

**MINUTES OF PUBLIC MEETING 6th SEPTEMBER 2024 REGARDING
OUTLINE PLANNING APPLICATION PA24/04905
LAND WEST OF RALLY CLOSE, LANREATH (FOOTBALL PITCH FIELD)**

Date and Location of Meeting

6th September 2024 commencing 19:00 at Lanreath Village Hall.

1. Present

Parish Councillors, the Planning Agent and approximately 75 members of the public.

2. Welcome and Introduction

The Chairman was Parish Councillor Peter Seaman. He welcomed those attending the meeting and introduced the panel comprising himself, Cllr Buzz Heard, Cllr John Gundry (minute-taker) and Mr Christopher Montagu, the Planning Agent for the applicant. He stated that the meeting was being held to inform residents of the Parish of the details of Planning Application PA24/04905 prior to consideration of this application by the Parish Council on the 17th September 2024.

Cllr Gundry took the opportunity to advise members of the public that they could comment on the application online directly to Cornwall Council via its Planning Portal as below. Comments will be accepted until 9th October but he recommended submitting a comment well in advance of this date.

- Go to the Cornwall Council Home Page at www.cornwall.gov.uk
- Select "Planning and Building Control"
- Select "View or comment on a planning application"
- Select "Search for a planning application"
- In the search box at the bottom of the page, enter "PA24/04905" and click "Search"
- The pages for the application will appear including "Comments" and "Documents". To make a comment (which requires you to log in to the site) select the "Comments" tab.

NB It is not possible to email comments to Cornwall Council but postal comments can be made. See <https://www.cornwall.gov.uk/planning-and-building-control/planning-advice-and-guidance/how-to-respond-to-planning-applications/>

3. Introductory Presentation by Cllr Seaman

Cllr Seaman took the meeting through a 26-slide presentation, which is attached to these Minutes. He particularly noted that:

- Slide 2 showed the overall purpose of the application: *"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."* ["Outline Planning Permission" means permission for the principle of the development. "Reserved Matters" are further details, permission for which would be sought in a Full Application if the Outline Application is approved.]
- No comment had yet been received from Education Infrastructure (slide 4).
- Slides 7 to 14 presented relevant definitions and local policies regarding affordable housing. Of these slide 9 showed the need in the Parish for affordable housing and slide 13 the Affordable Housing Team's comments on the possible numbers and sizes of dwellings (this information had only been received that afternoon).

- Sports England and Cornwall Council's Open Spaces team had commented on the application (slides 15, 16 & 17).
- Policy H1 of the Lanreath Neighbourhood Plan (slide 18) was in favour of small-scale affordable-led housing developments of up to 10 dwellings in the Parish.
- There was a planning history for this site (slide 22) with a request for Pre-Application Advice (not a formal planning application) being submitted in 2021.
- The role of the Parish Council (slides 23 to 25) is as a Statutory Consultee to Cornwall Council, who will make the decision on the application.
- Available school places locally were shown in slide 26.

4. Mr Christopher Montagu's Address to the Meeting

The Chairman introduced Mr Christopher Montagu, the planning agent for the applicant. Mr Montagu spoke as follows:

- The application was for up to 10 affordable houses. There would be no open-market housing. This Outline Application is seeking permission for the principle of development.
- The site is on the edge of the village. Policies 8 & 9 of the Cornwall Local Plan apply, as does Policy H1 of the Lanreath Neighbourhood Plan.
- Cornwall Council's Affordable Housing Team had identified a need for more than 10 affordable dwellings in the Parish [see slide 9 of Cllr Seaman's presentation] although this application was only for up to 10 dwellings. The affordable housing proposed would be for people already resident in the Parish. A Section 106 agreement between the developer and Cornwall Council would formally define the "Local Connection" [geographically, who is eligible for the affordable housing, see slide 14 of Cllr Seaman's presentation].
- The application includes access to the site from the main road. Cornwall Council Highways has asked for more information on the visibility splay.
- The Parish would not lose the football pitch. There is no intention to remove it, only to relocate it within the field. Sports England and the Football Foundation have suggested a different location to that proposed in the application, and a report from an agronomist [soil scientist] is awaited.

5. Questions and Comments

The Chairman invited questions and comments from those present, to which he and Mr Montague replied, as below.

