

**Minutes of an Extraordinary meeting of Landulph Parish Council Virtual Meeting  
held on Monday 1<sup>st</sup> March 2021 at 7.30pm**

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

Also present: Cornwall Councillor Sam Tamlin (who is standing as a candidate for the Cornwall Saltash-Trematon-Landulph division in the forthcoming election); Clerk to the Council.

**Public Forum**

**158-20 TO RECEIVE APOLOGIES FOR ABSENCE** – Cllr M Holmes, Cllr Jesse Foot.

**159-20 DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA** - none.

“To receive disclosures of personal and prejudicial interests from Councillors on matters to be considered at the meeting. The disclosure must include the nature of the interest. If you become aware, during the course of a meeting, of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial. A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.”

**160-20 DISPENSATIONS RELATING TO ITEMS ON THE AGENDA** – none.

In certain circumstances Councillors may be granted a dispensation which enables them to take part in Council business where this would otherwise be prohibited because they have a Disclosable or Non Registerable Pecuniary Interest. Provided Councillors act within the terms of their dispensation there is deemed to be no breach of the Code of Conduct of the law.

Section 31(4) of the Localism Act 2011 states that dispensations may allow the Councillor:

- a. to participate, or participate further, in any discussion of the matter at the meeting(s); and/or
- b. to participate in any vote, or further vote, taken on the matter at the meeting(s).

If a dispensation is granted, the Councillor may remain in the room where the meeting considering the business is being held and if the dispensation allows may also vote.

No dispensations were received.

**161-20 Planning** – to consider planning applications:

Appeal lodged [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](#)

At the request of the Council, the Clerk summarised these comments into a draft document for the Parish Councillors to read and discuss. The comments from the previous meeting, plus this draft document were discussed in detail. Following a lengthy discussion, five Parish Councillors agreed and it was RESOLVED that the following statement would be submitted to the planning inspectorate (Cllr Worth abstained from the vote):

## LANDULPH PARISH COUNCIL PLANNING APPEAL SUMMARY DOCUMENT

MHCLG ref:	<b>APP/D0840/W/20/3260932</b>
Cornwall Council ref:	<b>PA20/02791</b>
Appeal start date:	<b>4 February 2021</b>
Proposal:	<b>Construction of 29 dwellings (15 Affordable and 14 Open Market), Shop &amp; Flat (AI) and Associated works</b>
Location:	<b>Rosehill Nurseries Landulph Saltash Cornwall PL12 6NF</b>
Appellant:	<b>West Country Land and Developments</b>
Cornwall Council decision:	<b>REFUSED</b>

Landulph Parish Council is against the appeal proposals for the same reasons as given by Cornwall Council, the Local Planning Authority.

Comment Date: Fri 22 May 2020

Landulph Parish Council objects to this application.

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.

In addition to its original comments above, submitted to Cornwall Council on Friday 22 May 2020, Landulph Parish Council would like to add the following comments:

1. The location of Rosehill Nurseries has never been within the Settlement Boundaries of the Village of Cargreen, so 1.2, 3.17, 3.19 and 3.25 in the appellant's document is incorrect.
2. The developers themselves have admitted that 3 of the houses (numbers 5,6,7) do not have sufficient amenity land at the back for gardens etc, and the landtake is below Cornwall Council's recommended limit. This will result in small affordable housing with small sub-standard sized gardens.
3. Landulph Parish Council wishes to support Affordable Housing in the village. The appellant claims to have undertaken a Housing Needs Survey, which they were invited to do by Cornwall Council as the appellant disagreed with Cornwall Council's survey. The appellant found there were 14 additional people who qualified for affordable housing in the parish. As part of the process, those 14 people were contacted by Cornwall Council who asked these applicants to complete the appropriate form and register for affordable housing, but none of them did. Part of the evidence that the appellant is using is a Housing Needs Survey undertaken on a Facebook survey. Landulph Parish Council believes this evidence is not credible and not valid. Landulph Parish Council, for the past year, has published and publicised on social media and on its own website, encouraging parishioners to apply and register for Affordable Housing, signposting parishioners to the Cornwall Council Housing Register, but no one has come forward. Landulph Parish Council would only wish to rely on the credible evidence from Cornwall Council on the affordable housing need, and thinks the developer should be basing their appeal on the numbers

recorded with Cornwall Council which is the formal record to be used. The affordable housing needs number for the parish still remains very low.

4. Landulph Parish Council does not believe this development is suitable for a rural exceptions development. Local Plan Policy 9 requires the development to be an appropriate scale proportion to the local housing need. This major development of 29 properties would result in a 12% addition to the parish. The proposed development site is situated in an AONB, and there is no justification for this major development in this AONB, as the housing need remains low.
5. The appellant has stated in 3.12 that the proposal would not constitute a major development, and yet in the questionnaire tick box the appellant has ticked to say it is a major development.
6. Landulph Parish Council has developed a Climate Change Statement in response to Cornwall Council's Climate Change Emergency, and established a Landulph Parish Climate Action Group. Since the application was originally reviewed, the Cornwall Emergency Development Plan Document has been developed, and Landulph Parish Council would like to draw the inspector's attention to this document with regard to this application, with particular reference to the following:
  - **Transport:** Emissions from private vehicles as no public transport or safe alternative provision.
  - **Building Standards:** Minimum building standards with no mention of energy efficiency or heating from heat pumps, air or ground source, no mention of energy generation from solar.
  - **Water Efficiency:** No mention of water conservation, black or grey water systems.
  - **Light Pollution:** As recommended in Landulph Neighbourhood Development Plan.
  - **Biodiversity** - Net gain 10%

