

LANTEGLOS-BY-FOWEY PARISH COUNCIL
AGENDA OF THE EXTRAORDINARY COUNCIL MEETING
TO BE HELD ON WEDNESDAY 10th MAY 2023 @ 7.30pm
IN POLRUAN VILLAGE HALL

Minute	AGENDA ITEMS	Action
	Present –	
	Chairman’s Welcome and Public Forum – members of the public may address the Council on any agenda item, prior to the commencement of the meeting.	
EX69/23	Apologies –	
EX70/23	<p>Members’ Declarations –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Members must declare an interest, which had been declared on their Register of Financial Interests form, relevant to the agenda.</p> <p>b. <i>Non-registerable Interests – Non-registerable Interests</i> – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent.</p> <p>c. <i>Declaration of Gifts</i> – Members are reminded they must declare any gift or hospitality with a value in excess of fifty pounds</p> <p>d. <i>Dispensations</i> – Members to consider any written requests for dispensations.</p>	
EX71/23	<p>Planning Applications – Members to ratify the decisions taken at their meeting on 25th April 2023:</p> <p>a. PA23/02157, Rose Cottage 16 Old Road Bodinnick – proposed garage reconstruction. NO OBJECTION.</p> <p>b. PA23/02473, 1 St Saviours Terrace St Saviours Hill Polruan – Proposal Demolition of existing front entrance pitched-roof porch and partial demolition of the ground floor front elevation wall. Construction of a proposed lean-to roof porch spanning the width of the opening and the front door entrance. NO OBJECTION.</p> <p>c. PA23/02677, The Old Sunday School, School Lane Polruan – extension and alterations.</p> <p>Councillors noted that it was very difficult to discern comparative height information from the existing elevations and this did not make it clear the impact of the new building’s height in terms of overlooking, over-shadowing and loss of outlook (material considerations)</p> <p>The Design and Access statement also contained a number of typographical errors and erroneous information (for example that the house would be occupied more by the new occupier and contribute more to the economy — the previous occupier lived full time in the house). This combined with the unsubstantiated statements on compliance with planning policies meant that Councillors did not have confidence in the information provided.</p> <p>Other than the plans and elevations no mock up or visual representation of the new building were provided which meant this could not be assessed from a Conservation Area, AONB or Heritage Coast perspective.</p>	

The new building has a significant increase in volume and from the sea or N side of Polruan would have a significant and detrimental impact on views (NDP 3). No real detail of materials was provided other than photographic examples of other houses' cladding and generally there was no evidence that the new development would be sympathetic in terms of design and finishing to houses close to it in the conservation area. The design is a generic modern house maximising internal space and glazed areas for the view. It is of a larger volume and prominence in the surrounding houses and of a size that is disproportionate to the size of the plot and absorbs what little outside space that exists now.

Specifically the Councillors decided to **OBJECT** to the Planning Application on the basis of

NDP Policy 1

1.3: No evidence or assessment provided as required by Policy 1.3.

1.3(i): Development will detract from the design and character in a conservation area

1.3(ii): Will not be well integrated into nearby structures in form or scale, materials and finishing etc

NDP Policy 3

No accurate visual representation provided nor explanation of impact

AONB Management Plan

PD-P1: Development is not landscape led

PD-P2: Does not respect cumulative effects of a significantly different development in design, scale and position

PD-P3: overall scale, density, massing, height, layout, materials and landscaping of the development does not appropriately respond to local character and natural beauty of the surrounding AONB landscape. Development is not broadly comparable to the size, scale and bulk of the dwelling being replaced, and adversely affects the character of the surrounding area. The existing dwelling sits unobtrusively in the built environment with subdued colours and finishing.

PD-P8: Does not conserve or enhance local characteristics with regard to scale, design, colour, and use of materials

PD-P11: Does not maintain local distinctiveness nor contribute to the sense of place; development does not integrate, enhance or maintain local historical, cultural and landscape context and enhance and feel part of the existing landscape, Is not compatible with the distinctive nature

- d. PA23/02530, Ferry Climb Townsend Polruan – Replacement Dwelling and Garage. Members **OBJECT** on the following grounds:

No Design and Access statement is available on the Planning website. Drawings provided do not provide information on ridge heights or comparison of property footprints/sq meters. Members request that this information is provided, and decision date delayed, to enable residents to have comprehensive information on which to base comments.

General Objections

Over development due to large scale footprint, mass and bulk of proposed property and consequential high-density of development, which does not enhance or support the character of the village.

Building design and visual appearance is not sympathetic to the surrounding area due to the size of development and the amount of glazing on the coastal/water side of the property which does not blend into the landscape.

Potential for excessive light pollution in the due to the amount of glazing on the coastal/sea side which will impact on treasured views of the village and provide a nuisance to neighbouring properties (in addition potential impact to shipping night navigation).

Cllr. Ainley /
Clerk

Adverse impact on Nature conservation interests and Biodiversity opportunities with inadequate landscaping or means of enclosure.