Person 1 asked how can the application be approved when no details of the housing sizes are provided? Similarly, the precise relocation of the football pitch is not yet decided. There was also the matter of compliance with the Lanreath Neighbourhood Plan's Policy EH1 [see Cllr Seaman's slide 20] regarding environmental impact. How can the Parish Council make a decision in the absence of these details? Also, in St Austell there had been a large housing development on which the developer had reneged on the Section 106 Agreement.

Cllr Seaman replied: He could not comment on any decision by the Parish Council as this would not be made until 17th September. However the current application is for Outline Planning Approval regarding the principle of development, with the details cited by the questioner (the Reserved Matters) being the subject of a later Full Application if the Outline Application is approved.

Person 2 commented that much social housing in the village has gone to people from outside the village. Also applications for affordable housing for two people have been allocated to dwellings only suitable for one person.

Mr Montague replied: Historically previous S106 Agreements, governing eligibility for social housing, have not been as robust as they are currently. Cornwall Council's Affordable Housing Officers constantly review these matters and they recognise that the S106 Agreements drawn up by Caradon District Council are not as tight as they would like. On the second point, Cornwall Council can allocate housing for two people to dwellings with "one-and-a-half" bedrooms.

Cllr Seaman commented: In addition to the local need for affordable housing, there are national policies which prevent councils from applying local connection restrictions to those in social housing in other parts of the country wishing to move to the area to avoid hardship or to take up employment opportunities.

Person 3 commented that examples of bad behaviour in the village show that it must not become a dumping ground for those in need of social housing.

Cllr Seaman replied: He would not label people in need of social housing in the manner that the questioner has.

Person 4 commented that there are orchids and hedgehogs in the football pitch field.

Mr Montague replied: An ecologist did a survey of the field the results of which are on the Planning Portal.

Cllr Seaman also replied: From memory, the survey report noted that fourteen hedgehogs have been reported within 1km of the site, with at least one on the field itself. Also a grass snake was reported. But there is a recent national planning requirement to show Biodiversity Net Gain [= +10% of the existing biodiversity] for an application to be approved.

Person 4 made an additional comment about the destruction of Cornish hedges.

Mr Montague replied: The existing hedges cannot all be maintained, but there is no existing hedge running throughout the site. New hedges can be planted where existing ones have been removed and these can provide greater biodiversity.

Person 3 commented that thirty years ago a new sewer was installed taking Lanreath's sewage to Pelynt. Since then over 100 new houses have been built in Pelynt and some 20 to 30 in Lanreath. Is the old pipeline still viable?

Cllr Seaman replied: Lanreath Parish Council sought advice from South West Water regarding sewer capacity in 2021, and more recently regarding the application for development at The Punch Bowl Inn. At that time South West Water had advised that the sewer was adequate.

Person 5 commented that there had been no contact with the Village Hall from the developer. Also what guarantee was there of the provision of facilities / financial contributions if the application was successful?

Mr Montague replied: The S106 Agreement that would be made on the granting of full permission would define such contributions. Person 5 asked what would happen if the developer became bankrupt? Mr Montagu replied that payments would have to be made to Cornwall Council before any development work could commence. Person 1 commented that S106 monies were not paid re the development in St Austell he had mentioned earlier.

Person 6 asked why the proposed development could not be located in the south-west corner of the field, rather than the north-east?

Cllr Seaman replied: Such a location had been proposed in a previous PreApp Planning Application for development in the field. Cornwall Council's Planning Officer had advised the applicant that such a location would be unlikely to be approved as it was not adjacent to the village and amenities.

Person 6 asked if the road running through the proposed development might be extended, beyond the proposed site, for a further development?

Mr Montagu replied that the road extending to the southern edge of the site was there to allow waste disposal vehicles to turn around.

Cllr Seaman commented that the upper of the two branches of the road had, although difficult to see on the plan, a gate into the football pitch field. This would allow vehicular access to that field.

Person 6 asked a different question about the desirability of having houses, perhaps occupied by young couples and children, so close to The Topsy Cow pub, regarding loud music. Shouldn't the development be located in a different place?

Mr Montagu replied that there were no alternative sites or other suitable locations in that field. Cllr Seaman commented that previously another location in the field to the north of Grylls Park had been proposed in an earlier PreApp Planning Application but this would have involved a road adjoining Grylls Park to reach the centre of the village. Lanreath Parish Council had objected to this, but Cornwall Council Highways had not, although the development was subsequently not pursued.

