

St Pinnock Parish Council

Minutes of the Meeting of St Pinnock Parish Council held in the Room at Cannon Chapel on Monday, 19th June 2023 at 7.30pm

Present. Cllrs. Miss C Spear (Chairman), D Mills (Vice Chairman), H Knapman, J Emmerson, A Jevons, Mrs J Philp, J Dingle, D Stevens.

Also attending: Mrs J Hoskin (Parish Clerk)
Cllr J Pascoe (Cornwall Council)
Three members of the public

Item No.		Action by
1	<p>Public Session for items on the agenda (10 minutes). Meeting then closes to the public, but parishioners and visitors are welcome to remain if they so wish. The Chairman opened the meeting and invited the members of the public to address the council if they so wished. Residents expressed their views on Agenda Item 8b) planning application PA23/04464. It was noted that pre-application advice had been obtained by the applicant prior to the submission of this application.</p>	
2	<p>Apologies for absence. None.</p>	
3	<p>Members Declarations of Interest on items on the Agenda. None declared at this stage of the meeting.</p>	
4	<p>Report from Cornwall Council – Cllr J Pascoe presented her report and outlined the proceedings at the first inaugural Community Area Partnership meeting held on the 6th June 2023. A panel had been formed to oversee the allocation of funding from the Community Capacity Fund and the Levelling Up Fund. Three working groups were also created to focus on transport and connectivity, economic growth and development, and climate action and nature recovery. People were needed to establish these groups there was a possibility that meetings would be held virtually via Teams or Zoom. Cllr Pasoce also spoke about the new services hub to be built on the old cattle market site in Liskeard; the forthcoming Armed Forces Day at Falmouth on the 24th-26th June; and possible changes to refuse collection times during the hot weather. The meeting noted the delay in the A38 safety works and those urging the Department of Transport to reconsider the timescale. The Chairman raised the problems being experienced with the new car parking pay and display machines in Liskeard.</p>	
5	<p>To approve the Minutes of the Meetings held on the 15th May 2023. The minutes of the meeting held on the 15th May 2023 were approved and signed by the Chairman. Proposed by Cllr Mills, seconded by Cllr Philp and unanimously agreed by those who attended.</p>	
6	<p>Matters arising from the Minutes. None.</p>	

7	<p>Accounts / Financial Matters –</p> <p>a) To approve the accounts presented for payment. The council approved the payment of accounts presented. Proposed by Cllr Mills , seconded by Cllr Philp and unanimously agreed.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 15%;">Ch 1038</td> <td style="width: 60%;">J Hoskin – clerks payment</td> <td style="width: 25%; text-align: right;">= £ 173.99</td> </tr> <tr> <td>Ch 1039</td> <td>HMRC</td> <td style="text-align: right;">= £ 37.54</td> </tr> <tr> <td>Ch 1040</td> <td>Mrs L Coles 2022/2023 audit</td> <td style="text-align: right;">= £ 160.00</td> </tr> </table> <p>b) To approve the 2022/2023 audited accounts and completion of the AGAR forms 1 & 2. Councillors had received a copy of the audited accounts and reports. It was proposed by Cllr Philp, seconded by Cllr Knapman and unanimously agreed the accounts and audit be accepted and Parts 1 and 2 of the AGAR be signed.</p>	Ch 1038	J Hoskin – clerks payment	= £ 173.99	Ch 1039	HMRC	= £ 37.54	Ch 1040	Mrs L Coles 2022/2023 audit	= £ 160.00	
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8	<p>Planning Applications – to record the council’s response on the following applications and consider any further applications received between the publication of the agenda and the meeting.</p> <p>a)..PA23/04323 Mr A Lyes, land north of Gratton Wood, St Keyne – Certificate of lawfulness for the existing use of a former agricultural building as a dwelling house. The council agreed to object to this application for the following reasons, proposed by Cllr Mills, seconded by Cllr Spear.</p> <p>The current planning consent (PA16/11836) for the site as a whole was for: Change of use from agricultural to agricultural and D1 non-residential to allow for use as day centre and education and training.</p> <p>The ‘crib hut’ was detailed in the application to be “of dual use for agricultural/foresters workers and for the service users to shelter from bad weather”. The site visit photographs which accompanied that application (and presumably were taken by a Cornwall Council Planning Officer) show the ‘crib hut’ without a chimney (as is now shown in the planning statement appended to this latest application). It shows no sign of residential accommodation and we are confident that this would have been highlighted by the Planning Officer if it were so. Therefore, continuous occupation since 2013 is dubious and any occupancy since 2016 would in any case be in breach of the non-residential clause of decision notice PA16/11836 of 2nd March 2017 and therefore any claim to residency during this period to substantiate this application must be discounted.</p> <p>2. This is a single, somewhat isolated wooden shed.</p> <p>The site is rurally located and divorced from day-to-day services and facilities. The nearest settlements where a range of services and facilities are available are the villages of East Taphouse and Dobwalls and the town of Liskeard. Each of these is a significant distance away and access to them is via narrow and/or dangerous roads which lack pavements or lighting. As such, future occupiers of any dwelling unit in this location would have to rely upon private motor vehicles to access such services and facilities. It would not, therefore, be located to minimise travel nor would the use of sustainable transport modes be maximised.</p>										

