

St Pinnock Parish Council

Minutes of the Meeting of St Pinnock Parish Council held in the Room at Cannon Chapel on Monday, 16th October 2023 at 7.30pm

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

Also attending: Mrs J Hoskin (Parish Clerk)
Cllr J Pascoe (Cornwall Council)
Eleven 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.</p> <p>The Chairman opened the meeting and understanding the members of the public had once again attended in relation to agenda item 8b) Pa23/06486 stating the council would be discussing this in a closed session. Councillors were thanked for attending a site meeting and the members of the public left at 7.35pm.</p>	
2	<p>Apologies for absence were received from Cllr D Stevens.</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 – to be circulated to Councillors. Cllr Pascoe spoke about the Tamar Crossing joint committee and discussions to increase the toll charges.</p> <p>A “Lets Talk Cornwall” consultation was being held for the energy plan.</p> <p>Liskeard library had now opened in its’ original building and was now managed by a Community Interest Company (CIC) called Real Idea Organisation.</p> <p>The official opening of the cattle market development was being held on the 28th October, the same day as the 102nd Liskeard Primestock Show.</p> <p>The South East Cornwall Climate Change Working Group were reviewing nature recovery.</p> <p>Cllr Pasoce was attending the bus network review meeting on the 20th October 2023.</p> <p>Cllr Pasoce had attended the opening of the East Cornwall Primary Healthcare Hub, a drop in centre for health care issues.</p> <p>Cllr Pasoce agreed to meet the Chairman to look at an empty property on the Highway Estate.</p>	CS/JP
5	<p>To approve the Minutes of the Meetings held on the 18th September 2023. The minutes of the meeting held on the 18th September 2023 were approved and signed by the Chairman. Proposed by Cllr Mills, seconded by Cllr Jevons 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 Jevons , seconded by Cllr Philp and unanimously agreed.</p> <p>Ch 1048 J Hoskin – clerks payment = £ 162.64 Ch 1049 HMRC = £ 37.54</p>	
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) PA23/06127 Florence Cottage, Fore Street, Herodsfoot – Proposed lounge and diner/kitchen extension. Councillors noted this application had been withdrawn.</p> <p>b) PA23/06486 Land east of Trago Farm, East Taphouse – Continued use of the land as a private gypsy site consisting of five pitches including 5 mobile homes, 5 utility buildings and associated works. Discussed in a closed session. Councillors Spear, Philp, Knapman and Dingle had attend a site meeting with the applicant and agent. It was agreed by the majority to Object to the application that was considered to be in conflict with planning policies. Proposed by Cllr Mills, seconded by Cllr Jevons. Cllrs. Spear, Philp and Knapman abstained.</p> <ol style="list-style-type: none"> 1. The proposal entails the change of use of the land from agricultural to residential 2. It proposes the siting of 5 mobile homes, 5 touring caravans, 5 utility buildings and associated works. As the touring caravans are used as living accommodation, this application should be viewed as for ten units of living accommodation – which is significant over development of the site. 3. The site is within an area of Area of Great Landscape Value (AGLV) and is close to an isolated Grade II listed farmhouse (Trago Farm) and also the Grade II Listed Stone Hedge 150 metres east of Trago Farm (NHLE No.1329300). The development is profoundly incongruous and therefore significantly harms the character of the area. It is clearly visible not only from the nearest properties, but also a substantial number of properties on the north and eastern sides of East Taphouse. 4. It is a loss of 2.96 acres of agricultural land. 5. The site does not form part of an otherwise continuous built-up frontage and therefore would not represent an infill 6. the plot cannot be considered suitable for rounding-off of previously developed land adjoining a settlement. 7. It is significantly outside of the delineated extent of East Taphouse and is substantially detached from it and development on the site would certainly visually extend the built form well into the countryside and any dwellings would appear as isolated and incongruous. <ol style="list-style-type: none"> 1. The application site apparently measures some 4,418 square metres (2.96 acres) in extent. Upon which are being sited five foul sewage drains from 	

