

CARDINHAM PARISH COUNCIL

MINUTES OF COUNCIL PLANNING SUB COMMITTEE MEETING

Held at Cardinham Parish Hall on Tuesday 19th June 2018

Present: Councillors J Best, K Morris, P Claridge, P Tucker, T Irwin, G Rogers, M Ridgewell, S Smart, County Cllr C Batters. There were 11 members of the public present.

Public Session

Issues raised by members of the public were:

PA18/04700

- Members of the public said that not all neighbours had been notified of the application.
- Scale is too big compared to other properties in the area and it borders an AONB.

PA18/04113

- The detailed comments by Broadoak Parish Council were helpful.

PA18/01466/PREAPP

- This development is next to a Grade 1 listed church.
- The development would have an impact on the church re it's setting
- It will be visible from the village and from the footpath.
- The plots for the children are not a planning consideration.

089/18 Apologies

Cllr G Tucker

090/18 Declaration of Interest

None.

091/18 Planning Applications

The planning applications are as follows:

PA18/04113 Mr F Clarke, The Lawns Farmhouse, Cardinham, Bodmin PL22 0LW. Application for removal of Condition 4 of Decision Notice E1/91/0337 for Erection of an Agricultural Dwelling house namely removal of occupancy condition (Case Officer M Evans)

Cllr P Tucker proposed not to support the removal of the agricultural tie on this property, seconded by Cllr M Ridgewell, all in favour. The Cardinham Parish Council objects to this application on the following grounds:

- It is still linked to the business and the business is expanding so there is still a need.
- The Cardinham Parish Council supports the objections put forward by Broadoak Parish Council.

Additionally, it was suggested that putting this property up as a rental property for agricultural workers/forestry could also be a consideration so as to keep it in the farming market as an alternative to selling.

PA18/04700 Mr G Nicholson, Primrose, Dolly's Meadow, Millpool Hill, Millpool, PL304HY. Proposed two storey extension with balcony. (Case Officer S Stevens)

Cllr M Ridgewell proposed objection, seconded by Cllr P Tucker, 4 voted in favour.
Cllr G Rogers proposed support, Cllr S Smart seconded, 2 voted in favour.
1 Cllr abstained.

The Parish Council gave the following reasons for their objection:

- very large for the surrounding area and therefore not in keeping with the rest of the properties.
- Overlooking other properties
- Overdevelopment of site.

But they also wanted to take into account the planning officers comments and take into account whether the planning officer was of a mind to support or refuse this application. Unfortunately, the planning officer was unable to reply to the clerk before the meeting. Further information may become available after the meeting.

PA18/05001 Mr F Clarke, Greymare Farm, Grey Mare Hill, Lostwithiel, Bodmin, Cornwall, Retention and completion of agricultural access. (Case Officer: J Mitchell)

Cllr P Tucker proposed support, Cllr M Ridgewell seconded, all in favour, with the condition that this needs a visibility splay.

A further application PA18/05150 will be carried forward for consideration at the July meeting.

092/18 Planning Pre-Applications

PA18/01466/PREAPP Mr and Mrs Searle, Bellhay, Church Road, Cardinham PL304BL. Pre-application advice for demolition of Bellhay and replacement dwelling plus 2 plots for son and daughter, improvement of access and visibility. (Case Officer J Mitchell)

Comments made as follows:

- It was suggested that any future applications should separate the individual properties into separate applications rather than having everything on one application as it would allow for different comments/support etc to be applied to each building/property separately.
- The access at this point to the St Meubred's church, which is Grade 1 listed, is also the place where a disabled access would be most suitable.
- The design is smart, modern & will lift the quality of Cardinham's current housing stock.
- It is important to build sustainable, energy efficient housing.

Several parishioners then left the meeting.

There being no further business the meeting was closed and the Parish Council moved on immediately to the monthly meeting.

Chairman:

Date: 17th July 2018.