

**MINUTES OF THE MEETING OF LEZANT PARISH COUNCIL
HELD AT LEZANT CHURCH HALL ON TUESDAY 11th SEPTEMBER 2018**

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

Apologies for absence: T Malcolm, J Dinnis

18.082 Declarations of Interest. Cllr Nash declared an interest in Planning Application PA18/07650.

Mr & Mrs Jones were in attendance regarding their Planning Application PA18/06925. Mr Jones stated that the properties were not going to be sold but were to be used by family. Councillors asked about parking and additional traffic due to the build and Mr Jones reassured them that there was sufficient parking on the site and that he did not consider that there would be extra traffic as the family members would have visited the address anyway.

A number of members of the public spoke about concerns over the outline planning application for the erection of two dwellings on land north of The Oaks (PA18/07650). The applicant's agent was in attendance.

(Councillor Nash left the meeting.)

There were a number of issues raised. The plot was considered by objectors as agricultural land and therefore it did not form a compliant location for 'infill development'. In addition, resident explained that it did not qualify as an exception site as there was no proven local need for the proposed properties. If this was the case a local need analysis survey would have needed to be undertaken. 'Rounding-off' could not be considered to apply as there was no formal edging features such as a hedgerow.

Access issues were also commented on. The junction was considered awkward, with poor visibility, which the developer had no means of improving as both sides of the splay were owned by neighbouring properties. Cllr Cairns noted that in the 2014 Pre-App the access had been in a different location.

In addition, a resident spoke to highlight the gradient of the site which meant that the dwellings would overlook existing properties and may also compromise a neighbouring Grade II* listed building.

Furthermore, it was argued that local roads could not cope with increased traffic and there was a lack of footpaths or pedestrian refuges which means the roads could be dangerous and increased traffic would only add to this.

Finally, Councillor Oakley read out a letter from a resident registering their concerns over claims of access.

The applicant's agent stated that he believed that it should be possible to build without compromising the Grade II* listed building. In terms of access, the agent confirmed that the applicants had full access rights off the existing private road. The access had been left as a reserved matter and had not been fully decided on in order that it can be taken into account at the next stage. The Agent also disagreed that the site was in open countryside and believed that it met the criteria to be considered infill based on the Chief Planning Officer's Advice Note (Dec 2017) and in policy terms of the Cornwall Local Plan – Strategic Policies 2010-2030 (Nov 16).

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

18.083 Planning

- **PA18/07650** Outline planning permission for the erection of two dwellings. Land north of The Oaks, Trekenner. **It was proposed, seconded and voted to object to the application.** Clerk

(Cllr Nash returned to the meeting)

- **PA18/06925** Two houses to be built on land west of Coth Meagor Trebullett. **Proposed, seconded and agreed to support** Clerk
- **PA18/05796** Retention of timber cabin as temporary accommodation until new dwelling is finished and for proposed use as a workshop related to alpaca fleece processing, a training centre for animal husbandry and craft work, and during the summer as a residential training centre for alpaca farming. Lowley Brook Farm, Rezare. **Proposed, seconded and agreed to support with the advisory note that the cabin does not become a permanent dwelling and used as a residential training centre in the summer months only.** *(Afternote: the Planning Department wrote to say that they were inclined to support the application without a seasonal restriction for the use as a residential training centre. This is because there is no justification or planning policy to restrict the residential training centre to the summer months. There would still be a condition allowing the use as a residential training centre only as well as a condition requiring the cessation of the use of the unit as an independent dwelling on occupation of the permanent dwelling. The Councillors were asked to further consider 3 options (to support, agree to disagree or request that the application is determined by the Planning Committee). The Members of Lezant Parish Council agreed to support the application (Option 1).)* Clerk
- **PA18/06814** Proposed children's play area and installation of flue for pizza oven in cafe area. Penscombe Farm Shop Lezant. **Proposed, seconded and agreed to support.** Clerk
- **PA18/06515** Change of use from residential dwelling and annex to combined residential and Bed & Breakfast. Primrose Cottage B3362 Between Leburnick Cross and County Boundary Lawhitton. **Proposed, seconded and agreed to support.** Clerk
- **PA18/06785** Reserved matters of access, appearance, landscaping, layout and scale following outline approval for a proposed dwelling. Rose Cottage Barn, Rezare. **It was proposed, seconded and voted to object to the application on the grounds that the size of the dwelling appears larger than indicated in the original outline plans (PA18/01579).** **The dwelling appears too big in scale to the plot (extra bedroom added).** *(Afternote: the Planning Department wrote to say that they were inclined to support the application on the grounds that the proposed dwelling fits comfortably on the plot and would not result in harm to visual or neighbour amenity. The Councillors were asked to further consider 3 options (to support, agree to disagree or request that the application is determined by the Planning Committee). The Members of Lezant Parish Council agreed to support the application (Option 1).)* Clerk
- **Any other consultations received**
- No other planning applications had been received.
- **Status of previous applications**
- **PA18/06712** Non material amendment in respect of PA18/00316. **Approved.**
- **PA18/07109** Greystone Quarry. Non material amendment. **Approved.**

