



Boyton Parish Council

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Suzanne Cleave, parish clerk
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Draft minutes – November 21 meeting

1. Councillors present

CLRs M Stanbury, Mike Wood, G Willetts, J Sanders, M Law and J Bennett. Also in attendance, S Cleave, clerk, and 12 members of the public.

2. Apologies

CLr J Smith – holiday; CLr S Davey – course.

3. Chairman's comments

Nothing to report.

4. Questions from the public

Simon Rix, the agent for the applicant of planning application PA22/09032 (Boslowen), spoke on the application. He said there had been quite a lot of activity on the planning portal regarding the application, some of which was not accurate. One major issue was drainage and how the foul water was dealt with. Mr Rix said the proposal, as it stands, has a much larger length of drainage pipe for outflow. However, he said whatever Public Health regulations say, the applicants are happy to abide with that. He said the house has been designed to allow for people with disabilities and mobility issues, which should be commended. He asked for the council to consider the application in a careful and considerate manner, and hopefully support it.

5. Declaration of Pecuniary interests

None.

6. Disclosure of Interests

None.

7. Minutes

With a minor amendment, the draft minutes of the October 31 meeting were approved and agreed.

Proposed: M Law

Seconded: M Wood

Votes: Unanimous

8. Matters arising / clerk's report

The clerk's report was noted.

9. Correspondence

The following correspondence was noted including Cormac Launceston event notes and links; Cornwall Council Town and Parish Newsletter; CALC Town and Parish Council budget update briefing on December 8; Boundary Commission consultation.

10. Planning

10.1 Applications:

PA22/08219 – Conversion of part of shed into dwelling. Dunns Farmhouse, Boyton.

Cllr Stanbury suspended Standing Orders to allow Mrs Marshall, the applicant, to speak. She said they were refused a Class Q because the open part of the barn was built at a different time. She said they need storage and have no money to do any additional conversions. Their parents are in their mid-80s and need something level. Councillors discussed the application, going through planning criteria. It was proposed that the council is in support of the plans.

Proposed: J Bennett

Seconded: M Wood

Votes: Unanimous

PA22/09302 – Change of use from agricultural land to residential, construction of one self/custom build low carbon detached dormer bungalow with detached garage and associated landscaping. Boslowen, land east of Tala Park, Tala Hill, Boyton.

Cllr Bennett said that on the foul water assessment form, it states they did their own percolation test. However, when he has had to carry out a percolation test in the past, it had to be supervised. Also, because the test was carried out after a 46-year drought, it should be redone. He also felt that although there were no measurements, the size of the building appeared too large, and it would create a lot of water run-off.

Councillors also queried whether it was classed as infill or rounding off, but Cllr Law said the three properties above were infill – you can't infill twice. Cllr Law also noted that it said the water will go into a pond / lake, but where will the water go when the pond is full? Cllr Bennett said he had also gone through the design statements and found a couple of points that were not correct - one being to make use of an unwanted piece of land, even though this had been used for years. Cllr Willetts spoke about the access, and said if you come out of the access, you would not be able to see left. Standing Orders were suspended to allow Mr Rix to address the issues surrounding the access. He said the access would remain the same but the visibility splays would be improved. He also said the pond would act as a barrier. Cllr Wood asked if there would be any other form of rain harvesting, and Mr Rix said there would be grey water rain harvesting for use in the toilets. Councillors went through their list of planning protocol. On highway safety, traffic and parking they wanted to draw the highways authority to the access and recommend that the splay is widened and improved. Standing Orders were again suspended to allow a member of the public to speak. She lives in nearby Talastone Meadow and said their property gets flood water from the river, downhill and down the road. She said it is getting steadily worse and is destroying wildlife habitats. With regards to flooding – councillors asked for a second supervised percolation test to be carried out, and a robust calculation of what speed

the excess water is removed from the site, and where it goes. Design and materials – councillors said it looked good, although note was made about it being too large for the site and for the existing neighbouring properties. Comment was also made that there was concern it did not meet infill or rounding off requirements. A proposal was made by Cllr Bennett that the council reject the application as it stands, but Cllr Wood proposed an amendment that the council put their decision on hold until they received more information on the new percolation test and a suitable flood water management report.