Person 7 was concerned about the consequences of the re-location of the football pitch. There was a problem with moving to a place with a greater slope.

Mr Montagu replied that an agronomist was investigating the re-orientation of the pitch and its levelling-up.

Person 7 asked about the impact of building work on the Football Club's activities. They had only a 5- to 6-week gap between seasons.

Mr Montagu replied that such a matter would need to be negotiated between the Club and the developer. In response to Cllr Seaman's question it was said that there was no temporary alternative location for the Football Club to play matches if Lanreath football pitch was unavailable as all local league games tended to be played on the same day.

Person 8 queried the proposal's impact upon the football pitch's practice pitch. Cllr Seaman noted that this didn't appear to be specifically mentioned in the Sports England comments on the proposal but that it should be looked into.

6. Comments received from those not able to attend the meeting

Cllr Seaman referred to two comments the Parish Council had received by email. [These are shown in the final page of the attached document.]

In respect of a development close to a main road, Cllr Seaman stated that a speed survey had been done in October 2020 of traffic on the Bodinnick road in the course of a previous proposal for the site. [The survey comprised approximately 4,000 observations. 99% of the traffic was travelling within the speed limit with an average speed of 43 mph.]

In respect of registering for affordable housing, Cllr Seaman said that adult children in a household were able to apply independently through Homechoice, but would normally be allocated the lowest category of need. Discounted affordable homes for sale were normally advertised through estate agents and open to those who met the necessary qualifying criteria.

7. End of Public Meeting

Cllr Seaman thanked all for attending. He noted that the Parish Council would be formally considering the application at its meeting on 17th September, and the Minutes of that meeting would be published in the normal manner. The meeting ended at 20:37 hrs.



Lanreath Parish

PUBLIC MEETING

Planning Application PA24/04905














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.

Statutory Consultees for this Application

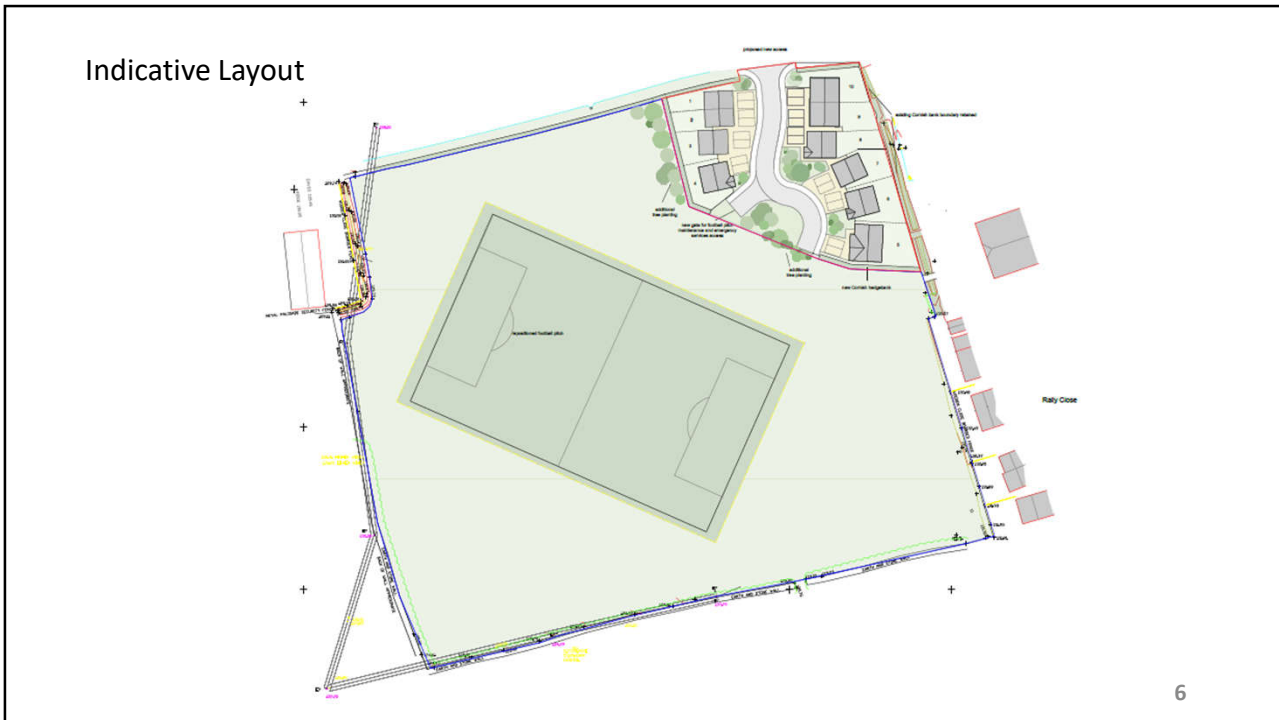
- PrimaryCare Cornwall And Isles Of Scilly ICB
 - Cornwall Council Lead Local Flood Authority
 - Ecologist (inc. Marine Ecology And Biodiversity)
 - Cornwall Council Waste Management
 - Lanreath Parish Council (to be formally considered by LPC on 17th Sept 2024)
 - Public Health
 - Sport England*
 - Affordable Housing*
 - Devon & Cornwall Police Architectural Liaison Officer*
 - Principal Public Space Officer (OPEN Space)*
 - Highway Development Management – East*
 - Education Infrastructure
 - Cornwall Fire And Rescue Service*
 - HSE Proxy
- (* Comments received and recorded on the Cornwall Planning Portal)