Contravention of Specific planning policy points Lanteglos by Fowey NDP

Policy 1

1.1 The proposed development does not meet the requirement.... *'must be sited and designed so as to recognise, support and enhance the distinctive character of the Parish'*

1.2 Given the overdevelopment and out of character nature LBFPC does not believe the proposal complies*'within the AONB must comply fully with National Policy and the Development Plan.'* and does not comply with the AONB Management Plan Policies PD-P1, PD-P3, PD- P*, PD P11

1.3 There is potential for excessive light pollution due to the excessive glazing and no assessment has been made and no DAS provided. Night navigation could also be an issue and LBFPC request that Cornwall Planning ensure this issue is fully explored with the relevant authority. The proposal does not meet *'does not contribute to light pollution of the night sky. As part of the compliance with this policy, planning applications should include evidence that the landscape and visual impact of the development has been assessed. This assessment should be appropriate to the scale and prominence of the development'*.

Policy 3

Significant impact to the special views designated in NDP – SW Coastal path and main route into village. No analysis or visual representation has been provided.

*Where appropriate to the size and scale development proposals affecting the important and special views set out in this document must demonstrate the impact on the cherished view by providing an analysis through an accurate visual representational assessment and statement**

Policy 9

Housing Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within Polruan and Bodinnick, or within other rural hamlets will be supported where development:

- The development on the previous developed land is not appropriate to its size and role.
- The development extends into the previously undeveloped meadow area which was an adjoining paddock/meadow to the current Ferry Climb property and so the proposed property development now physically extends to what was the open countryside.

Policy 6

The extent of the removal of trees and hedges will have a significant impact on biodiversity in the area. Whilst the plans provide new planting the sheer size of development, particularly on the previously undeveloped meadow, will require further planting consideration with reference to Policy 6 NDP. The ecological report indicates that a bat survey is not required based on initial electronic camera survey. However, the LBFPC request a full bat survey is carried out as local neighbours have seen evidence of bat activity when the key trees on the site were cut down.

Development contravenes CLP Policy 3 *'the development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role or rural exceptions development'*

Other Comments

	<p>The LBFPC is not against development of the site if it were of a smaller scale and sympathetic to the surrounding area by addressing the NDP policies outlined in our objection.</p> <p>The Planning officers report for the Pre- Application makes it clear that removal of trees will be a planning consideration. The removal of two key trees on the site during nesting season (after 1st March), in the early hours of weekend morning, is perceived as an underhand action by the applicant to steam roll the application through. This action and does not give the PC and residents any confidence that the applicant and agents will follow guidelines and constraints made by the Planning Authority.</p> <p>A traffic management plan is required – given the size of the development and the propose digging out this could result in considerable congestion in the one largely single-track road entering the village particularly during the holiday season.</p>	
EX72/23	<p>Environmental / Amenity Matters – including any items received after the agenda had been published.</p> <p>a. <i>Whitecross Village Green</i> – Members to consider the wording for signage. NOTE – the Clerk to liaise with Cllr. Clare-Dunbavand and then to seek the advice of Flashpark.</p> <p>b. <i>Landmark Trees</i> – Mr Mike Weiser, Forest of Cornwall Project Officer requests a photograph of the tree breaking leaf. Cllr. Talling had subsequently provided the photograph.</p> <p>c. <i>Community Shop</i> – Members to receive an update.</p>	<p>Information</p> <p>Cllr. Ainley</p>
EX73/23	<p>Administrative Matters – Members to ratify the decisions taken at their meeting on 25th April 2023.</p> <p>a. <i>Cornwall Legal Service Level Agreement 2023/24</i> – Members RESOLVED to join the scheme for 2023/24</p>	
EX74/23	<p>Financial Matters – Members to ratify the decisions taken at their meeting on 25th April 2023.</p> <p>a. <i>Accounts for Payment</i> – the April schedule to a value of £2,697.48 was APPROVED for payment.</p> <p>b. <i>Bank Reconciliation</i> – a copy had been circulated previously, AGREED.</p> <p>c. <i>Insurance Renewal</i> – the insurance expires end of May annually. Details previously emailed. It was RESOLVED to accept the quotation.</p>	
EX75/23	<p>Documentation / Correspondence – Members to ratify the decisions taken at their meeting on 25th April 2023.</p> <p>a. <i>Hayle Town Council</i> – Members RESOLVED to write in support of CC's letter to the Secretary of State, South West Water and the Environment Agency regarding holding the water companies to account on the dumping of sewage in our seas.</p>	
EX76/23	<p>Diary Dates –</p> <p>a. <i>Parish Council Annual Meeting</i> – 23rd May, in Whitecross Village Hall.</p> <p>b. <i>SLCC Community Buildings Summit</i> – to be held on 24th May 2023. This is a virtual event discussing all things building management, starting at 09:45 and finishing at 16:10. Details previously emailed.</p>	
EX77/23	Information Only / Future Agenda Items –	
EX78/23	Meeting Closed –	

Signature: (Mrs Gillian Thompson)
Parish Clerk

Date: 2nd May 2023