**Proposed: M Wood Seconded: M Law Votes: 3 in favour, 1 against,
1 abstention – proposal carried**

10.2 Decisions: Councillors noted the following decisions:

PA22/08780 - PA22/08780 – Prior approval for Class Q conversion of existing agricultural building and reasonably necessary building operations to form a single dwellinghouse. Barn at Silverlands, Boyton. **Prior approval not required**

10.3 Other:

PA22/08780 – As above – barn at Silverlands, Boyton.

Councillors received a comment from Cornwall Council planning department. Cllr Stanbury suggested writing to the Head of Planning to say there is just as much interest in a Class Q application as any other. He also requested to know the differences between a Class Q and a standard application for information so the council is better informed.

11. Budget

Councillors discussed the budget. Cllr Stanbury noted the ringfenced money (£750 youth club, £2,500 for payments until the end of the year and £5,392 CIL money), leaving a true cash position of £6,685. A budget of £8,900 was set, with a precept of £5,500. Councillors noted that this was lower than the 2017 amount and the council must rebuild its reserves, otherwise next year there would be an even bigger hike. This would equate to a Band D property paying £28.67.

Proposed: M Law Seconded: M Woods Votes: Unanimous

The budget headings and their amounts were also agreed.

Proposed: M Woods Seconded: M Law Votes: Unanimous

12. Speed warning sign

Councillors received the costings of a flashing speed warning sign - £4,135.24 including VAT (£3,405.88 plus VAT). Cllr Law said there needs to be one at the other end of the village to make people aware of their speed. It is an incentive to slow people down. It was proposed to order the sign, which would be funded though the CIL money. The clerk to contact Oliver Jones to ask for guidance of where to place a pole for the sign to be sited.

Proposed: J Bennett Seconded: J Sanders Votes: Unanimous

13. Launceston Community Network Panel Highways Scheme

Councillors considered the scheme and proposed applying for a 20mph zone from all entrances to the village, with associated signage. The clerk to fill out the Expressions of Interest form and submit.

Proposed: J Bennett

Seconded: M Wood

Votes: Unanimous

14. NALC pay agreement 2022/23

Councillors noted the recently announced pay agreement (April 2022-)

15. Finance

15.1 – Bank reconciliation – Cllr Bennett checked and signed the bank reconciliation.

15.2 – Payments – Councillors approved the following payments:

Payee	Details	Reference	Amount
Suzanne Cochrane	Wages - October	Cheque 884	£419.76
HMRC	PAYE – October	Cheque 885	£0.40
Suzanne Cochrane	Back pay Apr-September	Cheque 886	£72.00
Suzanne Cochrane	Expenses – mileage (two journeys), printing.	Cheque 887	£ 14.80
Cornwall Pension Fund	Pension contribution October	Cheque 888	£78.56
Martin Ashley	Grass cutting – April to September	Cheque 889	£360.00 (£60 VAT)

Proposed: M Wood

Seconded: M Stanbury

Votes: Unanimous

16. Members' announcements

Cllr Willetts was asked by a member of the public if the clerk could print out a couple of agendas and draft minutes at the meetings.

Cllr Wood asked about a Neighbourhood Plan for Boyton. This is to be placed on an agenda in the new year.

Cllr Stanbury highlighted the condition of the road at Bullapit Bridge, Werrington. Clerk to ask Chris Sims/Cllr Paynter if this is something the Launceston CNP are aware of.

17. Public participation (Standing Orders suspended for this item)

None.

18. Date of next meeting

Monday, January 9.

The meeting closed at 10.36pm.