- **PA18/04745** Erection of holiday chalet to replace existing holiday unit on land north east of Trekenner Mill. **Refused.**
- **Appeal**
- **PA17/03067** Construction of a dwelling. Land south of The Old Rectory, Lezant. **Appeal Dismissed.**

Before the meeting continued a resident stated that he had attended to enquire about the play area on the Jubilee Field and what plans there were for it. The Chairman explained that maintenance was currently taking place. In terms of purchasing new equipment the Council were reliant on grants which was a time consuming process to find and complete. The Chairman reported that the Council had recently worked closely with Trekenner School to apply for a grant to replace a damaged 'springer' on the site.

18.084 Confirmation of the Minutes. The minutes of the meeting held on 10th July 2018 were approved by all present and signed by the Chairman.

18.085 Matters arising from Previous Meeting.

- **Neighbourhood Plan.** On-going. Cllr Cairns had recently received a newsletter about planning decisions reiterating that the neighbourhood development plan would influence development in our locality.
- **Playground Maintenance.** Cllr Cairns reported that maintenance at Trebullett play area was almost complete and much improved. The basketball post had been painted, the fence repaired and the tarmac cleaned. One of the benches had been removed and was in the process of being restored however the second one was considered beyond repair. Councillors discussed alternatives that might be both simple and low maintenance - such as using old sleepers, tree trunks or casting a structure out of concrete. It was felt that this may be more appropriate rather than adding a seat which is more urban in appearance to a countryside setting. It was also noted that two seats still remained. The Clerk stated that the new goals should be in place shortly. Cllr Cairns also pointed out that the grass was in need of cutting and that 3 of the gates had been left open into the area.

Clerk/
SO/PJC

With regards to the Jubilee Field work was on-going. The plank on the play tower still needs fixing as do the play surface squares. Cllr Oakley will liaise with the contractor. It was also mentioned that the gates at the bottom of the Jubilee Field were being left open as the spindle was missing from the bolt which means the gates could not be securely closed. Cllr Holter volunteered to look at the problem and fix if possible.

- **Tree Warden.** Cllr Ayers stated that there was the possibility of training in the near future.
- **Tre Pol & Pen Farm Shop & Kitchen Post Office Application.** The Clerk circulated an email from the Post Office saying that it had reconsidered the application, however, its analysis still shows that there are insufficient customer numbers to make a new post office viable. Tom Malcolm has been contacted about this by the Post Office and a note also forwarded to our local MP. All were in agreement that there was a demand for a Post Office in the parish particularly given the growth in the parcel service. It was felt that the Post Office had not considered fully the location on a busy road and ease of parking for customers. Cllr Holter had written to the MP Scott Mann and had received a reply that nothing further could be done. It was suggested that the Council waited until the Farm Shop was open for business as it would then be better placed to determine footfall etc.
- **Cornwall Glass Grants Program £400 for 40.** The Chairman reported that Friends of Trekenner School (FOTS) had applied for the grant in order to purchase a new 'springer' for the Jubilee Field. It should know if they have been successful by the end of the month.

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- **Tregada Chapel.** The Clerk contacted The Trustees for Methodist Church Purposes (TMCP), who are listed on the Land Registry as the official owners, to request that the grounds at Tregada Chapel were maintained. The TMCP have passed the issue on to the local Managing Trustees. The Clerk is waiting to be updated. In the meantime Cllr Hill stated that it looked like a resident had cut the grass. Clerk
- **Community Network Highways Scheme.** Cllr Nash asked whether the Council wanted to put forward any schemes. Ideas were suggested such as to improve the safety of pedestrians, a raised traffic island could be built at Treburley as a crossing point. Secondly speed bumps on the A388 through Treburley to reduce vehicle speed and to promote safety for drivers and pedestrians. The Clerk was asked to raise these as the deadline for submission was Monday the 17th September. Cllr Burden stated that the deadline was just for an initial response and that there was time to have further input. Clerk
- **General Data Protection Regulation (GDPR).** The General Data Privacy Statement had been issued to Councillors and all agreed that it could go up on the website. It was explained that the Clerk had hoped to have sorted the new email addresses for the Councillors using '.gov.uk' however it had proved to be more complicated than previously thought as it has implications for our parish website. It was agreed that the Clerk could go ahead and set up alternative email addresses. SO/
Clerk
- **War Memorial Grant.** The Clerk contacted the War Memorials Trust who advised that although it agreed that the memorial and gates need attention the work is not deemed as a high priority as the names are legible and the structure appears sound. The Clerk was advised to complete a pre-application for consideration later in the year. This has been done and the Council should hear back in 8 weeks. Cllr Burden mentioned in light of the upcoming centenary celebrations that Stoke Climsland had researched the backgrounds of the names listed on their war memorial and that a resident in the parish had been interested in doing the same thing, however, the cost for each search had been prohibitive. Cllr Burden wondered whether there was possible funding.

18.086 Finance:

- Approval of financial statements for Current and Taxi Accounts
- Approval of accounts for Payment
 - Lezant Horticultural Society Grant (£90)
 - Complete Business Solutions (£62.32)
 - Lezant Church Room Hire (£80)
 - Lezant Parish Council Taxi Scheme transfer (£625)
 - Clerks expenses July (£44.18)
 - Clerks expenses August (£38.50)
 - Gill Green – War Memorial flowers (£50)
 - Taxi Scheme July (3 cheques £32, £80, £136)
 - Taxi Scheme August (3 cheques £168, £32, £44)

18.087 Highways.

- Cllr Nash explained that CORMAC had been contacted regarding the issue of drainage on the road between Trebullett and Larrick. CORMAC confirmed that it will look at the issue of drainage when they resurface the road. There is no further update on when this is likely to take place.
- Bus stop at Treburley. The Clerk spoke with City Bus who stated that it cannot make Treburley a designated bus stop (the only designated bus stop they have is Plymouth Royal Parade). City Bus have spoken to the depot manager who has brought the issue of buses not stopping to the attention of the drivers on the route. If we have further problems we should re-contact them.

- Cllr Holter reported that on the junction to the abattoir road the curb stone had been badly damaged. The Clerk to log with CORMAC.
- Cllr Oakley stated that an odour was noticeable at Treburley coming from the abattoir which was getting worse. It was suggested that meat may have been left outside which was rotting. The Clerk was asked to contact the Environmental Health Officer.

Clerk

Clerk

18.088 Footpaths.

- Cllr Holter met with a representative from North Cornwall District Council who said the structure on the footpath between Budes Meadow and the A388 needs attention. It was agreed that steps were necessary between the stile and the A388 to improve safety. This should be actioned in the next 2 months. The Chairman expressed his thanks to Cllr Holter for liaising.

18.089 Correspondence.

- **Land of Light Festival Response.** Cllr Malcolm had previously asked the Clerk to write to South West Devon Council about the Land of Light Festival. The Clerk had been asked to request that in future consideration is given to neighbouring parishes as the music had continued until 1am. A response had been received stating that the event had been held under a temporary event notice (TEN). A TEN is a notice, rather than a licence, and is served on the licensing authority, the police and the environmental health authority for the area. Only the police and environmental health may make an objection to a TEN. South West Devon Council acknowledged that a number of issues had arisen during the event, including noise disturbance. There is no intention of another event of this nature being held however should a further application be received, both the police and environmental health will take into consideration the problems associated with this year's event. No action required.
- **Gambling Act 2005** Consultation on Cornwall Council's Gambling Act 2005 draft revised statement. No action required.
- **North Coast Cluster Group.** Neighbourhood Plans, Affordable Housing and Cornwall Local Plan Housing Apportionment Update. No action required.

18.090 Parish Business

- **Water leak at the Jubilee Field.** The Chairman reported that Trekener School had contacted him regarding a water leak on the Jubilee Field. It would appear that the leak had been caused by a stake damaging a water pipe, presumably when the marquee was erected for the Lezant Horticultural Show. The leak has now been fixed. The Clerk was asked to first confirm the cause of the leak and then write to the Horticultural Society to inform them and raise the issue of costs that will be incurred (water loss & the time taken to find and fix the leak). The Clerk was also asked to take a water meter reading.
- **Post Box at Landue.** Cllr Malcolm had previously mentioned that the post box had been removed and not returned. The Clerk contacted Royal Mail who said that if a post box was not re-installed within 12 weeks it is likely that it is not warranted as current facilities in the area already meet requirements.
- **Offer of use of land at Treburley.** A land owner at Treburley, contacted the Parish Council to say that they had noticed a need for community buildings. They stated that they would be prepared to use their land for this purpose. When contacted they said that they would also consider the plot to be used for allotments. The land owners would be interested in speaking with the Council at greater length. The Clerk was asked to arrange a

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suitable date to meet with Cllr Nash and also contact Andrew Hudson to see if he would also be willing to attend.

- **Traffic Scheme at Treburley.** A resident would like us to re-consider applying for the Traffic Scheme whereby the road would be monitored for a 2 week period. The Clerk was asked to apply. **Clerk**
- **Defibrillator grant money.** To be returned from Treburley Social Club. The Clerk was asked to write. (*Afternote: The Chairman has since received a cheque.*) **Clerk**
- **Any other business brought by members**
- **SpeedWatch.** Cllr Hill said that she had yet to hear anything regarding the scheme. The Clerk was asked to write for more information. **Clerk**

18.091 Date of next meeting Tuesday 9th October 2018, 7:30pm at Lezant Church Room.

The Meeting closed at 21.08 pm.

Signed :

Chairman

Date: