

**Minutes of a meeting of Landulph Parish Council Virtual Meeting held on  
Monday 18<sup>th</sup> May 2020 at 7.30pm**

**PRESENT:** Councillors M. Worth (Chairman), A. Butcher, P. Braund, G. Braund, R. Cradick, M. Dennis, M. Holmes.

Also present: Cllr Jesse Foot, and Clerk to the Council.

**Public Forum**

**01-20 TO RECEIVE APOLOGIES FOR ABSENCE** – none.

**02-20 DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA** -  
Cllr M Holmes declared an interest in item 5d) relating to the planning application PA20/02791.

**03-20 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING (16.03.2020)**  
It was RESOLVED that the minutes of 16<sup>th</sup> March were agreed.

**04-20 MATTERS ARISING FROM THE MINUTES**

- a) With reference to minute no. 204-19, Cllr Worth advised that Western Power postponed the trimming of the trees at the Hall scheduled for 26<sup>th</sup> March.
- b) With reference to minute no 205-19, Cllr Worth reported that the Emergency Plan was proceeding well, and expressed his thanks to Clare Tagg for her co-ordination of the database.
- c) With reference to minute no. 209-19, Cllr Worth reported that the dog bin at the church car park is due to be installed imminently.
- d) With reference to minute no. 217-19, Cllr Dennis reported that the white van is still in place, but is due to be removed within 10 days.

**05-20 PLANNING – TO CONSIDER PLANNING APPLICATIONS RECEIVED:**

- a) [PA20/03072](#) | Certificate of lawfulness for building operations undertaken pursuant to the conditional planning consent PA12/03752 granted on 30th August 2012 and Reserved Matters consent PA15/03664 granted on 12th June 2015 for the construction of an agricultural dwelling | Valley View Valley View Farm St Mellion Saltash PL12 6QD  
It was RESOLVED that the Parish Council would respond that they are unable to comment.
- b) [PA20/02740](#) | Listed Building Consent for installation of secondary glazing to match existing windows. | The Farmhouse Bittleford Farm St Mellion Saltash Cornwall PL12 6QE  
It was RESOLVED that the Parish Council would respond with no objection.
- c) [PA20/03336](#) | Grandmas Orchard St Mellion Saltash Cornwall PL12 6QF | Demolish the existing rear extension. Construct a new rear extension. Internal re-modelling.  
It was RESOLVED that the Parish Council would respond with no objection.

To note: Councillor Martin Holmes left the virtual meeting at this point.

- d) [PA20/02791](#) | Construction of 29 dwellings (15 Affordable and 14 Open Market), Shop & Flat (A1) and Associated works | Rosehill Nurseries Landulph Saltash Cornwall PL12 6NF

A lengthy discussion took place, with the following points being raised by Parish Councillors:

- Several inaccuracies and incorrect facts were in the Design and Access Statement which seemed to be outdated. As a Parish Councillor, would support affordable housing in the parish, but the scale of development proposed goes against the Landulph Neighbourhood Development Plan (LNDP) and therefore would oppose this application.
- Density of the development is too much and it doesn't agree with the LNDP, so object to this application.
- Lengthy letter received by Cornwall Planning from the developers which seems very disrespectful to Cornwall Council and their survey done on behalf of the developers. The developers did a survey on Facebook. Also it seems disrespectful to submit an application for a large development at this time whilst going through a pandemic. Cornwall Council went through the democratic process, which included details of people on the Home Choice list (3 on the list which shows there isn't a demand). Some letters have been received from the public on Cornwall Council's website, keen to stay in the parish. Would like to support affordable housing. The Design and Access Statement is very poor, it hasn't been proof-read, it has inconsistencies, and mentions data from 2013 and 2016 so is out of date. The LNDP is part of Cornwall Council's planning law, and this development proposal goes against the LNDP, so would reject this application.
- Poor documentation, goes against the LNDP which states 5 properties in any one development, and 20 properties from 2018-2030, so would object to this application.
- Inaccuracies in the documents, would dispute where the developers states that a lot of the parish are in agreement – this is not my understanding at all. It goes against the LNDP so would object to this application.
- LNDP was developed in 2015, voted in August 2019, with a 56% turnout from the parish. Page 9 details a vision for the parish. Policy no.1 states that the criteria that there should be 5 dwellings or less and a maximum of 20 between 2018-30, but there are also proposals to support local affordable housing. This is a wonderful place to live. We are going through a period of change, key workers can't afford to live in the parish, but we need to vote on the situation today and would object to this application.

Unanimous decision and it was RESOLVED that Landulph Parish Council would respond to state that it objects to this application.

It was RESOLVED that the following statement would be submitted to Cornwall Council:

There are several inaccuracies in the Design and Access Statement, including the statement that many people in the parish are in agreement with this development – the Parish Council would dispute this statement. The Parish Council wishes to support affordable housing in the parish, however demand for affordable housing is low, and the scale and number of properties proposed in this development goes against the adopted Landulph Neighbourhood Development Plan, which states a maximum number of 5 properties in any one development, and 20 properties over the period of 2018-2030.

To note: Councillor Martin Holmes rejoined the virtual meeting at this point.

## 06-20 ACCOUNTS FOR PAYMENT: Agreed.

PAYEE	CHQ	REASON	NET	VAT	GROSS
Google Ltd	DD	Direct debit for Google Cloud and G Suite 1.03-31.03.20	62.56	0.00	62.56
HMRC	101261	Income Tax April 2020	70.60	0.00	70.60
K.Williams	101262	Salary and Expenses April 2020 (£282.32 net salary, 18.64 expenses)	301.96	0.00	301.96
Google Ltd	DD	Direct debit for Google Cloud and G Suite 1.04-30.04.20	62.57	0.00	62.57
Ray Hall	101263	Penyoke Embankment cut	295.00	0.00	295.00
HMRC	101264	Income Tax May 2020	70.80	0.00	70.80
K Williams	101265	Salary May 2020	283.12	0.00	283.12
Zurich Municipal	101266	Insurance 1.6.20-31.5.21	592.48	0.00	592.48
K Williams	101267	Post, print, expenses and Zoom pro	35.05	0.00	35.05

Cllr P Braund queried the payment to Ray Hall for the Penyoke Embankment cut, and the Clerk advised this was separated out from his other grass cutting payments, as the embankment cut was delayed due to the Environment Agency works.

It was RESOLVED that the Parish Council would prepare further pre-paid signed cheques so that the Clerk is able to continue making payments during the pandemic lockdown.

## 07-20 CHAIRMAN'S URGENT BUSINESS

- a) It was RESOLVED that urgent amendments to the Council's Standing Orders would be arranged, to deal with the current emergency COVID-19 situation, to reflect the need for virtual meetings, and that for some business matters would be dealt with under Delegated Powers.

## 08-20 ANY OTHER BUSINESS

- a) Cllr P Braund stated that, at the planning officer meeting held on 17<sup>th</sup> February, there were two questions raised by the Parish Council to which the Council has not yet received an answer:
1. Whether the Parish Council would receive any funds linked to the £91,200 affordable housing contribution;
  2. Could the Parish Council identify a plot of land and develop in order to receive this funding?

It was RESOLVED that the Clerk would follow this up with Cornwall Council. **[ACTION: Clerk].**

**09-20 DATE OF NEXT MEETING:** Monday 15<sup>th</sup> June

Dates for 2020: 20th July, 21st September, 19th October, 16th November, 21st December.

## 10 minute Public Forum to follow the meeting.

Meeting closed at 20.27 .....Chairman