

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

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

Sue Blaxley (Parish Clerk)
4 members of the public

The Chairman opened the meeting at 7:15pm.

Public Participation

Chris Dodridge spoke on behalf of Chris Yexley regarding planning application reference number PA18/06365. She explained that the application is for a new build below Riverside with access, via a gate, onto the village green. She said that planning permissions have been granted since 1973 for a dwelling on the site but that these permissions have lapsed. She said that the proposed new dwelling will have a sympathetic design and will blend into the landscape as it will be designed to follow the natural contours. She said that the dwelling will not be seen from the village or from Riverside. She said that the builders will be able to park within the confines of the site.

Graham Estlick said that he thinks that the parish council has let down the parishioners who live adjacent to the village green by not exercising control over the builders' vehicles using the village green for parking during the construction of Waters Edge and Riverbank Cottage. He said the same disruption is likely to occur again during the construction of this dwelling and that he considers further building works will be damaging to the integrity of the village green. He said that whilst the site is large, once the building materials arrive, its size will be reduced significantly so the builders may not have room to park within the confines of the site. Councillor S Phillis commented that the proposed dwelling is of timber construction and will therefore be erected quickly. Graham Estlick asked how disposal of the foul drainage will take place. The Chairman said this will be via the mains.

A member of the public asked if the parish council will be taking up enforceable measures to enforce parking on the village green in order to protect its integrity, to protect the residents with parking permits and to minimise the disruption caused by builders' vehicles. The Chairman commented that this matter could be debated at a future meeting of the parish council.

Penny Parsons thanked the parish council for organising the hedge cutting at Torfrey and asked if the hedges below Torfrey are likely to be cut. The Chairman said that Cornwall Council have now cut the hedges that they consider to be their responsibility.

1. Apologies

Apologies were received from Councillors D Jenkinson and D Johns.

2. Declaration of interest in items on the agenda

None

3. Planning

PA18/06365 – Application by Mrs Yexley for re-division of a large plot and erection of a new dwelling at Land SE of Riverside, Tanhay Lane, Golant

The Chairman said that there are lapsed planning approvals on the site for a dwelling. He said there were no objections from members of the public recorded on Cornwall Council's planning portal and no objections had been brought to the attention of the parish council. He read out a letter from a local resident which stated no objections but expressed concern over use of the village green for access and parking by builders' vehicles. The Chairman said that the Environment Agency object to the application on the grounds that the access poses an unacceptable risk to the occupants of the dwelling in times of flood. He explained that this objection could be overcome by submitting appropriate evidence to overcome this risk but this was a matter for the applicant. The Chairman said that the application will be judged by Cornwall Council under the new National Planning Policy Framework (NPPF) which came into effect on 24th July 2018.

Councillor D Pugh-Jones said that she supported the application provided there was a condition attached to the planning permission stating that the builders, under no circumstances, should be allowed to park their vehicles on the village green. Councillor J Pomeroy questioned whether the access to the site was wide enough to allow lorries into the site. Councillor A Van den Broek said that it was. Councillor J Pomeroy said that there is a significant amount of earthworks to be undertaken and questioned whether the site is feasible to landscape. He said that he would want constraints imposed on any planning permission granted to protect the integrity of the village green and to ensure that there was no construction traffic parked on the green.

Councillor S Phillis said that the fundamental issue with this planning application is the protection of the village green and the access for builders' vehicles. Councillor A Van den Broek said that he supports the application. He said that planning permission has been granted for a dwelling on the site in the past and that the design of the dwelling now proposed will blend visually into the landscape.

The Chairman commented that the parish council cannot hold this Applicant responsible for the wrongs of the past in terms of the matters surrounding the village green. He said that not allowing any parking of builders' vehicles on the village green will punish this Applicant due to what has happened in the past. He said that he considers the design of the proposed new dwelling is of a high quality which is appropriate for the site. Councillor J Pomeroy said that the parish council sought assurances in terms of parking on the village green during the construction of Waters Edge and Riverbank Cottage and he would like them sought again but in a much more effective way. Councillor D Pugh-Jones commented that there is no point in having planning conditions attached to permissions if they are not enforced. The Chairman explained that Cornwall Council is responsible for enforcing planning conditions and that the parish council has no power in this respect. He said that the Police have no enforcement powers on the village green and that it is difficult to find powers within the parish council's remit to enforce parking in this location.

It was proposed by Councillor S Phillis and seconded by Councillor R Anderson that this application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried. It was proposed by Councillor R Anderson and seconded by Councillor J Pomeroy that an informative be imposed on the planning permission stating that all parking on the village green is strictly under licence only from St Sampson Parish Council. 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 25th August 2018

The date of the next meeting will be on Tuesday 25th August 2018, commencing at 7:15pm in Golant Village Hall.

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