

**MINUTES OF THE EXTRA ORDINARY ST SAMPSON PARISH COUNCIL
MEETING HELD ON TUESDAY 22ND AUGUST 2017 AT 7:15PM IN GOLANT
VILLAGE HALL, GOLANT**

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

Sue Blaxley (Parish Clerk)
10 members of the public.

The Chairman opened the meeting at 7:15pm.

Public Participation

It was noted that Stuart Young had wanted to attend but was unable to do so. Councillors agreed that they had received his comments via email appertaining to planning application reference number PA17/07234 for the use of the existing concrete bases as water trough bases for use by grazing cattle at South Torfrey Farm, Golant.

Barbara Ross asked if the planning appeal regarding the Cormorant Hotel differed in detail to the planning application which was refused. The Chairman said that it did not and that the appeal related solely to the refusal of planning permission under planning application reference number PA16/07360 for outline planning permission with all matters reserved for the re-development of the hotel and swimming pool into a maximum of 12 three bedroom homes at The Cormorant Hotel, Golant. He said that their consultant is arguing against the three grounds for which the planning application was refused and with particular reference to affordable housing is arguing that as the application was an outline one, details, such as the number of affordable homes, would not usually be detailed at this stage. Graham Estlick commented that the provision of affordable housing on this site would not be the same as the provision of affordable housing on other sites. The Chairman said that affordable housing is a definition in law and that there are different categories of affordable housing. He said this could include off site provision not necessarily in this parish particularly as this site may not be suitable for housing for the elderly or young families due to its location and the geography of the site. Peter Stone asked what the Local Planning Authority's view of the application had been. The Chairman said that they refused the application for 12 houses on the site for three reasons and in those refusal reasons, they did not specify how many affordable houses on the site may be considered acceptable. Barbara Ross asked how many times the refusal of planning permission can be appealed against. The Chair said there is the right to appeal once against each refusal of planning permission. Barbara Ross said she was concerned that not all interested parties were aware that the matter was being discussed at this meeting. The Chairman explained that the timescale for calling extra ordinary meetings is short due to the deadlines imposed by the Local Planning Authority.

A member of the public asked whether the statutory consultees have been informed of the appeal. The Chairman said that they have and that if planning permission is granted in outline, when the full details are submitted all consultees will be asked again for their comments. Graham Estlick commented that a traffic management plan was promised during the building work at Riverbank Cottage which has never materialised. He said that he would question how much of the car park would be taken up by construction traffic during the building work if this application is allowed. The Chairman said that the parish council would consider this if the matter arose.

1. Apologies

Apologies were received and accepted from Councillors D Johns and D Jenkinson.

2. Declaration of interest in items on the agenda

None

3. Planning

PA17/07119 – Application by Mr A and Mrs F Stevenson for addition of first floor to bungalow and removal of previous extensions at Williams Acre Road from Junction North Of Lantyan To Junction South Of Leskernick Golant.

The Chairman said that the application seeks permission to change the dwelling from a bungalow to a house. In addition, he explained that the existing extensions and conservatory will be removed. He said that the nearest neighbor is approximately 100yards away at Penquite Lodge. Councillor D Pugh-Jones said that she did not consider that this application will have a detrimental effect on the landscape. Councillor A Van den Broek said that the existing bungalow is poorly built. Councillor S Phillis said that he could not see any negative impact arising from the development. Councillor R Anderson commented that the proposal will change the dwelling from a bungalow into an attractive house. It was proposed by Councillor S Phillis and seconded by Councillor R Anderson that the application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA17/07234 – Application by Mrs Bridget Whell for use of existing concrete bases as water trough bases for use by grazing cattle at South Torfrey Farm, Golant.

The Chairman explained that the proposed development is to install water troughs onto existing concrete bases and the water troughs will be plumbed into the ground. He said that the existing concrete bases are sunk into the ground and visually comprise flat concrete pads measuring 5.5m x 5.5m x 1m. He

emphasized that the parish council is not bound by any correspondence which has been generated in relation to this application (which all councillors have seen) or by any decisions relating to the site that the parish council may have made in previous meetings. He said that it is not the intention to debate the merits or otherwise of wind turbines when discussing this application or any past, present or future legal sagas relating to the site. He emphasized that the planning enforcement status relating to the site is clearly stated in the planning application and that it is not within the parish council's remit in discussing this planning application to influence any enforcement action that Cornwall Council may take. Councillor D Pugh-Jones said that she did not object to water troughs being installed on these concrete bases. Councillor A Van den Broek said that he thought the installation of water troughs on the bases would be an appropriate use for them. Councillor R Anderson said that he thought that the existing concrete bases should remain in situ as opposed to removing them to minimise the environmental and economic damage. It was proposed by Councillor D Pugh-Jones and seconded by Councillor S Phillis that the application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA16/07360 – Appeal by Mrs Mary Tozer against refusal of permission for outline application with all matters reserved for the re-development of the hotel and swimming pool into a maximum of 12 three bedroom homes at The Cormorant Hotel, Golant

The Chairman said that the notice of refusal of planning permission for the application cites three reasons for refusal which mirror the concerns expressed by the parish council when they debated the application. He said that the minutes of the extra ordinary meeting held on 14th November 2016 detail the full extent of the debate and the comments of the 45 members of the public who attended the meeting. He said the Case Officer's report was available on Cornwall Council's planning portal. The Chairman explained that the first reason for refusal was that the application did not propose to incorporate affordable housing. He said that the Appellant is arguing that as the application was in outline, this was not necessary and in any case, the provision of affordable housing in the development could be dealt with by the imposition of a condition on the planning permission. The Chairman explained that the second reason for refusal was that the development would have an adverse visual impact on the AONB. He explained that the Appellant is arguing that the site is already significantly developed and that all matters of design can be considered at the detailed stage. He is arguing that there is no material harm to the AONB or to its scenic beauty and that the application is for the re-development of the site as opposed to a new development. The Chairman said that the third reason for refusal also relates to the affordable housing element.

Councillor S Phillis said that it is not desirable to have a site occupied by a shuttered up old building or 12 empty houses for most of the year because they are second homes. However, he said that he does not consider that the

Appellant has submitted any additional information which would lead him to reconsider the parish council's objections to the application. Councillor D Pugh-Jones said that if the site is viewed from the river, there will clearly be additional development to that which exists on the site now. She said that it is not simply a redevelopment of the original built footprint. She commented that if the Applicant had submitted a detailed application from the outset, the precise details of the proposal would have been clear. Councillor R Anderson said that he considers that a small number of houses on this site may be acceptable and provide a good place to live but the application for twelve houses on a site is of a scale and density which is tantamount to a small housing estate on the banks of a river and that the geography of the site, up a steep hill, is not conducive to this development. It was proposed by Councillor A Van den Broek and seconded by Councillor D Pugh-Jones that the parish council objects to the application on the same grounds as it did before and making the additional point that to grant an outline planning application with extensive conditions would not be acceptable. All Councillors voted in favour of this proposal. The proposal was therefore carried.

4. Date of next meeting

**To confirm the date and venue of the next meeting on Tuesday 26th
September 2017**

The date of the next meeting will be on Tuesday 26th September 2017, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 8:10pm.