

Forrabury & Minster Parish Council



Minutes : 25th June 2020

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Virtual Meeting held on the Zoom platform at 4pm on the above date

The 2020 Regulations enable local councils to hold remote meetings (including by video and telephone conferencing) for a specified period until May 2021. The 2020 Regulations apply to local council meetings, committee and sub-committee meetings in England.

Present Cllr Hockin, Cllr Edwards, Cllr Rodda, Cllr Edwards-Symons, Cllr Simmonds, CCllr Jordan

02.01 Apologies – Cllrs Ferrett, Cllr Munden, and Cllr Brewer

02.02 Declarations of Interest – none declared

02.03 Public Participation – 8 members of the public present

The agent outlined the proposal, improved access was approved by Cornwall Council. The design of the development has been part of a multi consultee consultation. Each property has a garden and parking. The development will be subject to the Community Infrastructure Levy which if the development goes ahead as planned would provide approximately £90,000 to Cornwall Council of which approximately £15,000 would come to the Parish Council.

One member objected to the application as they did not consider it to be ‘back land’ development. “AONB view was we do not consider the application adequately responds to its locational context within the AONB and Conservation Area” also “paragraph 172 of NPPF requires great weight be given to conserving the landscape and scenic beauty within or affecting the AONB. Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for a local identified need and be appropriately located to address the AONB’s sensitivity and capacity.” They added the local Neighbourhood Development Plan initial questionnaire identified local concern with parking especially at the top of the village. The Traffic survey carried out by the developer was done in February and March which are quiet time with little or no holiday vehicles. The Camelford area housing plan indicates a zero requirement for housing in Boscastle.

One member commented on the amount of work undertaken by the developer producing the application but did not offer a demonstrable need for the development.

The developer indicated each property had parking alongside the property and gave a reason for local need as the builders who are local use the local amenities and consequently this in turn fulfil local need.

The builder spoke briefly on materials were practical being sourced locally.

One member asked when the site had been allocated for building.

The clerk advised the meeting there was 10 minutes left on the meeting platform.

02.04 Planning

To consider planning applications received

Application	PA20/03588
Proposal	Erection of four new dwellings togetherwith associated works
Location	Land south of Everley Cottage, Paradise Road, Boscastle PL35 0BH
Applicant	Mr Mark Quinn

Adrian Prescott (Clerk)

Signed Chairman.....

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The chair asked the councillors in turn for their views Cllr Edwards-Symons felt she could support the application, Cllr Edwards felt she was unable to decide, Cllr Rodda indicated he would oppose to the application, Cllr Simmonds felt the council should object based on the following:

The clerk advised there was 1 minute left on the meeting platform. Cllr Simmonds suggested if it does stop to reconvene the Meeting on the zoom platform.

1/ It contravenes Policy 23 of the Cornwall Local Plan, part 2(a) which states that "proposals within the Area of Outstanding Natural Beauty must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need capacity". The Cornwall AONB Unit Planning Officer says that the plans would neither conserve nor enhance the landscape character and natural beauty of this part of the AONB. They would cause it harm.

*The zoom meeting platform cut the meeting off at 4.40pm
The meeting was reconvened at 4.50pm on the zoom platform.*

Cllr Simmonds continued:

This is a speculative mini estate of executive style homes, inappropriate for this location and fulfilling no community need.

2/ The application contravenes Cornwall Local Plan Policy 2 which requires development to respect and enhance "quality of place", and in particular the requirement for development to protect, conserve and enhance the natural historic landscape, heritage, cultural, biodiversity and geo diversity assets of Cornwall in recognition of their international, national and local status".

3/ This would be undesirable back land development. It is not infill

4/ The development would cause an unacceptable detrimental impact on the amenities of Rose cottage, adjoining the proposed estate entrance, during and after construction.

5/ The scale and number of the proposed dwellings raises concerns over the safe drainage from the site in times of heavy rain, due to the large loss of permeable ground and the rights future occupiers would have to further extend the impermeable cover within their permitted development rights.

Cllr Hockin felt he could support the development as the style of the properties fitted with the value of the existing properties and affordable homes are on the estate.

Cllr Simmond proposed the council object to the application. Seconded by Cllr Rodda. 2 for, 2 against and 1 abstention.

Cllr Hockin proposed the council support the application. Seconded by Cllr Edwards-Symons. 2 for, 2 against and 1 abstention.

With chairs casting vote it was resolved to support the application.

The clerk was asked to investigate if the opportunity to hold normal meetings was likely to be available in the near future.

With no further business the Chairman closed the meeting at 5.10pm.

Date of next meeting TBA

Adrian Prescott (Clerk)

Signed Chairman.....