



**MINUTES OF THE VIRTUAL MEETING OF THE
LANEAST PARISH COUNCIL
HELD AT THE CHURCH ROOM LANEAST -
Tuesday 24th August 2021**

Present Councillors P. Burden (Chairman). M. Orchard, G. Field, J. Martin

Also in Attendance: None

Apologies – Cllr Michael Le-Fort

Declaration of Interests - None

Agenda

1.0 Confirmation of Minutes of Zoom meeting 20th November 2020

1.1 It was **proposed** by Cllr Field, **seconded** by Cllr Orchard and **RESOLVED** that the Zoom Minutes of the meeting of Laneast Parish Council on 20th November 2020, be confirmed as a correct record of that meeting. Unanimous. **Carried.**

2.0 Public Representation

2.1 A representation was made by a resident at Trewithen Farm re the PA21/04933. She explained that the original Q consent allowed for the conversion of two barns into 2 residential dwellings. This Q consent has been replaced by the PA21/04933 which asks that permission be granted for the complete dismantlement and removal of the 2 barns and the erection of 2 dwellings of 3 bedrooms in a 2 storey house and a 2/3 bedroom residential dwelling. This was not considered comparable in scale to the Q consent granted because the areas of each property under the PA21/04933 was between 20% and 30% larger. In addition the height of the 3 storey house would be 1½ metres higher than the original barn conversion height.

2.2 Another representation was made by a resident at Trewithen Farm re the PA21/04933. He said that he owned the Trewithen Farm lane/road and he had not been approached re the use of this lane. In addition the plans were inaccurate as any cornish wall could not be as stated as it encroached on his land. He also said the barns had listed covenants ie the permanent fences which the new plans seemed to ignore.

2.3 Other residents at Trewithen Farm (5 in total) all wished to draw to the Parish Council attention that the normal publication of the application and time frames had not been complied with thereby denying them their normal rights.

2.4 The Chairman Cllr. P Burden, said that he noted all that was said but that as consent had been given for 2 dwellings the issues re access were not the concern of Cornwall Planning Office. He had also established prior to the meeting that the rights or wrongs of no restriction re

agricultural use was not a planning matter. The matter would be addressed by the council as an agenda item. He thanked them for their input.

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. It was agreed that Cllr Paul Burden establish where the Parish Council could advertise the position and then to advertise.

4.0 Finance Matters

4.1 The finances and Annual Parish Accounts Report for the y/e 31 March 2021 must be completed by 27 August 2021 or else a penalty will be charged. It was **proposed** by Cllr Orchard, **seconded** by Cllr Martin and **RESOLVED** that the Parish Council would accept the 31st March 2021 accounts as presented. Unanimous. **Carried.**

4.2 It was **proposed** by Cllr Field, **seconded** by Cllr Martin and **RESOLVED** that the Parish Council would accept the Parish Council's Schedule of Payments and income from 1st April 2021 to 23rd August 2021. Unanimous. **Carried.**

4.3 The Bank Reconciliation as at 23rd August 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, Lancastr, 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. Paul Burden said that after talking to the Cornwall Council Planning Office the PA21 under discussion would be considered along the High Court case of Mansell v Tonbridge. The case demonstrated that the variant to the Q application improved the appearance of the area, and occupied the same area as the original Q application.


5.4 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 (I) that the PA increased the original 'footprint' and was not considered suitable, (ii) the PA was not 'like for like'

as it was much larger than the original Q application. It was felt that there must be some constraints to the Mansell v Tonbridge case as all Q applications once given consent could be change for something else entirely, (iii) the PA would increase the height of the buildings considerably, one and a half metres higher.

- 5.5 It was agreed **Unanimously** that the Chairman write opposing the application and citing the reasons given at 5.4 above, with the addition that the Cornwall Council Planning Office be told that no publication of the PA had been displayed therefore depriving the neighbours and other parish residents the time to consider what was being applied for.
- 5.6 All in favour. **Carried.**
- 6.0 **Correspondence and items to be noted**
- 6.1 **Website** – We need a person to be our website administrator so that articles could be posted and updates made and general information be accurate at all times. SeaDog IT make a charge for every update or posting they make. Mr Tim Raynor (a resident of Laneast) said he could do this and agreed to do so if the work involved was not too time consuming. Greatful thanks were expressed.
- 6.2 **Projects** – Cllr. Field said that he was unable to make any progress re the improvement to the war memorial on the Laneast moor. He was still trying to talk to somebody at the war commission re possible plans for improvemet..
- 6.3 **Bus Shelter** – Cllr Burden said that twe do not need planning permission. This cost the parish £160 to get this advice from the Cornwall Council. We have consent from the commonland owner to use a small bit of land for the bus shelter. However apparently we need the approval of the Secretary of State and various other countryside organistions before we can do so. Because of these difficulties after a chat with Oliver Jones of the Highways department he has said that there is enough highways land to widen the bus stop platform thereby negating the need using the commonland. Quotes have been obtained for the shelters ranging between £5,000 and £9,000. A grant of £3,000 has been requested.
- 6.3.1 It was proposed by Cllr Burden that we use Bus Shelters and the quote of £5,843.40 inclusive of erection (£980.50) or £6,367.74 if we have solid lower panels. **Unanimously** agreed to use Bus Shelters Ltd. If we can use local people to erect the shelter we should.
- 6.4 An email was received from an organisation in South Petherwin who are trying to get the speed limit on the roads in the area legally reduced. They are asking whether Laneast Parish Council want to participate in the group. The Cllrs all wanted the speeding to be curtailed but nobody had the time to become actively involved.

The meeting closed.

Next Meeting: TBA sometime in November 2021



16/11/21