	<p>3. The shed of wooden construction with a corrugated iron roof has no architectural or heritage merits whatsoever to support its retention as residential accommodation.</p> <p>In addition, at 12m x 3.6 m, the shed would appear to be well short of the minimum floorspace recommended in the Government's National Space Standards document for a one-bedroom dwelling for 2 people (50 square metres) and would require a significant extension in order to create a one-bedroom dwelling. Although that document does not apply to this proposal, it is considered to be a good indication of how small the proposed dwelling would be. The need to expand the floorspace of the subject building significantly in order to create an adequately sized dwelling, is another reason the building is considered to be unsuitable for use as a residential dwelling.</p> <p>4. Policy 7 of the Cornwall Local Plan: Strategic Policies 2010 - 2030 states that new dwellings in the open countryside will only be permitted where there are special circumstances and lists the categories that these are restricted to. These include Section 3 (the most relevant to this case) which allows the reuse of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement to the immediate setting.</p> <p>The subject building is a small, utilitarian wooden shed. It is considered that the very functional form, design and materials of the building are such that the building lacks any visual merit that would make it appropriate to retain in the landscape.</p> <p>5. Due to the remote and isolated position of the building within the rural landscape – which is a designated Area of Great Landscape Value, it is considered that the domestication of this building and the adjoining land that would arise if this application was permitted, would be harmful to the character and appearance of the locality. As such, the proposal is considered to represent undesirable, unsustainable, sporadic residential development which is beyond any defined development limit</p> <p>b).. PA23/04464 Mr M Cox, Exprop Ltd, land south west of Pendower, East Taphouse – Application for permission in principle for the demolition of an existing outbuilding and the construction of five dwellings. The council resolved to object to this application having felt there was an adequate number of open market dwellings in the village already and another development of 13 homes was in the process of being built opposite Pendower. There was no infrastructure to take any more properties given the school was full and there was a lack of heath and other facilities. Proposed by Cllr Mills, seconded by Cllr Spear and unanimously agreed.</p> <p>c).. PA23/04498 Miss E Jones, The White House, Herodsfoot – Application for non-material amendment to PA21/06867 for extensions to existing property including introduction of new terrace / balcony areas and addition of new windows and doors namely 1) frameless glass balustrade system on edge of 1st floor balcony. Support, proposed by Cllr Stevens, seconded by Cllr Mills and unanimously agreed.</p>	
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	<p>d).. To note any pre-applications submitted to Cornwall Council (the parish council are not asked to comment on this type of application) and receive any application decisions. Cllr Mills updated the meeting on planning sites and decisions.</p> <p>e).. Update from Coastline Housing, if available. Information had been circulated to residents from the Housing Association. The council agreed to await a formal planning application before making any comments.</p>	
9	<p>Playing Field, East Taphouse -to report on inspections and identify any work required. The Chairman continued to carry out inspections of the playing field. Bags of dog poo were being put into the bin. A sign will be placed on the bin stating rubbish only. Dogs were not allowed in this play area.</p>	DM
10	<p>Community Network – to receive a report on the Gateway Community Network (Community Area Partnership) meeting. Discussed under item 4 of this meeting.</p>	
11	<p>Correspondence to be noted. Noted.</p>	
12	<p>Connon Bridge Landfill Site – update on matters relating to the site. Two incidents of fly tipping had occurred over the last few weeks. The junction into the landfill site off the B3359 needed cutting back to allow visibility. The clerk will report this to Cormac.</p>	Clerk
13	<p>Review of the public rights of way and to note any routes that could be adopted. Item deferred until the winter meetings.</p>	
14	<p>Parish Matters / Items for the next Agenda.</p> <ul style="list-style-type: none"> ○ St Pinnock Church – the publication of the notice by the Diocese of Truro for the sale of the closed church building. A notice had been published by the Diocese of Truro in the Cornish Times newspaper stating the Church Commissioners had prepared a draft scheme for the sale of the closed church building and churchyard for residential use. Cllrs. Spear and Mills offered to attend the drop-in session on the 26th June 2023 to look at the proposals. ○ Overgrown junctions -Areas in the parish where drivers’ visibility was restricted by the overgrown verges / hedges were identified, in particular the A390 Trelvelmond junction and the road from Trelvelmond to Bosent Cross. 	CS/ DM Clerk
15	<p>Review of Parish Council policies. The Clerk and Cllr Mills will review and update current polices, and report back to the council.</p>	
16	<p>Date of the next Meeting – Monday, 17th July 2023.</p>	
18	<p>To close the Meeting. There being no further business the meeting closed at 8.40pm</p>	

Dated. 17th July 2023

Signed.