic land and 'agricultural' building/ stables associated with the keeping of horses. Land north of Lower Trekenner Farm. Carried forward.
 - PA18/00977/PREAPP Pre application advice for land adjacent to Trecarrell Cottage, proposed 2 No. semi-detached houses with associated external works, (the site was subject to approval for 1 large detached house ref PA16/11011) Land West Of Coth Meagor Trebulet Launceston Cornwall PL15 9QA.
- **Status of previous applications**
 - Hillside Farm (Two storey extension to side to create a residential annexe which includes connection to outbuildings). APPROVED. **Clerk**
 - Land of Penscombe Farm, Lezant. (Variation of condition 2 in respect of decision PA16/06825 dated 13.02.17 – [proposed farm shop, café, carpark and formation of new access). APPROVED. **Clerk**
- **Planning protocol resolution.** At the previous meeting concern had been raised over applications that had not been listed on the agenda therefore some in the parish may not be aware that they would be discussed at the meeting. The Clerk contacted both Cornwall Association of Local Councils (CALC) and the Society of Local Council Clerks for their advice. Both recommended that whenever possible the council seeks an extension for the planning application, however, as this is not always possible both associations felt our current policy allowed for some discretion to be used with some simpler applications. Cllr Nash explained that if only applications on the agenda can be discussed, it is important to be aware that an extraordinary meeting may have to be called if the Planning Office doesn't grant an extension of time. Councillors agreed that sometimes having a site meeting could be very helpful. Furthermore, it was also raised that more than one councillor should go out and look at each site. Currently, the councillor living closest would go and view and report back. It was agreed that the councillor going to the site should call another to attend.

CALC also stated that the parish council is not the planning authority and is not required by law to list the detail of every application received. CALC suggested putting on our website how we deal with planning matters and the constraints on the timetable for decision making. It was agreed that the planning protocol would remain unchanged, however, the Clerk would contact the planning office, whenever necessary, to ask for an extension of time for comments.

18.037 Confirmation of the Minutes. The minutes of the meeting held on 13th March 2018 were approved by all present and signed by the Chairman.

18.038 Matters arising from Previous Meeting.

- **Neighbourhood Plan.** All households in the parish should have received the Cornwall Council Housing Needs Survey. The Clerk was asked to put a note in the parish magazine encouraging residents to complete it. **Clerk**
- **Playground Maintenance.** Cllr Cairns and Oakley reported on their inspection of Trebullett playing field and the Jubilee field. A number of items needed replacing or repairing: **Clerk**

Trebullett Playing Field

- Basketball post needs sanding down, prime and top coat of paint.
- Basketball surface needs replacing.
- Football goals/nets need replacing with stronger frames and replace nets.
- Seats x2 need refurbishing or replacing.
- Fence to rear of spider climber needs repairing
- No dogs sign x3 – renew

Jubilee Field play equipment

- Damage to play surface 4 squares are coming loose.
- Plank on play tower rotten
- Both springers need maintenance
- Wood climber – rope through poles the plastic has come off not dangerous but needs sorting.

It was agreed that the Clerk should look into it further and get an idea of cost. Cllr Oakley also noted that a log circle had been added to the bottom of the Jubilee field.

- **Councillor Vacancy.** The Chairman stated that a notice of casual vacancy by co-option had been put up on noticeboards and in the parish magazine. Applications are due by 20th April and co-option at the meeting on the 8th May. Carried forward.
- **Parish Meeting.** Booked for 15th May 2018 at Trebullett Chapel. The Clerk wanted to clarify what time Councillors would like to start the meeting. It was agreed that 7.30pm would be most appropriate. Cllr Nash stated that he would be unable to attend and asked Cllr Oakley to chair the meeting in his absence, to which he agreed. **Clerk**
- **Speed Watch.** The Clerk sent information regarding local areas of concern. This has been forwarded onto the police and they will notify us and the volunteers once it has been looked into further. Volunteers were warned it may take some time to hear back. The Clerk had also been contacted by another member of the parish who was also interested in being involved with the initiative. The Clerk will pass on her information. **Clerk**
- **Data Protection Register & Parish Magazine.** The Council was contacted by the parish magazine asking whether they were still covered under the Parish Council umbrella as regards Data Protection Registration. This was looked into further with the results that as the magazine is now considered to be operating independently from the Parish Council. As the magazine is non-profit making and the information they hold is solely for the purpose of sustaining the magazine, it does not need to register. It was asked that we include this in our meeting so that it can be minuted in case of a future query. **Clerk**

