

Meeting Notes | 15 September 2022

Time: 7.30pm
Location: Zoom

In attendance

Cllrs Eve Easterbrook (Vice Chair); Tony Ball; Adrian Cole; James Curgenvin; Julian Berg.
Parish Clerk: John Hesketh.

There were 5 members of the public attending including Mr Matt Garvey (DHA Planning) and Mr Bill Seaby (Wilton Homes West).

Following the death of HM The Queen, the parish council cancelled its scheduled public meeting and held a public consultation on these agenda items. In July 2022, Councillors agreed to amend their Standing Orders to give the Clerk delegated powers to make decisions on their behalf after due consultation. (Section 15b xviii). These meeting notes record the consultation and Clerk's decisions.

86/2022 Chairman's Welcome

Cllr Eve Easterbrook took the Chair.

87/2022 Apologies for Absence

Received from Cllrs Tucker; Crocker; Cade; Smith; Clarke.

88/2022 Members' Declarations

Cllr Curgenvin declared an interest in Item 89 (PA22/07375). No other declarations made, or dispensations requested.

89/2022 Planning

Councillors discussed each application and agreed a response for the Clerk to approve.

Ref: PA22/01221/PREAPP

Proposal: Pre application advice for replacement of existing stables with house for farm staff.

Location: Land Pt Os 5902 Menheniot Cornwall.

The Clerk received and noted this pre-app and asked that 'robust evidence of need' (for a worker on the farm) be included in any final application.

Ref: PA22/06825

Location: Land At Ten creek Farm Haviland Road Liskeard Cornwall PL14 3PS

Proposal: Hybrid application for development of land for employment-generating uses.

Detailed planning permission sought for Phase 1 comprising Class B2/B8/E employment units, Class E/sui generis drive-through restaurant, coffee shop with drive-thru facility, electric vehicle charging station, access roads, parking, servicing, and landscaping. Outline planning permission sought for Phase 2 comprising further Class B2/B8/E uses, internal roads, parking, servicing, and landscaping.

The Clerk has received and scrutinised these documents and, with the consent of councillors, declined to support the application. Representatives from both Wainhomes & DHA Planning took part in the consultation but were unable to satisfy councillors on these issues:

1 *There is no masterplan that meets guidance or achieves the required basic outcomes and therefore does not meet Menheniot Neighbourhood Plan Policy 4.*

2 *MNP Policy 4 refers to a gateway and landmark building which is not provided for in either submission.*

3 *With no overall approach to layout and design the development will adversely impact on adjoining development as planned contrary to CLP Policy 13 and NPPF guidance.*

4 *The narrative in MNP Policy 4 sets out the components of what is considered needed to make such a mixed use development to be viable, much of which is not addressed. The location of the uses shown do not optimise the site as visualised in the policy or meet the specific requirements.*

5 *The Bio Diversity assessment indicates net loss in Biodiversity which is contrary to MNP Policy 12 and CLP Policies 23 and 28.*

6 *Traffic impact assessment does not reflect the realistic potential road usage from the site and does not take into account future changes to Charter Way cycle and pedestrian routes and A38 safety works. From National Highways Consultee comments:
... insufficient information has been provided to enable National Highways to fully understand the impact of the development on the safe and efficient operation of the A38 and its associated junctions...*

*National Highways do not support the application, citing (among other points) that:
It is also noted that the development as currently proposed does not provide a vehicular connection to Roseland Lane, although the potential for such a link is referred to in the Design and Access Statement as a site opportunity to facilitate the closure of the A38/Roseland Lane junction.*

Councillors agree with the NH comments and wish to see the Roseland road joining with Haviland Road to access Liskeard.

