

Boyton Parish Council

Minutes of the Meeting held on Wednesday 26th October 2016 at 7:30 pm in the Parish Church Hall

Present Councillors Jon Bennett, Jenny Smith, Martin Stanbury and Ray Willis.
In attendance: Jon Sharpe (Parish Clerk), six members of the public.

16102/01 Apologies for Absence

Councillors Graham Clarke - family commitments and Bernard Strout - Business Commitments.

16102/02 Chairman's Comments

None.

16102/03 Questions from the Public (*Standing Orders in abeyance*)

None.

16102/04 Declarations of Pecuniary Interests (*Standing Orders in force*)

No written requests of Declarations of Pecuniary Interests had been received.

16102/05 Disclosures of Interests

Jon Sharpe (Parish Clerk) for application **PA16/08630** as the property the application relates to is adjacent to his own. Cllr Stanbury for application **PA16/08493** as this relates to a neighbour.

16102/06 Planning

Applications

Jon Sharpe (Parish Clerk) left the room.

PA16/08630 – Change of use North Beer Farm.

It was **resolved** that the comments below be submitted online to Cornwall Council.

Proposed by Cllr Bennett **Seconded by** Cllr Willis and agreed unanimously.

It was **resolved** that the Parish Council does not support the application.

Proposed by Cllr Willis **Seconded by** Cllr Bennett and agreed unanimously.

Jon Sharpe (Parish Clerk) returned to the room.

Cllr Bennett took over Chairing the meeting from Cllr Stanbury.

PA16/08493 – Wooden Log Cabin Bannacott

It was **resolved** that the comments below be submitted online to Cornwall Council.

Proposed by Cllr Willis **Seconded by** Cllr Smith and agreed unanimously.

It was **resolved** that the Parish Council supports the application.

Proposed by Cllr Willis **Seconded by** Cllr Smith and agreed unanimously.

Cllr Stanbury resumed Chairing the meeting.

| | PA16/08630 – Change of use of building | PA16/08493 Wooden Log Cabin |
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| General views on compliance with relevant planning policies e.g. within or outside a development boundary. | Class B2 does not comply with "permitted development rights" flexible use recommendation, so applicant has made full planning application. | Within curtilage of the dwelling. |
| Beneficial and adverse impacts of a development on the local community. | Adverse impact on local community due to noise, dust and traffic movements causing harm to residential amenity. | None. |
| Effects on surrounding buildings (e.g loss of privacy or light) and environment. | As above. | None. |
| Acceptable design, scale, materials and landscaping to fit in with site and/or adjacent buildings. | No alteration to existing building. | Yes. |
| Problems with site access or parking. | No comment. | Not applicable. |
| Adequacy of highway network to cope with additional traffic and related safety issues. | Narrow land and narrow access. | Not applicable. |
| Adequacy of local services and/or infrastructure to cater for a development. | n/a. | Not applicable. |
| Particular features existing onsite which should be retained. | n/a. | Not applicable. |
| Problems with noise, dust, smell or fumes or any other adverse impact on the amenity of local residents. | There is harm from the change to industrial use to the neighbouring properties with regard to noise dust and of particular concern hours of work which impact on the amenity of local residents. | None. |
| Any suggestions to improve the proposed development. | Should the planning committee be minded to approve this application Boyton Parish Council would like to see rigorous environmental conditions and soundproofing. | None. |

PA16/06184 – Variation of condition 4 (Plans Condition) of application no PA11/04411 – Land South West of the Orchard Cider Press Road Boyton.

The recent email from the Development Officer for this application was discussed and the implication that approval would mean that Cornwall Council would be unable to re-secure any affordable housing contribution as the national threshold had changed.

It was **resolved** to agree with the recommendation from Cornwall Council to approve the application, with the following wording being sent to the Development Officer. *The Parish Council supports the application with a condition that a screen is provided along the side raised walkway and patio to the dwelling nearest The Orchard and a condition requiring the provision of a hedge bank as originally agreed along the whole of the rear site boundary. The Parish Council would also highlight the point that there is still a need for affordable homes in the Parish.*

Proposed by Cllr Bennett **Seconded by** Cllr Willis and agreed unanimously.

16102/7 **Date of Next Meeting** (*Standing Orders in force*)

The next meeting will be held on Monday 28th November 2016 at 19:30 in the Parish Church Hall followed by a meeting on 9th January 2017.

The Meeting Closed at 20:50

Signed:.....Chairman

Date:.....