



**MINUTES OF THE MONTHLY MEETING OF MICHAELSTOW PARISH
COUNCIL HELD IN THE CONFERENCE ROOM AT TREGAWN FARM at 7.30
PM on THURSDAY FEBRUARY 2ND 2023**

1 of 4

Present at meeting: Cllr. Jem Marshall (chair), Cllr. Richard Whitby, Cllr. Robin East, Cllr. Anthony French Blake, Cllr. Pete Jago, S. Mitchell the clerk.

Item	<i>Discussion / decision</i>
1. Public Session	Mr. A. Button was present and thought the parish council should be preparing an event to celebrate the coronation of King Charles III for 6 th May 2023. The clerk had received information on this and would forward it on the councillors.
2. Declaration	Parish council members made no declaration of interest
3. Apologies	There were apologies from Cllr. Fairman.
4. Minutes	The Minutes of the previous Parish Council Meeting held on December 1st were deemed correct and signed by the chair: [minutes page]
5. Matters arising	<ul style="list-style-type: none"> • A) planning control issue – ongoing, no further news • B) draft email to Cormac over road flooding outside Bearoak: Cllr. Jago observed that water levels were far less than the previous year. The clerk was asked to contact Cormac again regarding this issue • C) use of Tregawn Farm offices for local polling station: Mr. G. Waxman, the Principal Electoral Officer – Registration, for Electoral Services had visited the venue and thought it a marked improvement over the former Methodist Church Sunday School at Treveighan. He thanked Mr. Button for his offer of offices for a polling station as did the members of the parish council and their use for this purpose was approved. • D) footpath waymarkers: were still held by Cllr. Jago and the council resolved to set a date for installation in the spring
6. Planning Matters:	<p>6a. Planning applications received after publication of agenda.</p> <p>PA23/00329, Outline planning application for five dwellings, Land South of Woodland Farm, Fentonadle, PL30 4PJ</p> <p>The clerk stated a conflict of interest with this application because it was immediately opposite his home. The Parish Council approved this outline plan in principle, but with conditions including primary ownership, design excellence, light and water pollution issues, more considered road access and handling of possibly toxic building materials.</p>
7. Financial matters:	<p>a. Bank Balance: to 27th January: £3010.26</p> <p>b. Salary: clerks monthly salary paid in arrears by SO £ 409.92</p>



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	e. Wreath: Cllr. Whitby had not received the cheque for £23.98 approved at the previous meeting and the clerk would deliver it.
8. LMP & maintenance:	The chair noted tree overhang at Treveighan and Beacon Lane and undertook to talk with the property owners concerning this. LMP documentation offers £315.21 grant towards maintenance of pathways and the clerk was asked to process the paperwork. Cllrs thought they might need a new local worker for parish maintenance
9. Community: Network / Correspondence:	A meeting had taken place on 18 th January featuring rural bus services, a community network review and a proposed Cornwall devolution deal. The next meeting is scheduled for Tuesday 28 th February, a virtual MS Teams meeting to discuss the Highways Schemes. The clerk had received a mailout concerning hedgehog movement between gardens. The council determined that the gardens of Michaelstow were quite rural and that this offer was more suited to suburban gardens.
10. Parish Matters & AOB:	<p>a) defibrillator in the parish. A resident of the parish had been researching the practicality of having a defibrillator placed locally. After discussion and an offer from Mr. Button the council agreed that Tregawn Farm was centrally placed within the parish, with first responders likely to be present. The clerk was asked to invite the resident concerned to the next meeting. Cllr Whitby mentioned that his partner was also a first responder.</p> <p>b) Cllr ffrench Blake bought up the subject of motorbikes racing along the B3266 at the weekend and the increased danger to traffic. The parish council had written to police concerning this at an earlier date and the clerk was asked to find correspondence regarding this.</p>
11. Date of next Meeting:	The date of the next meeting is Thursday March 2 nd at 7.30
12. To Close	The chair closed the meeting at 20.27

Provisional Meetings dates for 2023. March 2, April 6, May 4, June 1, July 6, August 3, September 7, October 5, November 2, December 7 [x],