Here is the link to Cornwall Council's Climate Change Development Plan:

<https://www.google.com/url?sa=t&source=web&rct=j&url=https://www.cornwall.gov.uk/media/44143259/climate-emergency-dpd-2-v2.pdf&ved=2ahUKEwiv65vq6lXvAhWIRhUIHagmCtUQFjABegQIFxAC&usg=AOvVaw2neunarfNAzuRrwtTa7TN5>

7. In the appellant's document in section 3.17 there is an aerial view of the village, yet the site has never been part of the village. It states there are houses to the west, yet there are only fields to the west.
8. Landulph Parish would like to support a shop in the village, but the proposed shop within this application lacks sufficient, adequate parking and loading/unloading areas.
9. Landulph Parish Council has concerns about the scale of this major development, and does not think this application is appropriate for the village.

For the purpose of the minutes, it was agreed and RESOLVED to exclude the following points from the planning appeal response (to note: Cllr Worth voted for points 1 and 2 to be included).

1. Landulph School and Landulph Under Fives are critical to the parish, but are under capacity, and over a period of time there could be a significant change in the educational shape of this parish that could result from the reshaping of 1000 houses at a nearby housing development at Treledan – and the impacts of where children move to and choose to go, as not all children in our parish live in our parish. Children living at Treledan could provide additional capacity by attending Landulph School and Under Fives, as the school at Treledan is not due to be built for a number of years.  
Children are bussed in to Landulph School from Saltash and Hatt.
2. (Additional information sent from Councillor Worth) Office of National Statistics Data published 7th Dec 2020

Based on birth notification data, in the first three quarters (Jan to Sept) of 2020, there were 464,437 live births in England and Wales; a decrease of 3.6% compared with the same period in 2019 and a 15.3% decrease since the most recent peak in 2012.

The total fertility rate (TFR) decreased from 1.65 children per woman in 2019 to 1.60 for the first three quarters of 2020. This continues a downward trend in the TFR, where it has decreased by 17.1% since 2012

This has been reported by residents of Landulph Parish and a concerned governor from Burraton School, Saltash that due to falling school roles, the development at Treledan, has been asked by Cornwall Council not to currently build an additional primary school. The worry is that there will not be enough children to go around and will result in a reduction in the need for children from the Saltash area and Hatt to be "bused" to outlying rural schools such as Landrake and Hatt which currently supplement numbers.

We are basically heading in Landulph for a shortage of children locally without building additional rural homes close within easy walking distance to alleviate climate change concerns, to our Under5's and Primary schools.

3. This development could encourage more walking, as the houses would be located closer to the local school.
4. 100 houses development at St Mellion – Cornwall Council Planning has stated this is not appropriate to site such a large development there – transport, private journeys, etc.

**[ACTION: Clerk to submit planning appeal response].**

### **162-20 COMMUNITY BROADBAND PROPOSAL UPDATE**

Cllr Worth provided an update. The target was £209,000, or £272,000 with the 30% uplift, and is delighted to report that 142 residents and 29 businesses have responded, resulting in a sum of £314,000 being pledged. He has received an email from Michelle at Openreach giving her congratulations.

£35,000 of the sum pledged was from the leaflets that had been delivered, and Cllr Worth expressed his thanks to the team who helped out. The proposal will now enter into the final stages.

Cllr Dennis asked if people move or we lose parishioners in the next 18 months, amount pledged falls below £209,000 then the Parish Council as the legal entity would need to find the shortfall.

Cllr Worth stated that, if the proposal does not reach the target figure, then the Council could apply for Community Infrastructure Levy funding, but also the Council has received offers of additional financial support from parishioners.

Cllr Worth proposed, Cllr Butcher seconded, and it was RESOLVED that the Parish Council would act as the legal entity for this proposal.

Cllr P Braund asked whether there was a delay in getting the proposal registered. Cllr Worth advised that Michelle from Openreach was chasing DCMS.

### **163-20 CHAIRMAN'S URGENT BUSINESS / ANY OTHER BUSINESS**

- a) Cllr Worth advised that he formally recorded, on behalf of the parish, a statement of condolences on Captain Sir Tom Moore's official site "thank you for your inspiration in making tomorrow a good day for us all, our thoughts are with your family".
- b) Cllr Worth reported on the major fire at Wayton House, all residents and animals were evacuated safely. The Fire Officer stated that an investigation would take place. Parish support was offered immediately. The residents have accommodation for the next 6 weeks. Cllr Cradick reported that the fire had re-started, and reminded parishioners to stay away from the site.

Cllr Worth stated that the Fire Commander had mentioned that at 3am there was a shortage of water pressure, and additional bowsers needed to be called from other parts of Cornwall.

**[ACTION: Cllr Worth to look into this with South West Water on behalf of the parish].**

### **164-20 Date of Next Meeting: Monday 15th March 2021 at 7.30pm – Extraordinary meeting**

**Dates for 2021:** 19th April, 17th May, 21st June, 19th July, 20th September, 18th October, 15th November, 20th December

Meeting closed at 20.34.....Chairman