18.039 Preparing for the General Data Protection Regulation (GDPR). The Chairman explained that the law is changing to the GDPR. The Clerk is due to attend a meeting with the SLCC (Society of Local Council Clerks) on the 26th April to look into it further and all agreed that she could attend a course run by CALC 3rd May (£45 + VAT). **Clerk**

18.040 Cornwall Glass Grants Program £400 for 40. Cornwall Glass emailed welcoming applications from local groups for projects that bring local communities together. Deadline 23rd July 2018. The Clerk to put a notice in the parish magazine. Carried forward.

Clerk

18.041 Finance.

- **Current and Taxi Accounts.** The monthly financial statements (circulated prior to the meeting) were approved. Cllr Burden had been contacted by a lady in the parish who had been continuously unable to contact Launceston Taxi's to make use of the scheme. The number always had a busy signal. The Clerk to look into and update her accordingly.
- **Accounts for payment** were approved as follows:
 - Launceston Methodist Circuit £75
 - John Davies cleaning of Treburley Bus Shelter £180
 - Clerks expenses March £42.50
 - Clerks April salary £394.50
 - CALC membership £288.41
 - Judith Braunton £97.50
- **Clerks pay increase.** The Clerk explained that the annual increase was due but had not been published yet. Carried forward.

Clerk

18.042 Planning

- Moved to start of the meeting

18.043 Highways.

Maintenance has been completed on the road between Trebulet and Larrick on the 21st March using a velocity machine and potholes had been filled in. The Clerk received a call-back on the 27th to say that the road is checked every 4 months and that it has been nominated to be re-surfaced. At this time they were unable to say when this would be completed. The Clerk has also re-logged a pothole on the road to Rezare. Cllr Cairns asked the Clerk to log an additional pothole on the road between Higher Larrick and the windmill.

Clerk

18.044 Footpaths. Chris Monk will post waymarkers discs to the Clerk. Cllr Holter volunteered to help with them along with the footpaths contractor. Cllr Holter also suggested that a gate be put on the top of Budge Meadows, at Treburley, as there was concern about children and animals following the footpath (ref. 524/4/1) onto the road. The Clerk to contact Chris Monk about road safety. Cllr Holter also noted that one of the footpaths had been obstructed due to building work in the vicinity. Cllr Holter was happy to speak to the owner of the property to make sure the footpath was reinstated, however, it was agreed the Clerk should send an official letter on behalf of the Council. Carried forward.

Clerk

18.045 Correspondence.

- Email regarding volunteer toolkit trailer. Put notice in magazine.
- Email regarding dog foul on Rezare Green. Put in magazine 'please pick up after your dog'.

Clerk

18.046 Parish Business

The Clerk and Cllr Nash met and discussed the Clerks contract. She confirmed she will not be taking up the pension. Holiday pay was also discussed as it is difficult to take holiday and after contact with CALC it was suggested that the Clerk keep a timesheet. When the Clerk takes annual leave if she needs to work extra hours in the month she should be paid overtime. The Clerk was asked to make sure the toilet block is open on the Jubilee Field and let the cleaner know.

Clerk

- Any other business brought by members
 - The Clerk had received a call about the bus stop at Treburley and a bus not stopping. A member of the parish had tried to flag one down but the driver had not pulled in. It was felt that the sign blocks the sight of the bus drivers and forces those waiting to step out towards the road. It was agreed that the Clerk would contact the Highways road safety and explain the issue.
 - A resident at old Treburley had raised concerns over parking and in addition the green was being driven over. Councillors to keep an eye on inconsiderate parking.

18.047 Date of next meeting Tuesday 8th May 2018, 7:30pm at Lezant Church Room.

The Meeting closed at 9.17 pm.

Signed :

Chairman

Date: