

**MINUTES OF THE MEETING OF LEZANT PARISH COUNCIL
EXTRA ORDINARY MEETING HELD ON TUESDAY 23RD JUNE 2020.
DUE TO COVID-19 RESTRICTIONS THE MEETING WAS HELD ONLINE USING THE VIDEO
CONFERENCING SYSTEM MICROSOFT TEAMS**

Present: Councillors, A Armstrong Evans, C Ayres, P J Cairns, J Dinnis, V Hill, G Holter, I Nash
Clerk: Mrs S Inman

Members of the public: 2

Apologies for absence: Cllr(s) G Scott, N Burden

20.052 Declarations of Interest. None.

A planning applicant's representative was in attendance regarding PA20/03938 – *notification for prior approval for a proposed change of use of an agricultural building to a dwelling house and associated operational development*. They stated that there was a shortage in rural housing stock. A number of property conversions had been undertaken and they had made good family homes. It was important for the future to allow people to live in the countryside and contribute towards council tax and schools etc.

20.053 Planning

PA20/03938. Notification for Prior Approval for a proposed change of use of an agricultural building to a dwelling house and associated operational development. Land To The North Of The Hawthorns, Higher Larrick.

The Chairman explained the Parish Council was not a delegated consultee for this planning application. A planning notice had been posted at Larrick, inviting comments from members of the public and as a result local residents contacted Lezant. Parish Councillors were familiar with Class Q applications and understood there were only very limited grounds on which it could be opposed.

The Chairman stated it is the prerogative of Lezant PC to express the views of parishioners to Cornwall Council Planning Department, if thought relevant. Cornwall Council would be the designated final arbiter. The Parish Council was purely advisory.

The Clerk was asked to summarise the correspondence received from residents, which had been circulated to all councillors and the applicant prior to the meeting.

Cllr Cairns noted that it was unlikely there would be an issue with services to the barn.

Councillors agreed to pass on comments made by residents to Cornwall Council Planning Department. The following comments were submitted to the Case Officer:

Clerk

The Members of Lezant Parish Council would like to submit the following comments on behalf of residents. Furthermore, they would question whether enough evidence has been provided to prove that the barn is a redundant agricultural building.

- The barn is 180m from a tarmac road, therefore, a new road would have to be constructed to access it.
- The barn is 200 metres from the nearest dwelling.
- The barn has no historic merit. Not built using stone and slate, therefore, significant engineering would be necessary.
- The road into Higher Larrick is unsuitable both for heavy construction traffic and the increase in additional day to day traffic such as deliveries etc. Heavy goods vehicles will cause noise, disruption and issues with traffic flow.
- Increased traffic volumes will result in increased road safety risk.
- The site sits outside the boundary of Higher Larrick. Does not take into account the Lezant NDP Plan.
- Would need to put in services (electricity, water etc.)
- Could set a precedent - could open flood gates to further development. Open doors to infill planning applications.

20.054 Date of next meeting Tuesday 14th July 2020, 7:30pm to be held online.

The Meeting closed at 19:50 pm.

Signed :

Chairman

Date: