

MINUTES of an ordinary meeting of LEWANNICK PARISH COUNCIL held at LEWANNICK VILLAGE HALL on THURSDAY 16 DECEMBER 2004 at 20.00hrs. THE MEETING WAS OPEN TO THE PUBLIC AND THE PRESS.

ATTENDANCE:

Chairman: Cllr I Curley, Cllrs: C Beckly, Cllr J Panter, Cllr JK Jasper, Cllr D Parnell, Cllr K White, Cllr T Ellis, Cllr E Sleep, C Cllr G Facks-Martin and C Cllr K Scoble. Clerk.

APOLOGIES:

Vice Chairman Cllr P Sandercock and Cllr J Newbery.

There were also eight members of the public present.

The Chairman welcomed everyone. She explained that we are here to help all residents within the parish and parishioners are always welcome to come to our meetings. We are here to help and if we were unable to help we would try our best to put people in touch with organisations who may be able to help them.

The Chairman opened the meeting. The first applicant Mr G Watt spoke of his concerns regarding the application No 2004/02647 Mr and Mrs D Cash. He described how he had initially found it difficult to obtain a copy of the plans. The local office could not provide copy because NCDC, Bodmin Office, had refused to hand out copy when the Launceston office requested permission. He spoke also of policy HSG10. Agricultural land being next to the boundary of Polyphant. Ten two-storey dwellings were proposed adjacent to his own property – a single storey dwelling. The application is on agricultural land and, therefore, would demolish the current boundary line. He described how when he purchased his own home he felt assured by his solicitor that no building could take place adjacent to his home as it was next to agricultural land and the access would be so difficult. He was happy living in Serpells Meadow and did not wish to have that happiness spoilt by living next door to a long-term building site. He cited comparable projects being carried out by the applicant currently. The sewage situation was another concern together with water levels. Mr Gent, present, also confirmed that he considered that the project would not be in keeping with the other properties. Mr O Withers, present agreed with the above statements. Mr Withers then changed the course of discussion to:

Our minutes of 16 November 2004 point 5.3. He requested that the council review their decision due to the uncomfortable position it leaves our unpaid editor in and whether it is really necessary. If the decision is confirmed could the wording be reviewed. As it is at present the clerk can make the decision and the council will back up the clerk. Mr Withers feels the council would be more comfortable with discussion on any problem, making a decision, then instructing the clerk. He required an explanation of the reason for this action and the correction of any misinformation we might have had as a result he felt would be useful and provide guidance.

He also complained that there was no mention within the December Newsletter of the date of our next meeting. He felt that the public required fair warning.

Mr O Withers then reverted to the planning application by Mr Cash. He queried the local housing need. He felt the PC could carry out a survey of the area to see if the need can be met in any other way. Perhaps these sites should be investigated he commented.

Mr G Watt said that the boundary is 15' from his own property and would give no privacy to him. He wanted a site meeting and for the planners to see the possible access problems. He queried the saleability of the proposed properties. How would this be overseen?

C Cllr G Facks-Martin – suggested that members present also write to N C D C expressing their concerns. He said that it would be necessary to establish the need. Surveys, which had been suggested by Mr Withers, C Cllr F M explained how the parish council were not the correct body to carry out such surveys but that they were dealt with by the planning officer and District Council.

Cllr K White took issue regarding Mr Withers comments to point 5.3 of our minutes. He re-confirmed that he had proposed that we would take legal action against allegations that maybe construed as defamatory if it became necessary. The clerk acts on proposals made by the council.

There were no further questions or discussions from the members of the public. The Chairman again thanked all for coming. At this juncture all members of the public left the room other than one member of the public Mr O Withers.

The minutes of our previous meeting, which had been circulated, were proposed by KW 2nd by KJ all were in favour that they be accepted as a true and fair record of our previous meeting. The clerk asked if everyone was happy with Point 5.3. KW proposed and KJ 2nd. All Cllrs were satisfied that this was a true recording.

1. REPORTS

1.1 It was agreed that we would leave this report until Cllr J Newbery was present.

2. MATTERS ARISING

2.1 Trees on Polyphant Green. We have received correspondence from C C C County Forrester who has now had an opportunity to look at the proposed works on the Green. It was proposed that we now submit our Tree Preservation Order Consent Application to N C D C. Pro KW 2nd TE all in favour.

We have also received a quotation from Mr B Guy for carrying out the approved works as per Year 3 of our approved application in November 2002. He can carry out the works for the sum of £1,958.33. This was proposed by KW 2nd TE all were in favour that we write and confirm acceptance of the quote.

2.2 TRP at Lanscarett, Medrow. We have heard back from NCDC that the tree, which is blocking light to the resident of 10 Medrow, is not a matter than can be resolved.

2.3 Conditions of roads within Polyphant. IC read out a report received from C C C Mr J Davy. He states that the potholes from Blackhill Quarry to Polyphant Green and around Polyphant Green and the entrance to Bowden Derra have now been filled. He is aware of two locations where puddles form during rain by Blackhill Quarry. As this road will be surface dressed next summer he considers this will resolve during the preparation works in the spring. Road markings between Blackhill Quarry and Polyphant will be renewed upon completion. Polyphant Green to the Chapel and towards Medrow will be considered for resurfacing during the next financial year. Prior to this the surface water drains will be replaced from the Green up to the Chapel. The road markings will also be replaced after the surfacing work has been completed. Road markings to Bowden Derra will be included in the current programme of works and will be renewed as soon as the weather permits. Medrow to Strayer Park has been inspected and nothing hazardous was noted.

It was proposed by KJ 2nd by JP all were in favour that a site meeting be organised to inspect Medrow to Strayer Park, the overhanging vegetation within the parish and finally the poor condition of the road from Trevadlock Holiday Park to Plusha.

2.4 NCDC – COMMUNITY CHEST – grant funding. IC read out a letter in which it confirmed that as a P C we could not apply for grant funding. The matter was discussed and it was agreed that we would try to obtain grant funding for the notice board at Polyphant through the Gardening Club. The correspondence was passed to Cllr TE.

2.5 DOG BIN FACILITY FOR LEWANNICK. The location of a dog bin on the green at Lewannick needs to be discussed further with Cllr J N. A 5 Litre vandal resistant model, which would need to be placed would cost £150 (to include the post). Cllr JN is prepared to liase with Mr Callwell with the installation so that Compass are happy with its

3. DOCUMENTS

There were no documents for discussion.

4. PLANNING

4.1 2004/02683 Tinney Hall Cottage, Lewannick, Mr and Mrs S Basford. Demolition of existing single storey garage and erection of two storey side and front extension including front entrance porch.

KW declared a personal interest in the application. It was proposed by KJ 2nd ES all were in favour that the application be supported.

4.2 2004/02704 Laurel Cottage, Trevadlock Mr and Mrs R W Dinnis. CB declared a personal interest and signed the book. It was proposed by KW 2nd DP all were in favour that we support the application.

4.3 2004/02646 Land adjacent to cricket ground Lewannick B A Endacott. Formation of gateway. JP declared a prejudicial interest and left the room while the application was discussed. DP proposed KW 2nd all were in favour that we support this application.

4.4 2004/02647 Mr and Mrs D Cash. Outline Planning. Erection of ten affordable dwellings eight for rent and two for sale for local people or for persons employed at Bowden Derra. IC read out a letter from a resident of Serpells Meadow – Mrs D Greenfield. IC stated that there were several concerns raised by residents. Namely access to site, hedgerows, ground levels, two-storey height, HSG 2 – minor village implications. KW felt that the application should be supported because of affordable housing and accommodation. We could support in principle but on another site. After further discussion it was agreed that we would not support the application on the following grounds: Access to site, hedgerow destruction, sewage, water tables, two-storey properties not in keeping with area of Serpells Meadow and not in line with policy ENV1. This was proposed by ES 2nd DP all were in favour.

IC also reported on a meeting held on 8 December 2004 to discuss planning application 2004/02511 at land south of Medrow, Polyphant. The quorum was Cllrs K White, D Parnell, K Jasper and I Curley. It was unanimously agreed to recommend rejection on the following grounds:

1. Proposed building too large for site.
2. No allowance made for lay-by at road level – all other properties on that side of the road had to have lay-bys.
3. The drive will be too steep.
4. The main sewer referred to for connection is actually a private sewer owned by properties on the East Side of Medrow.

5. FINANCE

- 5.1 The balance to date is £7,339.56. Perfect Pastures £2,173.75 had not yet gone through and therefore the true balance is £5,165.81.
- 5.2 Cheques were presented for payment as follows:-
No 439 Bruce Deighton £165.00. No 440 B J V £22.00 and No 441 David Eno £30. It was proposed by KW 2nd ES all were in favour that the above be paid.
- 5.3 Our precept for 2005/06. It was proposed by KW 2nd TE all were in favour that our precept of £10,000 be set.

6. CORRESPONDENCE

- 6.1 Letter from K F Hocking which IC readout. It was proposed by KW 2nd by ES all were in favour that the letter be forwarded to our legal adviser.
- 6.2 Letter from David Eno. This was read out by IC. It was proposed by KW 2nd ES all were in favour that IC discuss the contents of the letter with David.

7. ANY OTHER BUSINESS

- 7.1 DP was concerned about withdraw of the junction at Plusha. A discussion ensued. ES proposed that we write requesting that further works to improve the crossing were required as traffic were entering onto the fast lane. This was 2nd by DP all were in favour.

There being no further business the Chairman declared the meeting closed. As it was our Christmas meeting light refreshments were served at the close of business. Our next meeting will be held at Lewannick on **Thursday 20 January commencing 20.00 hrs.**

NOTICE OF AN ORDINARY MEETING OF LEWANNICK PARISH COUNCIL TO BE HELD AT LEWANNICK VILLAGE HALL ON THURSDAY 20 JANUARY 2005. THE MEETING WILL BE OPEN TO MEMBERS OF THE PUBLIC AND THE PRESS.

1. REPORT

Lewannick Playing Area.

2. MATTERS ARISING

- 2.1 Common Land.
- 2.2 Tree Preservation Order. Report.
- 2.3 Noticeboard for Polyphant – progress please.

3. DOCUMENTS

- 3.1 ccc – Archaeology Alive a review of work by The Historic Environment Service 2003-04.

4. PLANNING

- 4.1 2004/02647 Mr and Mrs D Cash.
- 4.2 Mr and Mrs D Cash North Lodge, Polyphant No 2004/02830. Revised design to previously approved application namely the formation of two dormer windows.
- 4.3 2004/02822 Mr D Eno. Listed Building Consent for the reconstruction of existing barn, which has collapsed on commencement of works.
- 4.4 2004/02821 Mr D Eno. Reconstruction of existing barn which has collapsed on commencement of works.

5. FINANCE

- 5.1 Balances to date.
- 5.2 Invoices for payment.

6. CORRESPONDENCE

- 6.1 Pilot Garden Waste Scheme.
- 6.2 Youth Survey.
- 6.3 Citizens Advice Bureau.

7. ANY OTHER BUSINESS