	<p>the mobile homes into <u>septic tanks</u> – one serving each pitch with an estimated total throughput of 3000 litres per day. In addition, run-off rainwater from the development is disposed of into <u>on-site soakaways</u>. <u>Aco drains</u> are provided down the length of the access drive, to ensure that run-off water will remain on-site and not drain into the lane serving the site and the dwellings located to the west.</p> <ol style="list-style-type: none"> 1. This is a considerable amount of foul and surface water being disposed of by soaking away on the site which could lead to substantial waterlogging which could have a detrimental impact on the health and wellbeing of any travellers that may locate there. 2. It is understood that water is provided to a nearby property by a borehole. There is a risk that this might be contaminated by this abundance of foul water. <ol style="list-style-type: none"> 2. Contrary to the applicant’s assertions, the proposed development is not ‘adjacent to a range of other houses’ and it will not only dominate the local settled community, it will overwhelm it. 3. It is understood that vehicular access to the site is wholly over private roads. It is of concern that the additional use of them by vehicles attendant upon this site could lead to its premature degradation. 4. It is understood that the applicant and their family were resident at the Gypsy site at St Ive Road, Pensilva and voluntarily left it to establish this site. 5. The application makes no mention of what business activities (if any) may be carried on at the site – this could render it contrary to Cornwall Local Plan Policy 5, paragraph c): <ol style="list-style-type: none"> 1. in the countryside and smaller rural settlements, be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification; <p>(see also Cornwall Local Plan Policy 11, paragraph 4: - Provide safe road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment, and for transit sites, are located reasonably close to, or easily accessible from the primary or county road network. Also Paragraph 7: Provide opportunities for travellers to live and work from the same location where this can be sensitively designed to mitigate potential impacts on the site surroundings or other residential uses near to the site;)</p> <p>Cornwall Local Plan issues:</p> <p>Policy 3 Role and function of places:</p> <p>Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:</p> <ol style="list-style-type: none"> 2. identification of sites where required through Neighbourhood Plans; 3. rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role; 	
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	<p>4. infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside.</p> <p>5. rural exception sites under Policy 9</p> <p>This application meets NONE of these conditions and therefore fails Policy 3</p> <p>Policy 5 Business and Tourism: To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:</p> <ol style="list-style-type: none"> 1. well integrated with our city, towns and villages; or 2. within areas that are well served by public transport and communications infrastructure; or 3. in the countryside and smaller rural settlements, be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification; or 4. an extension to an existing business where re-location would be impractical or not viable. <p>This application does not meet any of these criteria.</p> <p>Policy 7: Housing in the countryside The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to:</p> <ol style="list-style-type: none"> 1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or 2. the subdivision of existing residential dwellings; or 3. 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. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or 4. Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or 5. Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location. <p>None of these criteria are met in this application</p> <p>Policy 9: Rural Exceptions Sites Development proposals on sites outside of but adjacent to the existing built-up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.</p>	
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9	Playing Field, East Taphouse -to report on inspections and identify any work required. No matters reported.	
10	Community Area Partnership Meeting – to confirm the date of the next meeting. The next CAP meeting would be held via “teams” on 5 th December 2023.	
11	Correspondence to be noted. Noted.	
12	Connon Bridge Landfill Site – update on matters relating to the site. Cllr Pascoe and Cllr Mills reported on the recent meeting that discussed the food waste collections where collected waste would now be coming from areas outside the local area, and this was not the original plan for Connon.	
13	Neighbourhood Plan – feedback and resolve if a plan would benefit the parish. Item deferred. Councillors to look at NDP's within the local area as a guide. Cllr Pascoe asked what the parish wanted to achieve in a development plan.	

14	<p>Parish Matters / Items for the next Agenda.</p> <ul style="list-style-type: none"> • Remembrance Sunday Service 12th November 2023. Posters were available, the war memorial area had been cleaned and Cllr Pascoe had obtained the wreath but presented her apologies as she was attending the service at Liskeard this year. • A390 flashing speed advisory sign. It was noted the sign approaching East Taphouse from the Lostwithiel direction was not working. The Clerk will report this to Cormac. 	Clerk
15	Review of Parish Council policies – Standing Orders. Item deferred.	Clerk/ DM
15	Date of the next Meeting – Monday, 20th November 2023.	
	<p>Closed Session:</p> <p>a) Planning application PA23/06486 Councillors discussed information received on behalf of the applicant and residents. Decision made and recorded under item 8a) of these minutes.</p> <p>b) Clerks salary review. As recommended by NALC, the council agreed to grant the salary award to the parish clerk effective from the 1st October 2023. Proposed by Cllr Knapman, seconded by Cllr Jevons and unanimously agreed.</p>	
16	To close the Meeting. There being no further business the meeting closed at 9.10pm.	

Dated. 20th November 2023

Signed.