

**MINUTES OF THE EXTRA ORDINARY ST SAMPSON PARISH COUNCIL
MEETING HELD ON WENESDAY 4TH APRIL 2018 AT 7:15PM IN GOLANT
VILLAGE HALL, GOLANT**

Present: Councillors R Anderson (Chairman), S Phillis, D Pugh-Jones, A Van den Broek, D Jenkinson and D Johns.

Sue Blaxley (Parish Clerk)
12 members of the public

The Chairman opened the meeting at 7:15pm.

Public Participation

Graham Estlick asked if Railtrack pay the parish council to park in the car park. The Chairman said they did not but they may pay Cornwall Council direct. Graham Estlick said that some reinforcing meshing has been stored on the village green for some time and that the builders should be asked to move it onto the building site of Riverbank Cottage. He also said that there is a pile of stones on the road on the left- hand side by Torfrey. It was noted that this matter was discussed at the last meeting of the parish council when it was agreed that it is the responsibility of the owner of the bank to clear away the stones.

Jeremy Pearson said that the pole marking the Saints Way at the top of Fore Street has been knocked out. Councillor A Van den Broek said that this matter is being rectified. Richard Gabb said that a tree has fallen across the middle path on Downs Hill. Councillor A Van den Broek said that he would rectify this matter.

The Chairman explained that he had received an email from Caroline Harvie apologising for not attending the meeting and explaining that she has shown the plans pursuant to planning application reference number PA18/02549 (Alterations and extension including new windows and doors at Drinnicks, Water Lane, Golant) to her neighbours who have no concerns about the proposal. Maurie Parson confirmed that he has no objections to the application as did Mary Jean Stone.

Ian Laughton spoke in respect of his planning application reference number PA18/01891 for a change of use of agricultural land to residential and erection of a replacement summerhouse/storage at Robinsons Orchard, Tanhay Lane, Golant. He said that the land has been used as a garden for many years but has never had the benefit of planning permission for this use so, technically, he said it is deemed to be agricultural land. However, under the planning legislation, as it has been used as a garden for more than 10 years, this use is deemed to be lawful. He said the title of the planning application is misleading as it refers to a change of use of the land to a residential use. He explained that Cornwall Council intend to change the wording of the description to change of use of agricultural land to domestic curtilage. Ian Laughton explained that the

application seeks to replace the existing shed on the site with a summerhouse and storage facility which will be more visually pleasing than the current structure. He said this will enable improved enjoyment of the garden and he confirmed that no services will be connected to the summerhouse.

Paul Meredith said that if the land is deemed to be woodland, the erection of a shed of the size proposed for tools and storage would be permitted development. Ian Laughton said that this was Cornwall Council's initial advice at the pre-application stage but as the land is not technically part of the domestic curtilage, he was advised to submit a planning application. Maurie Parsons spoke on behalf of Adam Newth saying that Mr Newth has no objection to the summerhouse but has reservations about the height of the apex. He also said that Mr Newth has questioned why the application seeks permission for a change of use of the land to residential use and whether there are undercurrent intentions for the land. Ian Laughton said this is precisely why the description of the application is being changed by Cornwall Council.

Graham Estlick asked what the dimensions of the shed will be. Ian Laughton said it will be 4.5m x 5m x 3.9m.

1. Apologies

None

2. Declaration of interest in items on the agenda

None

3. Planning

PA18/02549 – Application by Mrs Caroline Harvie for alterations and extension including new windows and doors at Drinnicks, Water Lane, Golant

The Chairman said there were no objections recorded on Cornwall Council's planning portal and no objections had been brought to the attention of the parish council. He explained that the proposal comprises minor alterations with the most prominent alteration being the installation of full height doors with balustrading on one elevation of the dwelling. Councillor D Jenkinson said that he considers the proposal will visually enhance the dwelling. Councillor D Johns said that all the neighbours are happy with the proposal. Other councillors said that they have no objections to the proposal. The Chairman said that the proposal improves the dwelling. It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that this application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA18/01891 – Application by Mr and Mrs Laughton for change of use of agricultural land to residential and erection of a replacement summerhouse/storage at Robinsons Orchard, Tanhay Lane, Golant

The Chairman said there were no objections recorded on Cornwall Council's planning portal and no objections had been brought to the attention of the parish council. Councillor D Pugh-Jones said that some parishioners had expressed concerns to her about the description relating to a change of use of the land to residential land. She said that she had no objections to the proposed summerhouse but that the description of the application should be changed to omit the reference to changing the land to residential use. Councillor A Van den Broek said that the land is clearly not agricultural land and has been used as a garden for many years. He said that there are no overlooking issues. Councillor S Phillis said that the description of the application should be clarified by Cornwall Council. Councillor D Johns said that the extension of domestic garden into agricultural land is a change of use of the land which requires planning permission but after 10 years, that use becomes lawful if planning permission has not been sought or granted. He said the land, the subject of this application, has been used as a garden for 30 or 40 years. He said that he has no objection to the summerhouse. Councillor D Jenkinson said that the legal status of this land as a garden was established many years ago and the proposal to replace a shed with a more aesthetically pleasing summerhouse should be supported. The Chairman said that replacing a worn out shed with a new one is positive and will encourage the owners to make the best use of the land as a garden. It was proposed by Councillor D Johns and seconded by Councillor R Anderson that this application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

5. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 24th April 2017

The date of the next meeting will be on Tuesday 24th April 2017, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 7:45pm.