

## ST DOMINIC PARISH COUNCIL

**Extraordinary Virtual Parish Council Meeting of St Dominic Parish Council on Tuesday 10<sup>th</sup> November 2020 at 7.00pm using Zoom**

**Present:** Councillors: G Wilkins (Vice Chair), J Wenmoth, K Heslop, S Shannon, D Potter, and D Fry

**In Attendance:** Jim Candy, Parish Clerk

Five members of the public were in attendance.

Item No		Action By
1	Meeting held over Zoom as per COVID-19 Guidelines <b>Apologies.</b> No apologies were received.	
2	<b>Declarations of Interest.</b> a) <b>Agenda Items.</b> Councillor Wilkins declared an interest in Item 5, planning application PA20/09478, it being a neighbouring property. b) <b>Gifts.</b> None declared.	
3	<b>Consideration of Written Requests for Dispensation.</b> None received.	
4	<b>PUBLIC PARTICIPATION</b> Referring to The Meadows application, the first speaker said that it was his opinion that the proposed visibility splays did not comply with the Manual for Streets. He was concerned about safety on the proposed pedestrian route to the village. Whilst the drainage for the site was a matter controlled by Condition 4 of the Outline Permission, the removal of a foul drainage pumping scheme in this proposal would necessitate an increase in slab level heights for some of the properties of 2 metres, increasing the impact of the development. He was concerned about the removal of the Cornish hedge, and commented that the proposed new hedge only contained 4 species, and was thus not vernacular. He urged the Council to object on the grounds of safety, loss of ecology and impact on the environment. Referring to The Meadows application, the second speaker referred to previous objections by the Affordable Housing Team. The need for single bed units had not been addressed, and the proposal did not have the affordable houses dispersed on the site, indeed their plot sizes were still considerably smaller than the self-build plots. She was concerned that the surveys of flora and fauna on the site were not current, especially with the removal of hedgerows. She was concerned about overlooking into neighbouring properties.	
5	<b>Cornwall Council Planning Consultation reference PA20/01332</b> First Reserved matters application: Access for the whole site; Appearance, Landscaping, Layout and Scale for the affordable housing and public areas only. (The self-build properties are to have subsequent and separate Reserved Matters Applications for each plot.) Outline application no. PA18/10557 dated 04/10/19 relates). Location Land To The West Of The <b>Meadows St Dominic</b> Cornwall Members discussed the revised Reserved Matters application. Comments included that the current proposals were an improvement, with general support for Affordable Housing in the Parish. The layout for the affordable housing was an improvement,	<b>Clerk</b>

	<p>however the grouping of over 6 affordable houses in one part of the site was against Cornwall Council's own guidance. The affordable housing would be distinguishable as their plots are also smaller than the open market self-build plots. Access would be an issue with this proposal, with pedestrian access to the village unsafe as it is along a busy narrow road, and lack of clarity over the use of Back Lane, and insufficient sight lines on the highway access. The proposal would not have sufficient car parking for modern rural car ownership, especially 2 spaces for 3-bedroom houses. The removal of a Cornish hedgerow, and lack of current surveys was an issue. The proposed higher slab levels of some of the new houses, to negate the need for a pumping station, would have an increased impact on the landscape.</p> <p>It was <b>proposed by Cllr Potter, seconded Cllr Shannon</b>, that the Parish Council <b>OBJECTS</b>, for the following reasons</p> <ul style="list-style-type: none"> <li>• That the affordable housing is distinguishable from the open market housing due to grouping and smaller plot sizes.</li> <li>• That the vehicular highway access proposed does not provide sufficient sight lines.</li> <li>• That pedestrian access to the centre of the village is along a busy narrow road, with no capacity to accommodate a path on the verge.</li> <li>• That the unpaved lane to the west of the site would not be suitable for both pedestrian and vehicular use, as it is not a PROW or designated highway.</li> <li>• That the proposed increase in slab level heights would have a detrimental impact on the Tamar AONB</li> <li>• That there is potential for overlooking, in particular the property known as Stone Cross.</li> <li>• That the removal of Cornish hedges, and introduction of a hedge with limited species, would have an adverse impact on the environment.</li> <li>• That the available surveys on flora and fauna are not current.</li> </ul> <p>On being put to the vote, the <b>Motion to Object was passed, five in favour, one against.</b></p>	
6	<p>Having previously Declared an Interest in PA20/09478, <b>Cllr Wilkins left the meeting. Cllr Potter was proposed to Chair the remainder of the meeting by Cllr Wenmoth, seconded Cllr Fry, all in favour.</b></p>	
7	<p><b>Cornwall Council Planning Consultation reference PA20/09478</b> Proposal Replacement flue to biomass boiler. Location Lanoyce Nurseries St Dominick Saltash Cornwall After debate it was <b>proposed by Cllr Wenmoth, seconded by Cllr Fry</b>, that the Parish Council <b>Supports</b> this application, <b>All in Favour</b></p>	
8	<p><b>Close</b> There being no further business to transact Cllr Potter closed the meeting at 8.20.</p>	

Signed ..... Chairman

Date .....

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[www.stdominicpc.org.uk](http://www.stdominicpc.org.uk)

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