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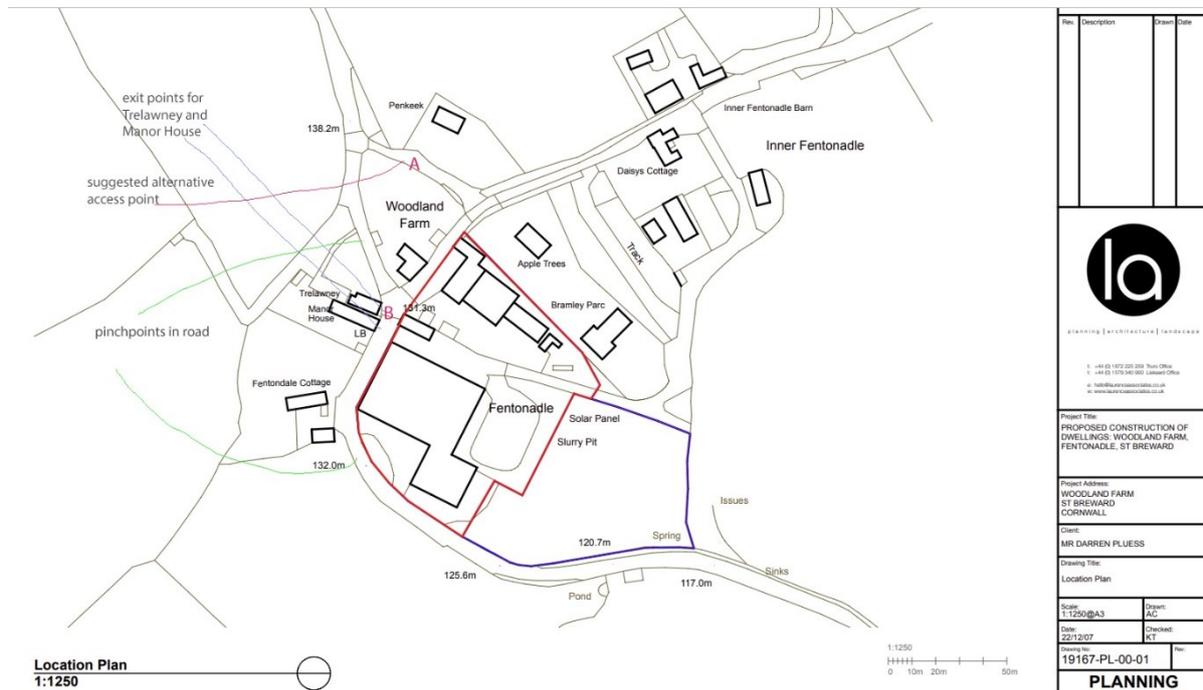
Draft 2. Response to planning application PA23/00329, Outline planning application for five dwellings, Land South of Woodland Farm, Fentonadle, PL30 4PJ from Michaelstow Parish Council

The Parish Council are overall in favour of such a development as a means for the applicant to step out of dairy farming. However there are a number of issues which need to be considered concerning this development increasing the number of residential dwellings by 60% in the hamlet of Fentonadle.

Primary Ownership. The parish council request that a Principal Residence condition is placed on the planning to ensure that the houses would only be sold as first homes and not second homes or holiday lets.

Road. The road down from the B3266, Wet Lane, is a narrow lane with pinch points either side of the proposed estate where cars frequently need to reverse in order to pass each other [marked on map]. Recently a car was jammed across the road, blocking it completely after skidding down a hill on a blind bend right outside the proposed estate [pinch point 1] adjacent to the garden of Woodland Farm.

Issues of vehicular safety and access need to be looked at more carefully. Consideration should be made whether the road needs widening to accommodate the increased traffic of residential and construction vehicles. Widening the lane to the left of the garden for Woodland Farmhouse [A] would avoid traffic using this dangerous pinch point / blind spot. Vehicles from both Trelawney and Manor House [B] emerge onto the proposed access point for the new estate.



Drainage and sewerage. The initial environmental report included with the application is made on the basis of three dwellings. A new dwelling received permission last year [PA22/06307 outline consent for new dwelling] and 5 dwellings in this proposal make six new dwellings in the same area, without any reference to the human related phosphate levels draining to the Gam River beyond removing an undetermined number of dairy cows.

The parish council would seek advice from Natural England and the Cornwall Planning to run full projections on phosphate levels and whether a sewerage treatment plant should be included with



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these plans, possibly including the present dwellings in Fentonadle which all have septic tanks that presently leach phosphates into the groundwater above a spring.

The site hosts several springs bordering Wet Lane, including Fentonadle Holy Well (<https://www.megalithic.co.uk/article.php?sid=8107>) which have suffered from long-term exposure to farm slurry run-off. The water from this spring runs down the lane into the Gam, a tributary of the Camel River. The parish council would like a clean-up operation, restoring the integrity of these springs as a condition of the development.

Light. Fentonadle is within the Bodmin Moor Dark Sky Area and presently is one of the rare places where starlight can be enjoyed, when the farm barn lights are not left on overnight in the winter months. Recently the farm has installed motion-sensor, solar-lighting which has made a lot of difference to starlight quality. Any development made here should be with full cognisance of light pollution.

Camel and Allen Valley Area of great landscape value. The parish council recognise that this development falls within recognised infill policy and is in line with regional plans. The developers have stated that there are no SSI or heritage issues or tree preservation orders and that the valley is a kilometre from the edge of Bodmin Moor Area of Outstanding Natural Beauty. The parish council hope that such a large development is handled sensitively for such a relatively quiet [not withstanding farm activity] and rural area and that building activity takes place within reasonable hours.

Opportunity for design excellence. Fentonadle is currently a hamlet of ten residential dwellings and these plans wish to add a further six, a large increase in the size of this settlement. With a little imagination and architectural skill, an appealing cluster of diverse and attractive dwellings could be built, with a degree of different character. If we are to have new housing in Michaelstow let it be well designed, using modern originality within a traditional vernacular, pleasure, privacy, nature and beauty included in the architectural criteria as well as practicality and self-sufficiency. We also owe it to the future to deliver housing that is self-sufficient in energy terms and that does not create a toxic tax on the environment.

The barns. There was concern that some the barn roofing may be made from asbestos. The parish council want this confirmed by an expert and barns taken down in full safety, as they are barn within 20 feet of residential property. They would also like the disposal of any toxic material fully certified rather than being stored locally.

Buses. The developers have referenced out of date information regarding buses. Although there are bus stops marked on some Fentonadle maps. There are no bus stops and the settlement is not on a bus route.