

Linkinhorne Parish Council

Minutes of the Virtual Meeting of the Council

Monday 22nd March 2021, 7.30pm

MINUTES

Those present were: Cllr Ward (Chairman), Cllr Hearn (Vice -Chairman), Cllr Adams, Cllr Beech, Cllr Corfield, Cllr Hordley, Cllr Lobban, Cllr Rounsevell, Cllr Sharp-Philips and Cllr Wallis.

Melanie Kilby (Clerk)

Members of the public: 6

Cornwall Cllr Daw

1) Absent: Apologies received from Cllr Daniel.

2) Code of Conduct:

- a) Declarations – Cllr Hearn Item 5, a, ii.
- b) Grants of dispensation - None

3) Minutes

Resolved that the minutes of the previous meeting of the Parish Council of Monday 8th March 2021 be confirmed, and these were signed as an accurate record of the meeting.

4) Public participation

Linkinhorne Parish Council received 19 objections from parishioners concerning planning application PA21/01703.Land North Of Gospenheal, Upton Cross. The Chairman read out the main themes for each of the submitted comments:

These included:

- An overarching theme that there were concerns over the location of the access and that it was dangerous due to the poor visibility,
- That the pedestrian access to the site was dangerous as the road had to be crossed in several locations to reach the access to that site.
- The parish had fulfilled its quota for additional housing.
- That it was a green site and that development of the site would have a detrimental impact on the environment
- That services including the school, doctors and utilities etc. would not be able to cope with the increase in the number of properties
- Concerns of future development of the portion of the field not currently proposed for development
- Compliance with Policy 9 of the Cornwall Local Plan and policy H1 and H2 of the Neighbourhood Development Plan.

A representative of Lawrence Associates provided feedback on the comments submitted to the Cornwall Council planning portal.

5) Planning

a) Planning Applications

Proposed, seconded, and upon being put to the vote it was **resolved** to make the following recommendations:

i) PA21/01703.Land North Of Gospenheal Upton Cross. Outline application for an exception scheme of up to 14 dwellings with all matters reserved except access (Resubmission of PA20/08045).

Linkinhorne Parish Council feels that the location and configuration of the proposed access to the site is not safe or appropriate for a development of this type and therefore strongly recommends that in order for Cornwall Council and Linkinhorne Parish Council to make an informed decision, a site visit by the inspection panel is undertaken to determine the following:

- Whether it is a safe and suitable access location and test the conclusions of the highway report which, to this Council, do not reflect the experience of either pedestrian or vehicle users on a potentially dangerous double bend.
- As part of the site inspection an assessment of the pedestrian footpath arrangements proposed is also undertaken.

Additionally the Council requests that the following information is provided:

- Up-to-date speed data
- Information on how offsetting planting and landscaping will be undertaken to remediate the loss of trees/ hedgerows
- That the dormouse report is included on Cornwall Council planning portal

The Council would like to highlight its remaining concerns over the scale of the offer in relation to the affordable to open market percentages. The site is a rural exception site and under policy 9 of the Cornwall Local Plan the development must be affordable led.

Cllr Hearn left the meeting

ii) PA20/11431. Newlands House Road from Junction North Of Sutton to Junction West Of Sutton Via Sutton Upton Cross. Construction of two new holiday let lodges.

Linkinhorne Parish Council had no objection to the application subject to the holiday let's being tied to the main property.

Cllr Hearn returned to the meeting

iii) To consider the planning officers recommendation concerning planning application PA20/01606 – Clampit House, Linkinhorne under the 5 day protocol.

Linkinhorne Parish Council **resolved** that the Councils response would be option 2. Agree to disagree with the planning officer's recommendations.

6) **Close of Business.** The meeting closed 8:30pm