

St Dominic Parish Council

Minutes of the Ordinary Meeting of St Dominic Parish Council held on 19th July 2023 at St Dominick Parish Hall commencing at 7.00pm

Present: Cllr Fry, Chair, A Cox, Vice Chair, J Wenmoth, D Shannon, D Greene, G Brown, S Brady, D Potter, G Wilkins and K Heslop.

In Attendance: Clerk, J Candy, and 3 Members of the Public.

Item		Action by
1	Apologies Cornwall Councillor Long had sent apologies	
2	Public Participation and Council Response A member of the public raised the following objections to PA23/00881 The Meadows: <ul style="list-style-type: none">• Highway safety as visibility splays are inadequate• It uses Stockwall Lane, not included within the red line of the application• The ownership of the verge which the proposed footpath uses is unknown.• It is contrary to policy as it is within Tamar AONB.• Insufficient parking• Insufficient affordable housing provision• No detail on foul drainage• No visual impact assessment• No detail on adoption of road.• Removal of Cornish hedge A second member of the public raised the following objections to PA23/00881: <ul style="list-style-type: none">• The principle of development of the site has not been established.• Urbanisation of this rural area• If developed, there should be 50% affordable• These additional documents alter the application significantly• The use of Stockwall Lane, not included in the red line of the application.	
3	Report from Cornwall Councillor C Cllr Long had sent a brief report which stated that Enforcement Officers were dealing with complaints re Gooseford, and he was not minded to support PA23/00881 as it was against Policy 9, the visibility splays are not adequate and the impact on Tamar AONB.	
4	Declarations of Interest and Dispensations <ul style="list-style-type: none">a) Interest in Agenda Items Noneb) Gifts to declare Nonec) Written Dispensations requested None	
5	Approval of Minutes The minutes of the meeting of 7 th June 2023 were Proposed Cllr Brown , Seconded Cllr Brady, 8 in Favour, 2 Abstained	
6	Matters arising from Minutes Cllr Cox reported that an informal viewing of PA23/03806 had been held on 8 th June. After discussion with those Cllrs attending, he had recommended approval under delegated powers.	

Planning

a) Planning Applications Considered

I. PA 23/00881 The Meadows

Plans were shown showing the new layout and other documents. It was noted that the plans had changed so significantly that it should be a new application. Cllr Wilkins stated that he had not had a reply to his email to the Planning Officer re inconsistencies in the recently submitted documents.

After debate, **Cllr Wilkins Proposed Objection, Seconded Cllr Shannon, All in Favour of Objection**, for the following reasons:

- This should be a new application
- Inconsistencies in the documents and plans make it impossible to make a decision
- The plans now show a pedestrian access via Stockwall Lane, which was not included within the red line on the original application
- Impact on the AONB, especially of the 2 storey structures. Local Plan Policy 23 2(a) states that 'Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity'. It is felt that this development does not meet these requirements.
- Despite requesting on the previous consultation, no slab heights or measurements of the elevations, or relationships with existing neighbouring dwellings have been provided
- No drainage plans, or details of whether slab heights will be raised above existing levels to facilitate foul drainage flows.
- The site is neither infill or rounding off, nor is it an urban area, so it is not appropriate for development
- No detail of tenure, ie shared equity or social housing. The affordable housing is easily distinguishable from the open market properties which is also against policy.
- Removal of Cornish hedge, some containing important rare ferns, with no up-to-date EIA
- No detail on management of Bio Net Gain Area
- Plots 10-14 now overlook existing properties.
- Impact on the street scene, with plans showing 2 storey buildings, on plots 1 and 14, adjacent to the busy road from the centre of the village towards Cotehele
- The mix of materials is bland, although vernacular, it fails to reflect the variety of materials in a small village, more in keeping with a large urban development
- Safety concerns re the proposed pedestrian access directly onto the road from plots 1 and 14.
- Insufficient parking provision for the affordable houses as this area has poor public transport
- Inadequate sight lines from estate road onto the highway, impeded by neighbour's boundary The planned visibility splays are inadequate and presume removal of landscape features that do not sit within the site boundary
- Insufficient affordable housing. We believe that this development, if approved, would constitute a rural exception site and therefore 50% of the proposed dwellings should be affordable in line with Policy 9 of the Local Plan. Otherwise, under Policy 8, the affordable element should be 35% and the resultant shortfall (of 0.9 dwellings) needs to be dealt with as part of any Section 106 agreement

