

LANREATH PARISH COUNCIL

Minutes of online Extraordinary Parish Council Meeting held on 28th July 2020
Commencing 19.38

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

The Chair welcomed everyone to the Extraordinary Parish Council Meeting.

1. Apologies - None

2. Members of the public – Sandra Pipe (local resident) Andrew Khoury (architect appointed by Mr Tony Southall owner of the Punchbowl Inn)

3. Interests to disclose by Mr R Pugh, Mr D Pugh, Miss J Tamblyn, and Mr P Meatyard – as owners of holiday letting properties in the area. Chairman ruled that whilst these interests would be minuted he would give a dispensation to each individual to participate in the discussion and vote if they so chose

4. Punchbowl Inn planning application PA20/00101 - after providing a resume of the application to date, and using screen sharing to go through the revised planning documentation the Chairman identified three issues that had been raised by Lanreath PC at the community consultation stage that may still require clarification/further investigation:

- (1) The need to ensure that guests arriving at either the B&B accommodation or the holiday lets do not park vehicles directly outside of the Punchbowl Inn
- (2) The apex level of the proposed new holiday letting units at the rear of the site
- (3) Access to the site and traffic management in the village

Further concern was raised regarding the capacity of the Punchbowl Inn car park to accommodate all of the vehicles of patrons and guests of the Punchbowl Inn and associated accommodation during periods of peak activity.

Following some discussion regarding parking it was suggested by Mr R Pugh that the Council should seek confirmation that the community shop and post office would retain two parking spaces, and access across the Punchbowl carpark for customers and delivery vehicles. Mr Andrew Khoury informed the council that there are 22 parking spaces in the Punchbowl Inn car park, and having heard the concerns expressed he would be suggesting to his client that the issue be revisited to ascertain whether this was adequate where the site was on a narrow main village street at a junction.

Regarding the proposed holiday lets, the revised plans show that the height of the apexes have been reduced by lowering the ground level by 50cm, meaning that now the roof ridge will be only 30cm higher than the fence. Mr R Pugh was able to report that the owner occupiers of the nearest property at Grylls Park were satisfied with this amendment to the original application.

The Chairman stated that the revised plans and supporting documentation did not make clear how site access would be managed, particularly regarding the removal of spoil and demolition waste, as well as delivery of construction materials. It may be that an arrangement will be made with a houseowner on Grylls Park for access through their garden, but this has not been specified in the planning documentation,

and it is important to keep disruption to the residents of the village to the minimum. There also will be a need for traffic management when scaffolding goes up at the front of the property.

At the conclusion, upon the Chairman's proposal, it was agreed that Lanreath PC submit the following comments on the revised planning application;

"We as a Council support the application as it returns to full use a building of great historical value and importance for our village amenity and function, but the applicant is asked to review parking demand at peak times against the available parking space in the Punchbowl Inn car park and submit proposals as to how any deficiency would be addressed so as to prevent the village main street becoming blocked. As part of that review the applicant is asked to confirm that two parking spaces will be reserved for the use of customers to the Lanreath Community Shop and Post Office, and that there will be continued access across the car park for delivery vehicles and customers of those premises. During the proposed works there should be in place effective traffic management to avoid undue disruption for vehicles on the narrow main village street – particularly large farm vehicles. It will be necessary for arrangements for site access to be effected in such a manner so as to keep disturbance and dirt to an absolute minimum for the residents of the village (and especially those adjoining the Punchbowl Inn, and nearby in Grylls Park)"

Mr D Pugh abstained from voting.

5. Public Participation

Suggested that a householder on Grylls Park who most likely will grant access to the rear of the site for the works to be completed was in direct discussion with Mr Tony Southall. Parking was again raised as a concern, and it was pointed out that perhaps the Village Hall car park could be used for events such as large church services, and this should be raised at the next village hall meeting. Further, it may be possible to use the Community Bus as a shuttle from the Hall down to the church/pub.

Upon being asked how long the application will now take to be decided, Mr R Pugh stated there was currently no backlog, and that it should be concluded without recourse to a committee. Andrew Khoury advised that the determination date is 7th September 2020, and he has already received instructions from his client to proceed to the building regulations stage so that work on site can commence at the earliest opportunity.

Chairman thanked everyone for their positive approach to this application and co-operation with the new owner.

The meeting closed at 20.42