

Grampound with Creed Parish Council

MINUTES OF AN EXTRAORDINARY MEETING HELD IN THE TOWN HALL, ON

TUESDAY, 6th FEBRUARY 2018 @ 7.30 pm

Present: Cllr. Taylor (Chairman)

Cllr. McGuinness
Cllr. Mrs Wells

Cllr. Miss James Cllr. Mrs Turner Cllr. Jones Cllr. Mrs Tyler

	<u>Chairman's Welcome and Public Forum</u> – The Chairman welcomed members of the public and asked them to address the Council, prior to the commencement of the meeting.	
15/2018	Apologies – Cllr. Freer and the Clerk. Cllr. Elvy was not present.	
16/2018	Members' Interests –	
	a. Pecuniary/Registerable Declarations of Interests – none	
	b. Non-Pecuniary/Disclosable Interests – Cllr. Jones advised that he is a party to PA18/00574 and would therefore need to stand aside while this was discussed.	
	c. Declaration of Gifts – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.	
17/2018	Planning Applications –	
	 a. PA17/09307, Land and Garages E of Ashwood House – erection of new dwelling. Case officer, Rosilyn Baker advised the plans had changed the design, size and parking facilities. 	
	This application is an updated version of one we objected to in November. The issue of parking had been partially addressed, though Councillors felt the Cornish hedge would interfere with at least one of the proposed parking spaces and there would be inadequate room to turn a vehicle around and the spaces allocated were not enough to fit two cars.	
	The orientation of the plan had been amended to somewhat amend the oversight of the very close neighbour, though there is still one upstairs window that would be facing directly at the adjacent property. Therefore, these areas still remain an issue.	
	Other areas we objected to previously had not been addressed at all. The limited and dangerous exit onto the main road remains an issue, as does the delivery of construction materials to the site. The spring on the site had been ignored as had the problem of putting a soakaway above it on saturated land.	
	The treatment of trees on a plot within the conservation area also remains unresolved. There is a mature sycamore which is totally absent on the plans with no mention of its removal in the application. Several other trees face serious root damage during construction. These issues are supported by Cornwall Council's Tree Officer, who does not support the application.	
	Finally, the proposed construction materials are out of keeping with the majority of the other buildings in the lane. It was therefore unanimously agreed to OBJECT to the proposal. Furthermore, any subsequent application needs to fully resolve all these issues if there is any likelihood of receiving our support but it was felt that this confined site full of mature trees within a conservation area does not lend itself to development.	Clerk
	Trac Drace retire Order Members were called to consider requesting a	

<u>Tree Preservation Order</u> – Members were asked to consider requesting a

		tree preservation order on the sycamore, ash and eucalyptus trees on the site. Cllr McGuiness offered to examine the trees himself and make a recommendation on whether any would benefit from a TPO application.	Cllr. McGuinness
	b.	PA18/00068/PREAPP, Eastern Promise, Fore Street, Grampound – preapplication advice for change of use from restaurant and living accommodation to full residential use and construction of 2 new dwellings within the curtilage. Case officer, James Moseley	
		There was some concern over the suitability of the plans on offer. The fourth property on the site will present a blank wall to its close neighbour. Given that the neighbouring building is full of windows as stipulated by Cornwall Council during its conversion, this seems unreasonable and would adversely affect the rights of that neighbour.	Clerk
		The car park and associated frontage that will be covered by properties three and four currently affords numerous parking spots used by the residents of Mill Lane. These will be lost as a result of the development. The car parking on the opposite side of Mill Lane seemed to be inaccurately portrayed. This car park also contains several Leylandii trees. While it is in a conservation area, we would nonetheless welcome proposals to remove these non-native and invasive specimens as part of the development to allow native trees more room to grow and improve the light quality in the area.	
		The design of the new buildings was felt to be unimaginative and there was a query raised over whether the new plots were on the flood plain.	
		Finally, disappointment was expressed that, while the footfall in the village was increasing with the additional developments, this represents the loss of yet another commercial enterprise. Nonetheless, the potential development of this site was not objected in principle.	
	C.	PA18/00574, Church of St Nun, Fore Street, Grampound – reduction of a holly approx 15 m high, 13m wide and 84cm circumference.	
		This application represents appropriate maintenance supported by Cornwall Council's Tree Officer and was therefore SUPPORTED unanimously.	Clerk
	d.	PA18/00840, Trezona, Old Hill, Grampound – application for approval of details reserved by condition 3 of decision notice PA17/07902.	
		The conditions imposed under condition 3 appear to have been met by the materials proposed in this submission. However, Cornwall Council imposed the conditions and it was agreed to make no comment and allow them to decide whether their requirements had been met.	
18/2018	Smoke Detector – Members tested and confirmed the smoke detectors are working.		

Signature:		(Cllr. Taylor)
	Parish Council Chairman	

Date: 15th February 2018