

St Stephens by Launceston Rural Parish Council

Minutes of Council meeting held on 2nd May 2017 in Langore Village Hall at 1930

17/16 **Present:** Cllrs. J Heaton, J Caudle, G Curzon, M Rimmer . Clerk in attendance

17/17 **Apologies:** Cllrs. S and V Lindley

17/18 **Declarations of interest:** Cllr Caudle, aspects of the pond

17/19 **Minutes:** Minutes of the meeting held on 19th April 2017 were agreed.

17/20 **Finance:**

A) Cheques for payment approved;

CALC £169.34 CHQ 158

ROSPA Playsafety £79.8 chq 159

AON insurance £527.07 chq 160

J Conway clerk salary 300.78 chq 161

PAYE £59.60 chq 162

B) The cashbook to 31/3/17 was considered and approved

C) Receipts and Payments for year ended 31/3/17 were approved

D) Annual Return for 2016-7 was approved.

17/21 **Planning:**

Applications; PA17/03179, Wheelwrights Newbuild

It was resolved to suspend standing orders to enable members of the public to speak.

It was accepted that the site had outline planning consent and that this application was only to consider details.

The application was for a larger property than the outline approval and the Clerk was instructed to prepare an objection based on comments raised, circulate Councillors present and if approved send in and attach to these minutes. The objection reads;

Re pa17/03179 New build at Wheelwrights

My Council wishes to object to this application on the grounds that the proposed building is of an overall mass which is excessive for the site and also in relation to its location in the village and is an overdevelopment of the very constrained and uneven site..

There is outline planning approval for a residence on this site with a floor area of 56m² whereas this application has a floor area of approx 77m². this is an increase in area of over 37% whilst the site area has been reduced. This, we believe will result in a gross overdevelopment of the site.

The proposed build will ruin the approach to Langore from North Petherwin with a large modern structure dominating the approach. The proposed glazing is out of character with the existing surroundings as is the style of roof which is nonsymmetrical. The proposed location is in an area of great landscape value and this design will detract from it.

There was a previous application relating to an area incorporating all of this site and an extra portion of land, PA17/00609. The planning officer published a letter dated 1/3/17 which we would ask to be included with the documents with this application. We would ask that approval only be considered with an application along the lines suggested in this letter.

If this application is approved, we would request that a condition is imposed to prevent the use of the garage for any purpose other than the storage of vehicles. Please also ensure that the garage is of a sufficient size to accommodate an average family vehicle. The road alongside is unsuitable for parking of additional vehicles so onsite parking is essential. My Council would also prefer slate to timber cladding.

John Conway

Clerk, St Stephens by Launceston Rural Parish Council

It was resolved to reinstate standing orders

B) Cornwall Council Decisions received: none

17/22 **Correspondence;** The ROSPA report on the play area (previously circulated) raised some minor issues which Cllr Lindley had volunteered to rectify.

17/23 **Reports;**

Parish Pond. Scouts are coming for a pond dipping session, as are the local Police Cadets. Both groups will return in the autumn to help with maintenance.

Neighbourhood Plan. Advice has been requested from Cornwall Council

17/24 **Questions from Councillors;** None

17/25 **Public comments;** none

17/26 **Date of next meeting:** Wednesday 17th May,

meeting closed at 2155