7 *MNP Policy 4 refers to a drainage strategy for the site. The drainage as shown does not show a detailed proposal for the complete application site only for the detailed element.*

8 *Compliance with MNP Policy 25 Climate change mitigation is not shown.*

Ref: PA22/06827

Proposal: Advertisement consent for installation of 6no. illuminated fascia signs, 3no. illuminated booth lettering signs and 1no. illuminated digital booth screens.
Location: Land At Tenecreek Farm Plymouth Road Liskeard Cornwall PL14 3PS

The Clerk has received and scrutinised these documents and, with the consent of councillors, declined to support the application. Clerk refers the applicant to Policy 10 of the Menheniot Neighbourhood Plan. Additionally, councillors were unable to assess the impact that this proposal would have on neighbouring and adjacent dwellings because there are no built properties currently on this site and councillors are therefore unable to consult with residents on the impact this application would have on them.

Ref: PA22/06885

Proposal: Advertisement consent for the installation of 2no. illuminated freestanding totem signs.
Location: Land At Tenecreek Farm Plymouth Road Liskeard Cornwall PL14 3PS

The Clerk has received and scrutinised these documents and, with the consent of councillors, declined to support the application. Clerk refers the applicant to Policy 10 of the Menheniot Neighbourhood Plan. Additionally, councillors were unable to assess the impact that this proposal would have on neighbouring and adjacent dwellings because there are no built properties currently on this site and councillors are therefore unable to consult with residents on the impact this application would have on them.

Ref: PA22/06826

Proposal: Advertisement consent for 4no. illuminated freestanding signs, 2no. banner units, 1no. illuminated play land sign and 20no. dot signs.

Location: Land At Tencreek Farm Plymouth Road Liskeard Cornwall PL14 3PS

The Clerk has received and scrutinised these documents and, with the consent of councillors, declined to support the application. Clerk refers the applicant to Policy 10 of the Menheniot Neighbourhood Plan. Additionally, councillors were unable to assess the impact that this proposal would have on neighbouring and adjacent dwellings because there are no built properties currently on this site and councillors are therefore unable to consult with residents on the impact this application would have on them.

Ref: PA22/07039

Proposal: Conversion of barn to dwelling.

Location: Agricultural Barn St Marys Mine Hill Menheniot Cornwall PL14 3RB

The Clerk has received and scrutinised these documents and, with the consent of councillors, agrees to support the application. Whilst consulting with councillors, it was noted that this site had already been subject to a request for pre-application advice, and they are content that there has been compliance with the officer advice given in June 2021.

Ref: PA22/07375

Proposal: Continuance of use of part of field as residential curtilage and construction of ancillary building for domestic storage/garage/games room.

Location: Doddycross, The Beeches Road From Parsons Pool To Trerulefoot Trerulefoot Cornwall PL14 3SP

20.25 Cllr Curgenvn removed himself from the meeting place

The Clerk has received and scrutinised these documents and, with the consent of councillors, agrees to support the application. Whilst consulting with councillors, Clerk noted that the appearance and finish of the building was appropriate to the setting and adjacent to the existing property.

20.30 Cllr Curgenvn rejoined the meeting.

Ref: PA22/07510

Proposal: Proposed raising of roof, forming first floor accommodation with general alterations and construction of car port.

Location: The Coach House Road From Mine Hill To Junction North Of Courtneys Mill Bridge Menheniot Cornwall PL14 3QT

The Clerk has received and scrutinised these documents and, with the consent of councillors, agrees to support the application. Whilst consulting with councillors, Clerk noted that the proposal is to restore the former property using reclaimed materials which is supportive on Menheniot Design Guide section 5.2.1.

90/2022 Chair's Agenda Items.

A Update on the withdrawal of bus services from Menheniot to Liskeard
Cllr Phil Seeva is in discussions with the leader of Cornwall Council and is optimistic that some form of public transport service will be restored. He noted that the decision making around the withdrawal of service and communication of that decision was poor and he would be making complaints direct to the council leader.

91/2022 Diary Dates.

A The next Public Meeting will be on Thursday 20 October 2022, at 7.30pm in Menheniot Old School.

B National Moment of Reflection

Will be held on Menheniot Village Green on Sunday 18 September 2022 at 8pm.

92/2022 End of meeting 21.15

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