	<ul style="list-style-type: none"> • The provision of linear parking on some plots will lead to parking on the road, to avoid frequent movements off of the drives for the inside car to be used. • The inclusion of self-build housing will allow the site to be developed over many years, with inevitable environmental impacts. • Lack of detail of street lighting • The loss of Grade 3-3A agricultural land, indeed there is local concern that part should be classified as Grade 2, the remainder Grade 3 <p>II. PA23/05815 Braunder Plans for the conversion of a workshop to an Annexe at Braunder were shown. After debate, Cllr Shannon Proposed acceptance, Seconded Cllr Potter, provided that conditions stated that it should remain an Annexe. All in Favour</p> <p>b) Planning Applications received after the publication of the Agenda c) Planning Decisions None d) Planning Correspondence None</p>	
8	<p>Footpaths</p> <p>a) The Hedges on Stockwall lane were overgrown and causing obstruction, Cllr Fry will investigate.</p> <p>b) Photos were shown of the 2nd stile between the Church and Smeaton Farm, Cllr Wilkins offered to insert a bottom step.</p> <p>c) Photos were shown of the 3rd stile between the Church and Smeaton Farm. Cllr Potter Proposed that a budget of £50 be allocated to carry out repairs and improvements, Seconded Cllr Wilkins, All In Favour</p>	<p>Cllr Fry</p> <p>Cllr Wilkins</p>
9	<p>Highway Matters</p> <p>a) The visibility splays at School Crossroads had been trimmed</p> <p>b) Cornwall Council were consulting the Parish Council re Stockwall Lane. Cllr Potter proposed Supporting the Application for a Byway Open to All Traffic, Seconded Cllr Brady, All in Favour.</p> <p>c) The Cornish Hedge adjacent to the pavement at Lovells had been trimmed by Potes</p>	
10	<p>Safety Inspections</p> <p>a) Inspections from previous month The checklists were noted</p> <p>b) Appoint inspectors for following month Cllrs Brady and Potter volunteered for August Cllr Heslop and Shannon volunteered for September</p>	<p>Cllr Brady & Potter Cllr Heslop & Shannon</p>
11	<p>Play Equipment, Recreation Ground,</p> <p>a) Cllr Wilkins Proposed that the Quote from Tamar Trades to replace 2 posts on the balance beams and chamfer all the recently replaced posts on the Play Equipment to ROSPA standards is accepted. Seconded Cllr Cox All in Favour</p> <p>b) It was decided not to put a waterproof roof on the shelter in Lovells.</p> <p>c) Cllr Fry Proposed, Seconded Cllr Potter, that the quote from Alistair Guy Associates to tension the zip wire, inspect the chains on the swings and replace the timber and bracket holding the bridge on the Toddler Tower etc, is accepted. All in Favour</p> <p>d) Alistair Guy Associates should be asked to replace the 45 degree timber stringer on the Toddler Tower when on site.</p> <p>e) The Clerk was asked to liaise with the St Dominick Football Club re the provision of Junior Goal Posts.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

12	Bus Shelter and other Assets a) The grass at the bus shelter had been cut by a volunteer b) The leak on the water pipe at Lovells had been repaired. c) It was noted that the wall between the Parish Hall Car Park and Lovells had been damaged by a vehicle. Cllrs to monitor	Cllrs
13	Neighbourhood Development Plan No report	
14	Emergency Plan a) In case of an emergency, various residents had offered their services	
15	Reports a) Parish Hall New front doors had been fitted b) Community Shop There had been a theft of some paving slabs from the shop c) Community Network Area No meetings to report	
16	Correspondence a) To note the Tamar Bridge walk to protest at the Tamar Tolls b) To note the letter from National Trust consultants re asbestos surveys at Fursdon and Lovells	
17	Training a) To note the Planning Training event, attended by several Cllrs. b) To ascertain if there are Training Sessions for Play Equipment Inspections	Clerk
18	Finance a) To agree Payments for the preceding month Cllr Wilkins Proposed, Seconded Cllr Heslop, that the Payments for June are made, All In Favour b) To note Bank Records, Reconciliation and Cashflow Proposed acceptance Cllr Fry, Seconded Cllr Brady, All in Favour c) Cllr Cox Proposed that the Chair be delegated to approve the August payments, Seconded Cllr Brady, All in Favour	
18	Urgent items not on the Agenda None	
19	Items for next Agenda a) Parking on School Crossroads	
20	Details of next meeting The next Ordinary Parish Council Meeting will be on 6 th September in St Dominick Parish Hall at 7.00pm	

There being no further business the Chair closed the meeting at 9.20pm

Signed.....Chairman Dated.....

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