

LANREATH PARISH COUNCIL

Minutes of online Extraordinary Parish Council Meeting held 15th December 2020
Commencing 19.30

Present: Mr P Seaman – Chair, Mr R Pugh (County Councillor), Mrs E Lee, Miss J Tamblin, Mr P Bartram, Mr Paul Meatyard, Mr John Williams, Mrs R Warren (Clerk)

The Chair welcomed everyone to the Extraordinary Parish Council Meeting and outlined the order of business according to the Agenda

1. **Apologies** – Mr. D. Pugh
2. **Members of the public** – seven local residents were welcomed to the meeting and asked by the Chairman if they wished to address the Council at this stage. Ms Sarah Johns stated that she hoped to discuss planning permission concerns, as well as dog fouling, and an idea regarding local children placing painted tiles on the Millennium Building as a record of their time in the village. Chairman suggested that perhaps she could email himself or the Clerk to include these items in the next scheduled Parish Council meeting as this evening is an extraordinary meeting to consider specifically those matters detailed in the Agenda.
3. **Interests to disclose** - none
4. **Planning**
 - a. **Land east of Teacombe, Bocaddon planning reference PA20/10275**

Chairman reminded the Councillors that originally a section Q submission had been made for this site, that is that the proposed development was not one requiring planning permission. Then in 2018 planning permission was applied for as the development plan was outside the scope of section Q, and that application was approved unopposed by Lanreath Parish Council. The current application for the site has been made for certain alterations to the previous approved development. Using screen sharing the Chairman was able to describe for the meeting the changes, which were to the cladding, and windows of Barn A, which will also have a small utility extension, and the addition of a garage/workshop near the entrance to the site.

It was unanimously resolved that Lanreath Parish Council consider that the application should be approved.

- b. **Land to the rear of Grylls Park, Lanreath planning reference PA20/02808/PREAPP**

Chairman confirmed that Lanreath Parish Council had not been invited to comment on this application, and it had been included in the Agenda at the request of a Councillor. On a shared screen he showed the meeting the wording of the pre application which was brief and lacking in detail. There are no plans or other documents at this stage. He next provided a screen shot of part of the Neighbourhood Plan as it refers to new developments. He invited comments from the Councillors, and Mr J. Williams indicated that having seen this preapplication on the weekly planning lists he felt it should be discussed at the earliest opportunity as there were concerns about access to the site through Grylls Park.

Chairman reminded the meeting that a previous application on the same site for 27 dwellings had been opposed by the Parish Council as there were significant concerns regarding the access, and the planning had been refused. This pre application will face the same challenges, unless they can find alternative access perhaps the road to the North of the site.

There was some discussion regarding the inadequacy of the road through Grylls Park to cope with further residents and the associated service vehicles that would doubtless visit the site, and the lack of pavements from the bottom of Grylls Park through the village. Further it was considered that the junction by the church on the bend was particularly dangerous and more traffic using it could increase the likelihood of accidents occurring. Further it was felt that the pre application provides insufficient detail for a full discussion to take place now and at this stage the Chairman would make contact with the planning officer to make him aware of the concerns regarding access.

5. Gritting of Lanreath Village roads and Bodinnick Road

Meeting discussed the dangerous state of the roads in icy weather, in particular stretches of Bodinnick Road which lie east to west and remain in shade for the greater part of the day, and thus fail to thaw. One car has already gone off the road in the last icy spell a few days ago. There is a double decker bus that uses the road to the ferry to take pupils to and from Looe Academy, and ice will make the route treacherous. The Chairman has brought this to the attention of Cllr Brown at Cornwall Council and has asked if it will be possible to include Bodinnick Road on the list of additional highways to be considered for gritting once the gritting of the precautionary network has been completed. He will continue to press for this and the matter will be included in the January meeting agenda for him to report as to progress.

There were also concerns raised about the state of the main road through the village, which also is treacherous when icy. There are two salt bins, but a contractor may be required to distribute it. It was resolved that the Chairman should look into this further and report to the January Parish Council meeting.

6. Public Participation

A question was raised regarding proposed development of the football pitch, and what stage this had got to. Cllr Pugh advised that he understood that sketches were being prepared which would then be available for the community to see and provide feedback to the planners. Concern was expressed that perhaps the developer of Bishop's Field would want to use the same access as the football pitch development.

Chairman cautioned that without plans we cannot second guess whether the two developments will share an access, and that this development is not on the Agenda for this meeting. Once there are details these will be put to the community for discussion. A resident asked if this was also the case with Bishop's Field, and the Chairman said that the developer would have to put in detailed planning application in due course and members of the public could view and comment on these via the planning portal. The Parish Council would be invited to comment, as a statutory consultee, in which case it would be included in the agenda of a meeting which the public could attend.

Cllr Pugh was asked to specify where the football pitch development would be, and he confirmed that his understanding was that it would be where the container that the football club use for storage is located, near the village hall car park and

children's play area. A resident quoted from the planning officer who had said the choice of location was "illogical for a standalone development" and Cllr Pugh said location is different now. There were considerable concerns raised by more than one resident regarding the possible access onto Bodinnick Road, and whether the survey reported in the last Parish Council minutes had been carried out effectively to determine its suitability. Cllr Pugh sought to address these concerns, confirming that the survey was carried out by the Highways department who were assessing the safety of the access. Chairman confirmed that his understanding was that the Highways department had a whole series of protocols that they had to follow in making a determination, included visibility, and average speeds on the road. There are national standards that they must adhere to.

Cllr Pugh advised that there would be plenty of time for all these matters to be fully considered once detailed proposals were made available to the community.

A question was raised about the possible lease back to the football club of the pitch, and whether this would be at a pepper corn rent. The Chairman reminded the meeting that this was not a matter in the Agenda for this evening, and that any such arrangement was yet to be discussed fully, either by the Parish Council or with the Football Club. In due course, if the pitch is gifted to the Parish Council, and the football club covenant to cover all maintenance, then it may be possible to lease it back at a peppercorn rent, but nothing has been decided at this stage.

Another resident raised specific concerns about the roof height of the proposed new dwellings at Bishop's Field, as there had been misleading information provided by the developer regarding the roof heights of surrounding properties. Chairman acknowledged the concerns, but stated that without any detailed plans it is difficult to deal with any specifics, the preapplication is very vague.

Sandra Pipe was able to provide an update regarding Punchbowl Inn. She has been in contact with the owner's wife and currently they are very busy dealing with their business concerns out of the county and trying to keep going despite the second lockdown, and the changing rules after the introduction of different tiers. They are very keen to get on with the renovation works, and are happy for Sandra to liaise with the community through the Lifestyle Magazine, and the Cornish Times.

Mr J Williams asked about the planning application for South Park Farm, Herodsfoot that had appeared on the weekly planning list. Chairman and Mr P Bartram both confirmed that the application is identical to one that had previously been submitted, seeking confirmation that planning was not required, which had been refused. If this application gets any further then it will be included in the January meeting agenda.

Chairman thanked everyone for attending, wished them a merry Christmas and happy New Year.

The meeting closed at 20.35