

St. Stephens by Launceston Rural Parish Council

Notice is hereby given to a meeting of St Stephens by Launceston Rural Parish Council to be held on Monday 14th August 2017 at 1330 in Langore Village Hall.

AGENDA

1. Apologies for absence.
2. Declarations of Interest (existence and nature) with regard to items on the agenda.
3. Minutes of meeting held 3rd August 2017.
4. Planning
 - i. Consultations received to date , to include PA17/06384, new build north of Cleswyth

Resolution; That this Council resolves to object as follows;

My Council wishes to object to PA17/06384 on the following grounds

This is the latest in a line of applications relating to this site. The description of the site has changed whilst the site has remained largely constant.

The outline approval on the site pushes the site to its absolute limit. This application relates to a smaller site than the original and any build should reflect this fact.

The applicant has sought to comply with the outline approval though some aspects need to be addressed further.

This would be the first property on its side of the road when approaching from North Petherwin and the current application reflects a large slab side out of character with the surrounding properties. As an absolute minimum the slate hanging should be of local slate (preferably reclaimed). Any further measures to reduce the impact of this 3 storey wall would be most welcome.

The trees shown in the applicant's photograph at the entrance have been removed. Please include a screening requirement to include local varieties of tree to reduce the impact of the property. A photograph taken 7/8/17 is attached.

Please impose a condition on any approval that the property remains a maximum of 2 bedrooms and that the garage is not converted into living accommodation.

The plans submitted appear to show the garage has insufficient width for a modern car. Please ensure that it has an internal width of at least 3.3 metres to enable practical use.

The lower elevations (below slate hangings) should be stone faced and not concrete render. The balcony at the rear shows a glass panel surrounding it which is out of character.

The ridge tiles should be red tiles to blend with neighbouring properties.

The land is recorded as having water issues. Care must be taken to ensure the foundations of the property are sufficiently robust and local drainage is protected

Highways comments on the outline approval, RA14/08010 which I reproduce below should be adhered to.

If members of the public wish to have matters relating to Council business considered by the Council they should place the matter in writing and deliver to the Clerk at least a week before the next Council meeting.

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Highway Development Management - East

Comment Date: Thu 23 Oct 2014

Following assessment, whilst noting application is in outline, and layout is reserved, it would be advisable to reposition dwelling further into site, to enable two off street parking spaces to be provided. Details on access including surfacing, drainage and visibility splay survey with clearly annotated sight lines/distances from a 2.0m set back should be provided with any subsequent RM application.



Consideration of PA17/07203 Two Acres New Mills

Your invitation to this meeting has been posted on 8th August 2017 by John Conway, Clerk and RFO, 8 St Stephens Hill, Launceston, Cornwall Telephone 01566 773405.

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