

St Stephens by Launceston Rural Parish Council

Minutes of reconvened Parish Council meeting held on 12th June 2015 in Langore Village Hall at 1730.

15/40 **Present:** Cllrs. V Lindley (Chair), Geoff Cowling (Dep Chair), Gill Cowling, J Caudle and J Heaton attendance together with 7 members of the Public.

15/41 **Apologies:** Cllrs S Lindley and M Rimmer, also the Clerk.

15/42 **Planning matter adjourned from 11th June meeting:**

A) The Chairman opened the meeting and explained that because of the interests of this item with both herself and Cllr S Lindley that the item could not be covered at the main meeting as Quorum could not be met. She declared her interest in this item, handed the Chair to her Deputy and left the meeting.

B) The Dep Chair asked Cllr Gill Cowling to record the Minutes in the absence of the Clerk.

C) PA15/01620/Preapp had been put to the planning office for a 3 story 4 bed town house on the site and had reignited previous controversy. The Council agreed that comments should be raised in the following 6 areas:

1. The proposed building is not on the established building line.
2. Only parking for 2 cars. As this is a 4 bed house and no street parking is either available or safe then an internal garage is a must.
3. The building is higher and deeper than the previous outline planning that was passed.
4. A balcony is shown that looks straight into the windows of 3 other properties close by.
5. It is built directly over a pipe that carries surface water from almost the whole village.
6. The design is of a large "Town House" most inappropriate for the area. Cllr (CC) Adam Paynter has quoted the PlanningOffice as saying that a town house is unwanted at this location.

It was further pointed out that there was no provision on the plans to move village surface water drain that runs across the site also a member of the public pointed out there was an ongoing boundary dispute with a neighbour, it devalued surrounding homes and it is directly opposite a listed building. The proposed building would be completely out of character as you entered the village from the west.

It was suggested that the PC use a Planning Consultant at a cost of £200 this was rejected by Councilors as this matter was not of concern outside Langore and it could also set a precedent that could not be sustained.

A communication from both the Planning Office and our Planning Officer that included comments that public consultation was not requested at this stage, was read aloud.

There was some confusion as to why the Clerk had contacted the Planning Officer and the Dep Chair agreed to write an email sending an apology for the misunderstanding. A letter from Mr and Mrs S Lindley solicitor's sent to a prospective buyer was read (with their permission) that stated there was to be no access across the adjoining land to the plot and any damage or landfalls would have severe consequences.

All cllrs agreed to keep an eye on the panning progress and agreed to call a further extraordinary meeting if necessary.

15/43 The Meeting closed at 1815 hrs.