

LANREATH PARISH COUNCIL

Minutes of an Extraordinary Parish Council Meeting held 15th December 2022
Commencing 19.30

Present:

Cllr P Seaman – Chairman, Cllr D Heard – Vice Chairman, Cllr E Lee, Cllr A J Gundry, Cllr P Bartram, Cllr J Williams, Mrs R Warren (Clerk)

The Chair welcomed everyone to the Extraordinary Parish Council Meeting.

1. **Apologies** – Cllr S Cave
2. **Members of the public** – none present.
3. **Interests to disclose** – none – mentioned that Vice Chairman and Cllr Bartram own property near the location of the planning application to be discussed.
4. **Planning PA22/10506**

Conversion of existing disused, lawful building into a dwellinghouse. Bosuen Manor Herodsfoot.

Chairman presented the meeting with details of the planning history of the proposed site, as well as location plans, satellite images, and a street view of the property the subject of the application. He took the meeting through the relevant Cornwall Local Plan policies (Policy 7 in particular), as well as the Lanreath Neighbourhood Plan. He reminded the meeting of the minimum space standard for a 2 bed/4 person dwelling – which this application would seem to meet, and exceed. The building on the site does appear to have been in its lawful use for the past ten years (E2/01/00976/FUL construction of meat cutting and cold store).

Chairman referred to the Section 106 Agreement Undertaking and Covenant document dated 22nd March 2004 made between Caradon District Council, Mr and Mrs Greenaway, and HSBC Bank, which covers the land within which the proposed site is contained. This prohibits the sale or lease of part only of the land, which would preclude the onward sale or lease of the property in the event of the application being granted.

There is a linked pre app (PA22/10408) seeking prior approval for change of use of agricultural buildings to dwellinghouse – this relates to a portal frame barn on the site. Lanreath Parish Council have not been asked to provide consultees comments in regards to this pre app.

Regarding PA22/10506, Councillors considered the drawings (current, and proposed elevations), foul drainage (to a pre-existing septic tank of 3,800 litres capacity), access, exterior amenity space, ecological reports and surveys, and construction fabric. The footprint of the building is not proposed to be extended.

It was noted that there is no reference in the planning documents as to who it is intended will live in the property – in the view of the restriction of the Section 106 Agreement regarding sale or lease which may be limited.

Chairman proposed the following motion:

“Lanreath Parish Council does not object to this application.

The Council notes that:

The application broadly meets the requirements of NPPF Para 80 (c), Cornwall Local Plan (Strategic Policies) para 2.33, Para 2.36 and Policy 7 (3), and Lanreath Neighbourhood Plan Policy H1 (ii).

Should this planning approval be granted, the Section 106 Agreement executed in connection with the approved Planning Application E2/01/00976/FUL, for the original construction of the subject building, would preclude the converted building from being sold or leased separately from the rest of the land as identified in the agreement signed on 22/03/2004.

This building would be more suitable for conversion to a dwelling house than the portal framed agricultural building on the same site, that is the subject of PA22/10408, prior approval for the change of use of agricultural buildings to dwellinghouses (use Class 3).”

Vice Chairman seconded, and unanimously agreed by all Councillors. Clerk to submit comments online.

Vice Chairman thanked Chairman for his detailed presentation.

5. Any other business

Chairman informed the meeting that a request had been received from residents for the installation of steps to the Community Garden and the Clerk was seeking quotes – this will be discussed at the next meeting.

There is a shortage of gritting salt in the village – Chairman has contacted CORMAC and it has been confirmed that Cornwall Council have authorised a second salt bin refill. After concern was expressed by residents that there should be more than one salt bin, Chairman has ascertained that CORMAC can supply and install a large bin at a cost of £227.06, and refills would be £129.56 each. This can be discussed at the next meeting.

John Adams, the Chairman of Lanteglos-by-Fowey Parish Council, has contacted the Chairman with a suggestion that Lanreath, Lanteglos-by-Fowey, and St Veep Parishes could consider jointly contracting CORMAC to salt the road from B3359 to Boddinick and also Polruan, including the main road through Lanreath village. To be considered at the next meeting, in the meantime Chairman will make enquiries of CORMAC.

6. Public Participation – none

7. Date and time of next meeting – 17th January 2023, 7.30pm

Chairman thanked everyone for attending.
The meeting closed at 20.25