

St Mellion Parish Council
Extraordinary Meeting
Tuesday 29th September 2015 at 7pm in the Church Hall, St Mellion
Minutes

In attendance: Cllr Ken Henley (KH), Chair; Cllr Ian Waite (IW), Vice Chair; Cllr Anita Brocklesby (AB); Cllr Steve Crook (SC); Cllr Geoffrey Postles (GP); Christine Douglas (CD), Clerk to the Parish Council.

Ten members of the public.

1. Councillor matters

1.1 To receive apologies for absences

Cllr Jean Dransfield (on holiday).

1.2 To receive declarations of pecuniary interests

None.

1.3 To receive declarations of non-registrable interests

AB and GP declared potential non-registrable interests in PA15/08120 because they live in roads off Dunstan Lane and construction at the proposed site could affect their well-being and that of their families.

1.4 To approve written requests for dispensations

AB and GP requested a dispensation for this meeting (i.e. one day only) to allow them to discuss and vote upon PA15/08120. The reasons given were that the Parish Council may be inquorate if one or more of the three Councillors who are not Dunstan Lane residents did not attend the meeting; and also to ensure that the interests and views of St Mellion Park residents were represented properly, and debated fully, in public.

It was proposed by KH, seconded by IW and **RESOLVED**

To grant the requested dispensations to Cllrs Anita Brocklesby and Geoffrey Postles in order to ensure that the interests and views of St Mellion Park residents were represented properly, and debated fully, in public

2. Questions from the public

None.

3. PA15/08120 detached dwelling with garage at The Yard in Dunstan Lane: to discuss and agree comment to Cornwall Council

KH opened the discussion by summarising the application and confirming that Cornwall Council's response to a pre-app for the same site (for three houses) in March had been negative. KH directed Councillors to the planning policies referenced in the pre-app report (NPPF para 5 and Caradon local Plan 2007 HO7 and HO13), as well as comments made by residents. He asked Councillors to consider two questions: whether the site is appropriate for housing development under current planning policy; and whether the current state of the site requires development to improve its appearance.

Councillors concluded that the proposed development is outside of policy and so inappropriate.

Councillors discussed the natural state of the site which is now mainly concrete, derelict and with a redundant cess pit, electrics and water. It is not visible from Dunstan Lane although this

is largely because the applicant has panelled off the entrance. KH noted that no complaints had been received about the site in over 30 years and, left alone, it would revert to an uncultivated state, even if it took many years.

Councillors then discussed comments from residents, most of which were supportive or had no objections.

KH asked for comments from the audience. Most were supportive or had no objections. One query concerned access to the site which was felt to be dangerous. The applicant confirmed that large mirrors had been installed to address this concern.

Councillors felt unable to follow planning policy (i.e. to object) given residents' wishes (i.e. to support) and so agreed unanimously to remain neutral.

It was proposed by IW, seconded by SC and **RESOLVED**

To remain neutral to PA15/08120: the Parish Council can not support the application because it conflicts with national and local planning policy (specifically National Planning Policy Framework paragraph 55 and Caradon Local Plan 2007 Saved Policies HO7 and HO13) and also is not necessary to improve visual amenity of the site in question; but to object would go against the majority view of residents (including Councillors) who either support or have no objection to the application.

The meeting closed at 1935.

I certify that these minutes are a true reflection of the St Mellion Parish Council extraordinary meeting held on 29th September 2015.

Signed

Name Ken Henley

Position Chair of the Parish Council

Date 13th October 2015