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Documents Registered with the Application

Date Published [◊]	Document Type [◊]	Measure	Drawing Number [◊]	Description [◊]
05 Aug 2024	Representations Received			SPORT ENGLAND
16 Jul 2024	Representations Received			EDUCATION INFRASTRUCTURE
15 Jul 2024	Representations Received			CORNWALL FIRE & RESCUE SERVICE
11 Jul 2024	Plan - Other		10916/2F	INDICATIVE LAYOUT
11 Jul 2024	Plan - Proposed Block		10916/4	LAYOUT (ACCESS)
11 Jul 2024	Supporting Information			PLAYING FIELD ASSESSMENT
11 Jul 2024	Application Form			APPLICATION FORM
24 Jun 2024	Plan - Site Levels		10916/1	EXISTING TOPO SURVEY PLAN
24 Jun 2024	Statement - Planning			PLANNING STATEMENT
24 Jun 2024	Assessment - Ecological			PRELIMINARY ECOLOGICAL APPRAISAL AND BNG SURVEYS
24 Jun 2024	Plan - Site Location		10916/3 REV B	SITE LOCATION PLAN
24 Jun 2024	Biodiversity Net Gain			STATUTORY BIODIVERSITY METRIC CALCULATION TOOL
24 Jun 2024	Assessment - Transport			TRANSPORT ADVISORY NOTE

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Definition of 'Affordable Housing' National Planning Policy Framework

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

Affordable housing for rent: meets all of the following conditions:

- (a) the rent is set in accordance with the Government's rent policy for Social Rent (Set through the National Rent Regime in England at around 50% of market rents) or Affordable Rent (Homes let at least 20% below local market rents), or is at least 20% below local market rents (including service charges where applicable);
- (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
- (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

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Definition of 'Affordable Housing' (cont'd)

Starter homes: as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. (For example the 'First Homes Scheme' in which homes are sold to people buying their first home for 30% to 50% below market value.

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy.

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Information from the Affordable Housing Team, Cornwall Council

Band	1	2	3	4	5	6	7	8	Total
A		1	1						2
B					1	1	1		3
C	2		1	1	1				5
D	1								1
E	4	3		1					8
Total	8	5	2	2	1	1			19

This output graphic indicates the total number of households in Lanreath Parish registered with 'Homechoice' requiring affordable rented housing in Lanreath.

Banding indicates priority in housing need, with 'A' being highest level of need, and the numerals across the top of the graphic indicate the total number of persons in the household.

Social Rent

The council expects developments to deliver the rental homes as social rent, which is typically 45-55% of private rent. This is set by the Local Housing Allowance rates:

Local Housing Allowance Rates for postcode PL13 2FH

Weekly LHA rate for August 2024

Plymouth BRMA

Shared Accommodation Rate:	£92.05 per week
One Bedroom Rate:	£126.58 per week
Two Bedrooms Rate:	£155.34 per week
Three Bedrooms Rate:	£184.11 per week
Four Bedrooms Rate:	£224.38 per week

Discounted Market Sales Housing

Lanreath falls within value zone 4. For zone 4, the following guideline discounts will apply for discounted market sale properties:

- 1 bed- 30% discount on open market value
- 2 bed- 55% discount on open market value
- 3 bed- 60% discount on open market value
- 4 bed- 65% discount on open market value

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Shared Ownership

Shared Ownership property affordability would depend on the initial share that the purchaser is buying. They will rent the unowned portion of the property for a maximum of 2.5% a year from the Registered Provider. The initial purchase share is usually between 25% and 75%, however this can be as low as 10%.

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Stop Press – Affordable Housing Teams Comments

Should the scheme be supported in planning terms, the following indicative affordable housing scheme would be sought:

Tenure	Property Type	% of Dwellings	Indicative number based on 10 Affordable Dwellings	M4(2)
Social Rented Dwellings	1 Bed/2 Person Maisonette		2	1
	2 Bed/4 Person House		1	1
	3 Bed/6 Person House		1	1
	4 Bed/8 Person House		1	1
	Sub-Total	Minimum 50% of Affordable Dwellings	5	
RP Shared Ownership Dwellings/ Intermediate Homes for Sale	2 Bed/4 Person House		3	3
	3 Bed/6 Person House		2	2
	Sub-Total	Maximum 50% of Affordable Dwellings	5	
Open Market Dwellings	To be confirmed	Up to 50% of total number of Dwellings	To be confirmed	
Grand Total			Up to 10 Dwellings	

The above mix should be adjusted proportionally dependent on final numbers and the outcome of any Financial Viability Appraisal.

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Definition of 'Local Connection'

The applicable local connection criteria will be defined in a 'Section 106' agreement between the Owner and Cornwall Council when a full planning application is submitted. Each Section 106 agreement has different local connection criteria but a recent local example is as follows:

"Area Local Connection" means a connection with the Primary Area Secondary Area or Tertiary Area as appropriate and demonstrated by that person or a member of their Household to the reasonable satisfaction of the Council:

- (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising; or
- (b) being formerly permanently resident therein for a continuous period of five (5) years; or
- (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to Advertising; or
- (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising

In this instance:

- The Primary Area is the Parish of Lanreath,
- The Secondary Area includes adjacent villages
- The Tertiary Area is the former administrative area of Caradon District Council

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Sport England's Comments on the Application

Given [its] assessment, Sport England raises a statutory objection to the application because in its current form it is not considered to accord with any of the exceptions to its Playing Fields Policy or paragraph 103 of the NPPF. The Football Foundation and the Cornwall County FA would also object to the application.

In its response Sport England identifies a solution that would address its current objection, comprising five separate proposals that are summarised as follows:

- A feasibility study by a turf consultant /agronomist to assess options for relocating the football pitch to meet the requirements of the FA's regional Feeder League and demonstrate that at least an equivalent football pitch would be delivered.
- It is confirmed that all of the existing infrastructure that supports the pitch (the perimeter barrier, dugouts and storage shed/container) would be moved and reinstated or new facilities would be provided to replace them.

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Sport England's Comments (cont'd)

- Details provided of the indicative phasing of the relocated football pitch and the residential development accounting for any groundworks required to facilitate a suitable pitch.
- An amended site plan is submitted which demonstrates that pedestrian access to the adjoining Lanreath Village Hall car park will be maintained after the residential development has been implemented.
- The submission of mitigation proposals focusing on how Rally Park can be improved for meeting Lanreath FC's facility needs. Mitigation proposals should be discussed in consultation with Lanreath FC before being progressed. Mitigation proposals will need to be capable of being secured and delivered through an outline planning permission.

Sport England would be willing to consider alternative solutions to that suggested above. It would be willing to review its position on the application and withdraw the objection if an acceptable mitigation package could be progressed and submitted.

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Comments submitted by Cornwall Council's Open Space Team

The Open Space Team highlight a number of issues that will need to be addressed regarding the reorientation of the football pitch – similar to those identified by Sports England.

Although landscaping is a 'reserved matter' the responding Public Space Officer refers to Cornwall Local Plan Strategic Policies 13.2 and 28.2 regarding the requirement to provide public open space on-site in proportion to the scale of the development and providing for different types of open space based on local need.

Where there is access to alternative facilities that would meet the needs of the new development, contributions to the ongoing maintenance and management of these alternative facilities may be required as part of a reduced requirement on site.

The responding Officer proposes that:

Where a development is not meeting all of its requirements on-site, an off-site contribution should be secured, via a Section 106 agreement. Payment should be made prior to occupation of 50% of dwellings. The sum of £496pounds per affordable unit and £1455pounds per open market dwelling should be secured.

Contributions to be allocated to outdoor play/sport facilities at Lanreath Village Hall and/or the creation or improvement of open space within Lanreath Parish. To be used, once received, in line with the Council's adopted S106 Allocations Protocol.

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Lanreath Neighbourhood Plan – Relevant Policies

Lanreath Parish NDP: Policy H1 - New Housing Development

Small-scale incremental housing development of an appropriate scale, density, character and appearance that reflects and enhances the village and Parish of Lanreath shall be permitted at a level that is commensurate with, and will help to support, social and community facilities available in the Parish. This shall be developed through:

- i) One or more affordable housing led, non-contiguous minor developments of 10 or less houses, up to a total of approximately 25 additional dwellings on Rural Exception Sites on the periphery of, and on land adjoining, the current village of Lanreath, that provide(s) suitable infrastructure including safe access to adjacent main roads and with safe walking and cycling access to the village amenities.
- ii) The conversion of suitable disused buildings within the Parish
- iii) Housing for a rural worker where there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

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Lanreath Neighbourhood Plan – Relevant Policies (cont'd)

Lanreath Parish NDP: Policy H2 - New Housing Design Considerations

Proposals for residential properties will only be supported where the design:

- i) Incorporates a garage or provides adequate off-road parking for private vehicles (with the minimum provision for at least one vehicle);
- ii) Is limited to a maximum of two storeys;
- iii) Compliments the character and style of, and is of similar curtilage to, adjacent existing properties; and
- iv) Includes appropriate garden areas for recreation
- v) is provided with suitable infrastructure including safe access to adjacent main roads and with safe walking and cycling access to amenities within the village of Lanreath.

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Lanreath Neighbourhood Plan – Relevant Policies (cont'd)

Lanreath Parish NDP: Policy EH1 - Environment and Heritage

To protect the Environment and Heritage assets in the Parish:

- a) New development in the Parish, including change of use, will only be permitted where it does not adversely impact on the Area of Great Landscape Value (AGLV), existing footpaths, bridleways, public green spaces, listed buildings, Scheduled Monuments and Sites of Archaeological Importance; and
- b) New developments should avoid impacting on existing Cornish hedges and mature trees and development plans should incorporate these features, however, where there is such an impact, it should be mitigated by the planting of new trees and/or the introduction of new hedges to minimise the impact on green infrastructure and biodiversity in the area and provide equivalency.

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Lanreath Neighbourhood Plan – Relevant Policies (cont'd)

Lanreath Parish NDP: Policy CO1: Community Facilities

To promote and improve social interaction in the Parish, development proposals will be supported where they contribute to any of the following:

- a) The provision of additional community facilities or extension to existing community facilities; or
- b) The provision of additional green spaces for public access and recreation; or
- c) The provision of, or modification to, a village public house or restaurant as an additional community facility.

Lanreath Parish NDP: Policy CO2: Secured by Design

All development proposals should consider the need to design out crime, disorder and anti-social behaviour to ensure ongoing community safety and cohesion.

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Planning History

In February 2021 Cornwall Council's Housing Delivery and Development Team submitted PA21/00515/PREAPP for 9 Affordable Homes in a similar location with similar vehicular access to that proposed in this Application.

The Consultees for this PreApp were Cornwall Council's Affordable Housing Team and Highways Development Management – East.

In its comments the Affordable Housing Team confirmed that the Housing needs evidence demonstrated a sufficient level of local housing need to support an affordable led scheme in this location. With, at the time, 14 households in the Parish of Lanreath seeking affordable rented accommodation registered with 'Homechoice and a further 2 households registered with Help to Buy South wishing to purchase an affordable home to own. Although the proposal was for all of the houses in the development to be social rent tenure, the Affordable Housing Team advised that it would usually be seeking the affordable homes to be aligned with the local housing need to include, at the time, 70% affordable rent and 30% shared ownership.

