

St Stephens by Launceston Rural Parish Council

Minutes of Council meeting held on 6th August 2026 at Langore Village Hall.

26/42: **Present:** Cllrs. J Heaton, C Gunning, S Goodenough, C Frost, J Ranson, D Green and B Soanes Clerk in attendance

26/43: **Apologies :** Cllr A Paynter.

26/44: **Declarations of interest:** Cllr Goodenough on PA26/04899 Non pecuniary interest.

26/45: **Minutes:** Minutes of meeting 2nd July 2026 were agreed.

26/46: **Public Representation:** There is enough interest for a meeting of the new Neighbourhood Watch to take place in the Hall on 13 August at 1030.

The following comments were made about PA26/04899 (up to 4 bungalows land south of West Park)

The Neighbourhood Plan does not include the proposed area within Langore village area.

The safety of the proposed entrance was queried and preference of a Cemetery Lane entrance suggested

The hedge between the proposed site and Langore Road was of historic importance.

A request was made for a fence between the proposed site and the Dog Walking field.

26/47: **Correspondence:** None.

26/48: **Planning:** PA26/04730 Walters Cottage after discussion, it was proposed that this Council recommends approval – unanimously passed

PA26/04899 in principle, up to 4 bungalows, land south of West Park

Cllr Goodenough declared an interest

A member of the public challenged Cllr Ranson as why he did not declare an interest. After heated words the Chairman asked Cllr Ranson “do you have an interest” Cllr Ranson reluctantly responded “ yes, I do have an interest, I use their barns and they are my friends”

Cllr Ranson attempted to speak on the resolution, the Chairman told Cllr Ranson that he had an interest and should not speak. She tried 3 times to call a point of order before he ceased speaking.

The Clerk explained the Standing Order relating to interests.

After discussion, it was proposed that “ This Council neither objects nor recommends approval of the application but should approval be given the following comments be considered”

An entrance of Cemetery Road would be preferable to the proposed entrance on Langore Road

The hedge between the site and Langore Road is of historical significance and should be protected and retained as far as possible.

The western boundary of the site abuts an amenity area used primarily for dog walking. Can a requirement be made on any approval that a secure fence is erected and maintained between the site and amenity field.

The application is for up to 4 bungalows, my Council considers that any addition to the 4 proposed would have an adverse effect on the character of this extremely small village.

Each comment was voted on separately and passed with Cllrs Goodenough and Ranson abstaining.

26/49: **Finance.**

a) Cheques for payment approved: None

26/50: Date of next meeting 27 August 2026 at 1930 hrs.

26/51: Meeting closed at 2125.