



**MINUTES OF THE VIRTUAL MEETING OF THE
LANEAST PARISH COUNCIL
HELD AT THE CHURCH ROOM LANEAST -
Tuesday 16th November 2021**

DRAFT

Present Councillors P. Burden (Chairman). M. Orchard, J. Martin, M Le Fort

Also in Attendance: None

Apologies – Cllr Graham Field and Cornwall Cllr Adam Paynter.

Declaration of Interests - None

Agenda

1.0 Confirmation of Minutes 24th August 2021

1.1 It was **proposed** by Cllr Martin, **seconded** by Cllr Orchard and **RESOLVED** that the Minutes of the meeting of Laneast Parish Council on 24th August 2021, be confirmed as a correct record of that meeting. Unanimous. **Carried.**

2.0 Public Representation

2.1 A representation was made by the agent of the applicant of PA21/04933, Ms Jo Maynard. She said that she had read the comments expressed by the Parish Council and wished to answer the 3 points raised by them on the 24th August 2021. (i) The new plans re the demolition of barns A and B and the construction of a bungalow was within the footprint of the original Class Q consent as it occupied a smaller square meter-age. (ii) The comment on ‘like for like’ footage is covered by the fact that the plans now consist of 2 matching bungalows. (iii) The dwellings are now single storey and the pitched roofs are beneficial and in line with existing properties. Ms Maynard said that all the above support the Class Q consent fallback position.

2.2 A representation was made by Mrs Suzi May a resident of Swallows Rest, Trewithen Farm. She said that she did not accept the argument of Jo Maynard. The footprint of the new development was still greater than the Class Q consent, and she disagreed with the claim made by the applicant that he owned the stanchions of barn A or the wall of barn B. She has spoken to the previous owner who can confirm this. The new development is not on a like for like basis. Barn A has no windows looking onto her property and no other buildings at Trewithen Farm are similar to the proposed development. She said that according to her reading of the Class Q fallout court case this development failed the test for the reasons mentioned in her submissions to the Cornwall Council Planning Department and because the Class Q consent could never be acted upon because of the ownership issues already mentioned.

2.3 A representation was made by Derek Ireson a resident of Trewithen Farm. He said that the Class Q fallback had to be lawful and probable. He did not think it had was.

2.4 A representation was made by Ms Rebecca Read a resident of The Old Granary, Trewithen Farm. She said that she failed to understand how any decision could be taken re the PA21/04933 until the fallback question had been sorted out.

2.5 The Chairman thanked all for attendance and representations.

3.0 Parish Clerk. The Chairman asked the Cllrs if they had any suggestions re the appointment of a new Parish Clerk to replace Mrs Carolyn May. Despite making various enquiries all reported that they had not received any interest. Cllr Paul Burden said that he had yet to advertise more widely but would do so if a local person could not be found.

4.0 Finance Matters

4.1 The financial activity since the last meeting was explained by Cllr Paul Burden. He said the Parish Council now had £5,926.57 in the bank current account and £5,858.29 in the deposit account.

4.2 The financial position was unanimously accepted and **RESOLVED** that the Parish Council would accept the Parish Council's Schedule of Payments and income from 1st April 2021 to 16th November 2021. Unanimous. **Carried.**

4.3 The Bank Reconciliation as at 29th October 2021 was **agreed** and accepted. Unanimous.

5.0 Planning Matters

Reference	PA21/04933
Alternative Reference	PP-09747518
Application Validated	Fri 18 June 2021
Address	Redundant buildings at Trewithen Farm, Laneast, Launceston Cornwall PL15 8PW
Proposal	Demolition of two agricultural buildings and the erection of two dwellings.

5.1 The Cllrs discussed the Planning Application at length, taking into consideration the representations of all the local residents present.

5.2 All the Cllrs. Noted that a Q application had already been made and accepted that the two derelict barns could be converted into two dwellings and that this acceptance could not be challenged and would stand regardless of the PA21/04933 subsequent application.

5.3 Cllr. Michael LeFort said that the Class Q fallback position and the court cases surrounding the general fallback requirements were detailed and this PA21 may well lead to a further case to test these requirements. The right of ownership would also need a legal decision unless the two parties agreed beforehand. From the PA21 angle these issues were separate and outside the Cornwall Council Planning Department requirements before deciding on the application. They must decide the legal aspects and act based on what they thought correct. That said, he was opposed to the application because of the new build aspect of the PA in isolation of any Class Q fallback.

- 5.4 Cllr Martyn Orchard said that as the PA21 was a new build outside of the Laneast village and the Cornwall Council do not allow such development as the Parish Council learnt in an earlier Planning Application in Bagdall, he was opposed to the Application.
- 5.5 Cllr John Martin said that the PA for 2 detached bungalows was completely out of character with the other properties and he therefore opposed the application.
- 5.6 After considering the matter the Cllrs. proposed that the application should be opposed and that the Q application be adhered to. The reasons given were as mentioned at 5.3 to 5.5 above. Cllr Paul Burden said he would draft a letter to the CCPD and have it vetted by all the Cllrs before submitting it. The deadline was the 19th November so some urgency was required.

6.0 Correspondence and items to be noted

- 6.1 **Bus Shelter** – Cllr Burden said that he had contacted Bus Shelter Ltd re their quote to establish the cost of delivery if we erected on site ourselves. He was told that £980.56 was for delivery and erection. If only delivery because an articulated vehicle would be needed this would cost about £750. All Cllrs said it would be better for it to be delivered and erected.
- 6.1a Cllr Burden said that the bus shelter platform would be widened on the 16th December.
- 6.1b Cllr Burden said that Bus Shelters would be able to deliver and erect the shelter at the end of January 2022.
- 6.1c Cllr Burden said that Bus Shelters Ltd had raised the price quoted in July 2021 because of the increased cost of materials. The new quote for an all glass panelled shelter inclusive of delivery and erection was £6,427.41 (inc. of VAT). **Unanimously** agreed to use Bus Shelters Ltd.
- 7 **Next Meeting:** TBA sometime around the beginning of March 2022

The meeting closed.