

## St Pinnock Parish Council

### Minutes of the Meeting of St Pinnock Parish Council held in the Room at Cannon Chapel on Monday, 18<sup>th</sup> March 2024 at 7.30pm

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

Also attending: Mrs J Hoskin (Parish Clerk)  
Cllr J Pascoe (Cornwall Council)

Item No.		Action by
1	<p><b>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.</b> There were no members of the public present.</p>	
2	<p><b>Apologies for absence</b> were received from Cllr A Jevons.</p>	
3	<p><b>Members Declarations of Interest on items on the Agenda.</b> None declared at this stage of the meeting.</p>	
4	<p><b>Report from Cornwall Council – Cllr J Pascoe.</b> Cllr Pascoe tabled her report stating Cornwall Council had agreed a 4.99% increase in the budget for the forthcoming financial year, that ringfenced money for adult social care.</p> <p>Questions were raised with the Secretary of State about future of the the Tamar Tolls. Cornwall Council by the majority of 2 had voted to increase the charges. Cllr Pascoe was against this increase.</p> <p>Cllr Pascoe reported 27 of the 29 parishes were represented at the recent CAP meeting held on the 5<sup>th</sup> March 2024. Their AGM was being held on Tuesday, 4<sup>th</sup> June 2024 at Looe Town Hall starting at 6.00pm</p> <p>Evidence of fly tipping was being reported to Cornwall Council and this was increasing owing to the restrictions being imposed on certain types of material that could no longer be taken to many local recycling centres.</p> <p>It was noted the Trago Lane planning application PA23/09811 was going before the Cornwall Council East Sub-Area Planning Committee on the 15<sup>th</sup> April 2024. Cllr Dingle offered to attend on behalf of the parish council.</p> <p>An online gypsy / traveller consultation was currently open on the Cornwall Council website.</p> <p>A local roadshow had been held at the East Taphouse Community Hall to explain the new waste and recycling services being rolled out throughout the county.</p>	JD

5	<p><b>To approve the Minutes of the Meetings held on the 19<sup>th</sup> February 2024.</b> The minutes of the meeting held on the 19<sup>th</sup> February 2024 were approved and signed by the Chairman. Proposed by Cllr Knapman, seconded by Cllr Mills and unanimously agreed by those who attended.</p>	
6	<p><b>Matters arising from the Minutes.</b> None.</p>	
7	<p><b>Accounts / Financial Matters –</b></p> <p><b>a) To approve the accounts presented for payment.</b> The council approved the payment of accounts presented. Proposed by Cllr Dingle, seconded by Cllr Mills and unanimously agreed.</p> <p>Ch 1062 J Hoskin – clerks payment / expenses = £ 186.44 Ch 1063 HMRC = £ 40.74</p> <p><b>b) Appointment of Auditor for the 2023/2024 financial year.</b> It was proposed by Cllr Philp, seconded by Cllr Stevens and unanimously agreed the parish council appoint LC Bookeeping Services for the 2023/2024 audit.</p>	
8	<p><b>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.</b></p> <p><b>a) PA24/01330 The Cabin, Gratton Wood, St Keyne – Application for lawful development certificate for the existing use of a former agricultural workshop / shelter as a dwellinghouse.</b> Object. Proposed by Cllr Mills, seconded by Cllr Spear and unanimously agreed.</p> <p>St.Pinnock Parish Council do not support this application for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This is an almost identical application for another shed on the same property submitted less than ten months ago. (Thu 25 May 2023 - PA23/04323 Land North Of Gratton Wood St Keyne Cornwall PL14 4QS Certificate of lawfulness for the existing use of a former agricultural building as a dwellinghouse).</li> <li>2. The current planning consent (PA16/11836) for the site as a whole was for: Change of use from agricultural to agricultural and D1 <b>non-residential</b> to allow for use as day centre and education and training. Any occupancy since 2016 would in any case be in breach of the non-residential clause of decision notice PA16/11836 of 2<sup>nd</sup> March 2017 and therefore any claim to residency during this period to substantiate this application must be discounted.</li> <li>3. This is another single, somewhat isolated wooden shed. 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</li> </ol>	

	<p>would not, therefore, be located to minimise travel nor would the use of sustainable transport modes be maximised.</p> <p>4. The shed of wooden construction has no architectural or heritage merits whatsoever to support its retention as residential accommodation.</p> <p>5. 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. 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>6. 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>7. The stated initial use of this ‘cabin’ is identical to the use declared for the ‘crib hut’ which was the subject of the application PA23/04323. (<i>..... The Cabin was completed in 2018, when it was used for an agricultural workshop and as a shelter from poor weather in connection with the small holding and as an adult education facility by my client. ....</i>) This would put its actual use and timeline into doubt.</p> <p><b>b) 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, enforcement actions or appeals.</b> Cllr Mills updated the council on the status of current applications.</p>	
<b>9</b>	<b>Playing Field, East Taphouse -to report on inspections and identify any work required.</b> Cllr Spear reported the swing chains were again being wound around the top bar. It was noted the parish council have an official right of way over the lane to access the site.	
<b>10</b>	<b>Community Area Partnership Meeting – report from the meeting held on the 5<sup>th</sup> March 2024.</b> Reported under Item 4 of this meeting.	
<b>11</b>	<b>Correspondence to be noted.</b> Noted. A resident had questioned their council tax banding asking if they could move into another parish. This was not possible.	

<b>12</b>	<b>Connon Bridge Landfill Site – update on matters relating to the site.</b> Nothing to report. Notes from the 30 <sup>th</sup> January 2024 meeting had been received. Date of the next meeting, 14 <sup>th</sup> May 2024.	
<b>13</b>	<b>Update on the new notice board for Trevelmond.</b> Cllrs Stevens and Dingle reported on feedback from local residents. It was agreed that three quotations needed to be obtained owing to the cost of the new notice board.	DS/JD
<b>14</b>	<b>Parish Matters / Items for the next Agenda.</b> <ul style="list-style-type: none"> <li>○ <b>Council tax</b> – It was suggested an article be written in the Post Horn parish magazine explaining how the element of the parish councils tax is calculated.</li> <li>○ <b>Local projects</b> – It was agreed to seek views from residents on any projects they felt would improve or assist the parish.</li> <li>○</li> </ul>	Cllrs.
<b>15</b>	<b>Review of Parish Council policies – Standing Orders.</b> Item deferred.	Clerk/ DM
<b>16</b>	<b>Date of the next Meeting</b> – Monday, 15 <sup>th</sup> April 2024.	
<b>17</b>	<b>To close the Meeting.</b> There being no further business the meeting closed at 8.35pm	

Dated. 15<sup>th</sup> April 2024

Signed.