

**MINUTES OF THE EXTRA ORDINARY ST SAMPSON PARISH COUNCIL
MEETING HELD ON TUESDAY 20TH DECEMBER 2016 AT 7:15PM IN
GOLANT VILLAGE HALL, GOLANT**

Present: Councillors R Anderson (Chairman), S Ratchford and D Pugh-Jones.

Sue Blaxley (Parish Clerk)
2 members of the public

The Chairman opened the meeting at 7:15pm.

Public Participation

Graham Estlick asked when the forms will be despatched for car park/village green parking permits for 2017/18. The Chairman said the forms will be in Golant Pill after Christmas.

Graham Estlick commented that there is a large pile of sand outside the building site of Riverbank Cottage. He said the parish council specified when they considered the planning application for the site, that building material should not be stored outside the site. He said that the builders are reasonably quiet and seem to be excellent. He said the £3,000 to allow the owners' rights across the village green has still not been forthcoming. The Chairman said the owners had been made an offer in this respect by the parish council but as they had not responded, the offer has lapsed. He said that, therefore, the owners have no more rights over the village green than they did before they started the building work. Graham Estlick said there will come a time when they want to dig up part of the village green to lay drainage pipes. The Chairman said that there are limitations on the ability of the parish council to stop them from doing this as they are entitled to have adequate drainage and sewage.

Graham Estlick said that he supports the planning application reference number PA16/10411 for a change of use from post office and stores to residential use at Golant Post House, School Hill, Golant.

1. Apologies

Apologies were received and accepted from Councillors J Luddington, A Van den Broek and M Whell.

2. Declaration of interest in items on the agenda

None

3. Planning

PA16/10411 for a change of use from post office and stores to residential at Golant Post House, School Hill, Golant

The Chairman explained that the Applicant wants to recover the use of the ground floor of the premises from a use as a post office to a house. Councillor D Pugh Jones said this should be positively encouraged. She said that it has not been a village shop and post office for years and even in use as a shop, it was in the wrong location. Councillor S Ratchford said the property looks like a dwelling and the ground floor should be allowed to be part of the dwelling. It was proposed by Councillor S Ratchford and seconded by Councillor R Anderson that the application be supported. All Councillors voted in favour of the proposal. The proposal was therefore carried. It was proposed by Councillor D Pugh-Jones that Cornwall Council be positively encouraged to support this application. There was no seconder for this proposal. The Chairman said the proposal was, in essence, the same as that which had been voted on.

PA16/11386 – Application for extensions and modifications at 1 St Sampsons Terrace, Golant

The Chairman explained that the proposal is to increase the size of the property and to provide more bedroom accommodation. He explained that the justification statement submitted with the application refers to the property on the southern end of the terrace which has had a large pitched roofed dormer added to the roof space. The justification statement also says that the proposed development will not result in any loss of amenity to the occupiers of Quay House. The Chairman said that two public objections had been submitted to date on Cornwall Council's planning portal. He explained that the proposal will square off the end of the terrace and will extend the property to the rear on top of the existing single storey extension. He said that the proposal also includes the provision of a dormer in the roof space. It was noted that the objection letter sent to Councillors by Dr Gee had been read and considered in great depth by all Councillors. Councillor D Pugh Jones questioned whether Cornwall Council had followed the correct procedure in advertising the application. The Chairman said that they had as they erected the statutory notice advertising the planning application and they have informed the parish council of the application. Councillor D Pugh Jones said that the proposal will have a significant adverse impact on the occupiers of Quay House. Councillor S Ratchford said that the proposal will result in a loss of sunlight into Quay House and he commented that the proposal seems very large in relation to the site on which there is very little amenity space or parking. The Chairman said the proposal involves a large dormer in the roof space which will be equally as imposing as the dormer in the roof space of the property on the southern end of the terrace. He said the proposal will result in a significant loss of sunlight to the occupiers of Quay House and there will be an additional window on the side elevation which will result in overlooking to the occupiers of Quay House. He said the proposal would overdevelop this plot which is limited in size.

It was proposed by Councillor D Pugh Jones and seconded by Councilor S Ratchford that an objection be made to the planning application on the grounds that the proposal would overdevelop the site and result in a significant loss of amenity to the occupiers of Quay House by reason of loss of light and overlooking and there is inadequate parking at the site. All Councillors voted in favour of the proposal. The proposal was therefore carried.

5. Date of next meeting

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

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

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