

LANREATH PARISH COUNCIL EXTRAORDINARY MEETING MINUTES

Date of Meeting

30 July 2024 commencing 19.30

Present

Cllr Peter Bartram, Cllr Sandie Christiansen, Cllr Sue Cave, Cllr John Gundry, Cllr David Heard – Vice-Chairman, Cllr Shelley Honeyman, Cllr Peter Seaman – Chairman, and Mrs Rebecca Warren - Clerk

Members of the public in attendance.

The Chairman welcomed everyone to the Meeting.

1. Apologies

Cllr Stephanie Vickery

2. Members of the Public are invited to address the Council

Chairman gave a brief explanation of the reason for, and purpose of the meeting, after which he invited members of the public to address the meeting.

Christopher Montagu, Planning Agent for the applicant PA24/04905, addressed the meeting briefly to explain that the application is for outline permission only at this stage. The applicant is endeavouring to establish the principle for 10 affordable houses and vehicular access on the site. The site is on the edge of the developed side of the village, and the application is in his view compliant with policy H1 of the Lanreath Neighbourhood Plan. There is a dire need in Cornwall for more affordable housing. Mr Montagu has yet to discuss matters with Cornwall Council housing department regarding need, and possible eventual tenure of any properties built. It will be at the next stage – if the application is granted – when detailed permission is sought that the Reserved Matters will be addressed. It is likely that the developer will have to enter into a Section 106 Agreement providing that the development will be limited to 10 affordable dwellings, not open market properties, and will remain as such. It is intended in the eventual plan that there will be a footpath between the development and the village across the field rather than along the main village street. So far as the Football Pitch is concerned, whilst this will require re-orientation, there will be no loss of size of the pitch or the land immediately surrounding it.

Chairman then reminded the meeting that the application PA24/04905 will not be considered this evening as it will be on the agenda of the scheduled 17 September 2024 Parish Council meeting. He further stated that when Cornwall Council were considering purchase and development of the site previously, they had intended to hold a Public Meeting in the community before proceeding.

There followed some discussion with members of the public regarding a community meeting – dates, and timing.

3. Disclosure of Interests

None.

4. To agree a plan for consulting with the community prior to the Council's consideration at a future meeting of Planning Application PA24/04905 – Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for proposed erection of up to 10 affordable dwellings and the formation of new vehicular access on land west of Rally Close Lanreath. Consultee comments to be submitted by 18 September 2024.

Chairman proposed that there be Public Meeting at Lanreath Village Hall on the evening of Friday 6 September, Cllr Bartram seconded, unanimously approved.

Councillors briefly discussed how the meeting would be minuted, in the absence of the Clerk, and whether – with the consent of those attending – it should be recorded. Chairman proposed that prior to the meeting parishioners should, if they wished, submit their comments in writing to the Clerk or Chairman, Cllr Christiansen seconded, and unanimously agreed.

Chairman then read out his proposed Notice of the Meeting as follows:

“NOTICE OF PUBLIC MEETING : A Public Meeting is to be held in Lanreath Village Hall on Friday 6 September 2024 at 07:00 PM

The meeting is being held to inform residents of the Parish of the details of Planning Application PA24/04905 prior to consideration of this planning application by the Parish Council on 17 September 2024. The Public Meeting will be chaired by a member of the Parish Council and will be attended by the Applicant's Agent Mr Christopher Montagu.

PA24/04905 is seeking Outline Planning Permission, with some matters reserved (appearance, landscaping, layout and scale), for the proposed erection of up to 10 affordable dwellings and the formation of a new vehicular access on land west of Rally Close, in the Football Pitch field, Lanreath. The indicative Outline Plan for the proposed development is attached to this notice. The full list of documents submitted with this application can be viewed/downloaded from the Cornwall Planning Portal <https://planning.cornwall.gov.uk/online-applications/>

Residents who are unable to attend but wish to raise a question or observation at the Public Meeting may submit these in advance by email, to Lanreath Parish Clerk clerk2lanreathpc@gmail.com copied to the Chair of the Parish Council chairlanreathpc@gmail.com

Mrs Rebecca Warren
Clerk to Lanreath Parish Council”

Cllr Bartram seconded the proposed Notice, unanimously agreed.

Cllr Cave commented that there will be members of the community who are unable for whatever reason to access the Cornwall Council planning portal to view the application and supporting documents and that perhaps paper copies could be displayed on the Village Notice Board and at the shop. Chairman responded that there are too many documents for them all to be displayed, but the application and site plan could be published. Cllr Gundry confirmed that the Notice of the meeting and documentation would be published on the Parish website, and linked to Facebook, and he requested that those members of the public who were aware that others in the community may not be able to access those locations should be advised that hard copies would be available at the shop and on the Notice Board outside.

Chairman advised the meeting that as is his usual practice, at the Public Meeting he will have a projector and all documents will be displayed for those attending to see.

Chairman reported to the meeting that Sports England did not appear on the Planning Portal as a Statutory Consultee for the application. He proposed that the Clerk write to the Planning Officer to enquire why they have been omitted. Seconded by Vice-Chairman and unanimously approved. Clerk so tasked.

Chairman stated that in his view Moss should be notified of the application, and the Public Meeting, as their site may be affected by the development. He proposed that he write to inform them, seconded by Cllr Christiansen, and unanimously approved. Chairman so tasked.

Chairman next proposed that the Clerk be tasked with requesting an update from Homechoice, of the number of people seeking housing in Lanreath who either live here already or have a link to the Parish and would meet the local criteria needs. Seconded by Vice-Chairman and unanimously approved. Clerk so tasked.

Cllr Gundry enquired as to whether the community would be made aware of their individual ability to submit comments on the planning application via the Cornwall Council Planning Portal. Chairman confirmed that anyone could do so now, but he would also highlight this at the Public Meeting.

Cllr Honeyman expressed her concerns about the possibility that the affordable housing could in time become Social Housing – as has occurred on other developments.

Cllr Gundry asked what the cut-off date for submitting comments to the Planning Department was, as the decision is due on 10 October. Mr Montagu advised that they may be submitted up to the day before the decision is due to be made.

Chairman will also ensure that Topsy Cow are aware of the application and the Public Meeting, and the Clerk is to serve the Notice of the Public Meeting on Cty Cllr Colin Martin.

5. Any Other Business

None.

6. Public Participation

A member of the public asked for a definition of “Affordable Housing” which the Chairman replied was, as he understood it, defined by Cornwall Council and breaks down into categories. He made note that at the Public Meeting he will have the definition to hand. Someone asked what the definition of “Local Need” was, and whether this would extend beyond the Parish itself. Chairman stated that he believed that there were three tiers, and if no one was in the local tier then housing could be offered to those out of the local area. He will ensure he has full information on this before the Public Meeting.

A member of the public requested that a PA system be used at the Public Meeting so that everyone can hear the speakers.

7. Date and time of next meeting

Public Meeting Friday 6 September 2024 at 7pm. Next Lanreath Parish Council meeting Tuesday 17 September 2024 at 7.30pm.

Meeting ended at 8.22pm