The Advice Letter from the Planning Officer listed a number of observations, including some plot sizes on the indicative plan not being in accordance with the 'Good Design in Cornwall' Advice Note and the requirement to include visibility splays for the access road that complied with National Standards, that would need to be considered.

The residents of Rally Close submitted a joint letter of objection to the proposals in the PreApp to the Planning Officer, which was copied to the Parish Council.

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Role of the Parish Council as a Statutory Consultee

Any comments on a planning application by the Parish Council must be agreed during a properly called public council meeting.

This Planning Application will be considered by Lanreath Parish Council at the next meeting of the Council on 17th September 2024.

In debating the application the Council will take into consideration comments raised by members of the community either at the meeting, during Public Participation, or as submitted via the Cornwall Planning Portal. Public comments may be submitted to the Portal at any time prior to the 10th October 2024.

A Parish Council does not have any rights to 'approve' or 'refuse' a planning application, however, the local planning authority must take into account the representations / observations of the consultees, both the statutory/non-statutory consultees, as well as the neighbours of the development and the applicant but it is not obliged to determine the application in accordance with those views.

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Role of the Parish Council as a Statutory Consultee

Any comments or objections submitted by the Parish Council must have a genuine material planning consideration of relevance to the development. Material planning considerations include:

- Layout, density.
- Risk of flooding or pollution.
- Overlooking and loss of privacy.
- Overshadowing and loss light (daylight/sunlight).
- Access and traffic generation (highway safety).
- Local economy.
- Design, appearance and materials.
- Appearance, effects on street, specially designated area or building (e.g. conservation areas, listed buildings, ancient monuments, etc.).
- Adequacy of parking.
- Noise and smell.
- Landscape, contamination, loss of trees, etc.
- Cumulative impact.
- Past planning history or appeal decisions of the site.
- Central and Local government policy and guidance (National Planning Policy Framework, Planning Practice Guidance, Cornwall Local Plan and Lanreath Neighbourhood Plan)

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Role of the Parish Council as a Statutory Consultee

Material Planning considerations do not include potential devaluation of adjacent properties, loss of view etc.

Following deliberation and a democratic vote of the Council, the Parish Council may:

- support the application because it will have benefits for the local area, either now or in the long run;
- not object to the application but, where considered necessary, ask for details of the proposed development to be reconsidered and changed;
- take no action, since the proposal's overall effect would be neutral or of little relevance to the PC's particular interest;
- register an objection to the application, but suggest action that could be taken to address the PC's objection, such as amending the proposal or attaching planning conditions or a planning obligation; or
- request that the application be refused permission because of its adverse effects, which can't be dealt with satisfactorily by using conditions or obligations

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School Places

Primary Schools

- Pelynt Academy – Capacity 112 – Pupils on roll 99*
- Braddock CofE Primary School – Capacity 84 – Pupils on roll 114?
- Lerryn CofE Primary School – Capacity 56 – Pupils on roll 18

Secondary Schools

- Looe Community Academy – Capacity 601 – pupils on roll 537*
- Liskeard School and Community College – Capacity 1607 – Pupils on roll 1175

*Designated Primary and Secondary Schools for Lanreath Parish as used to determine home to school transport entitlement.

Data from <https://www.get-information-schools.service.gov.uk/> date last confirmed 18th July 2024

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Comments Received from Residents Unable to Attend this Meeting

“We object to this application because we are very concerned about building affordable homes so close to an extremely busy road (which doesn't get treated by the council when icy)

This is a very dangerous road for young children with the speed of some vehicles.

Affordable homes more than likely means it will be families, so where are the children going to school? There is no school at Lanreath, many schools nearby are full to capacity!!

We thought this application for planning permission was declined a while ago so what has changed?

Also we don't want the football field to be affected as it acts as a play area for the local children.

Finally with over 100 houses which has been built recently at Pelynt how will the sewerage plant cope with even more houses being built?”

Comments Received from Residents Unable to Attend this Meeting

“With reference to the number of people seeking housing in the parish, we understand the clerk has been tasked with sourcing this information from home choice, our comments on this are: There may be people living in the parish such as adult children that aren't registered on home choice. (we have three adult children, they aren't registered on home choice, they all work full time, have always lived in Lanreath since birth) There may be other families like ours who would like the opportunity to be considered.

Is it part of the criteria that you have to be registered on Home choice to be included?”