

North Tamerton Parish Council

Minutes for the Ordinary Meeting
Monday 19th April 2021

The meeting took place via Zoom due to Covid-19 restrictions

1. Public question time (15 minutes allowed for this)

6 members of the public were present to discuss the planning application PA21/01101 Family Nest Livery. Concerns and objections to the proposal were shared and duly noted by the Clerk. In summary, objections related to;

- The lane serving the application site is not wide enough to accommodate multiple vehicle movements and construction lorries.
- Access onto the main road is unsafe. Permission would need to be gained from the owner of the lane (not the applicants of the application) to widen the entrance, which is not likely to be obtained.
- Privacy of near neighbours is being compromised.
- The land adjacent to the site is in high level stewardship (Culm measures) and is deemed not suitable for out grazing of livestock or horses.
- The development is not sustainable.
- Unauthorised development has already occurred on the application site.
- No water, sewage provision or utilities currently serve the site.
- The site is in an Area of Great Landscape Value and unauthorised works thus far have paid little respect to the environmental qualities of the land.
- Grave concerns over animal welfare.

*Cllr Harper spoke at public question time as a member of the public.

*Cllr Harper and Cllr Willets have submitted comments to Cornwall Council as members of the public, prior to this meeting.

1a. To receive County Councillor's report on Matters Arising

Due to Purdah (the period before an election), CCllr Chopak was unable to give an update. CCllr Chopak thanked the Cllrs for their support.

2. The Opening, Councillors present

The Meeting was opened by the Chair, Cllr Beesley with 4 Councilors present Cllr Willetts, Cllr Gerry, Cllr Harper, Cllr Ravenscroft. Clerk – Beth Sachs

3. Apologies for absence with reasons

Cllr Snowden – personal

Cllr Barnes - business

Proposed: Cllr Gerry Seconded: Cllr Ravenscroft unan 21/001

4. Declarations of interest & dispensations

5. To receive and approve the Minutes of:

Ordinary Meeting Monday 15th March 2021.

It was **resolved** that the Minutes be confirmed as an accurate record.

Proposed: Cllr Willetts Seconded: Cllr Gerry unan 21/002

6. To receive Clerk's report on Matters Arising:

None

7. Planning

Any late applications received will be discussed under this section

7a. To discuss and make a Consultee comment on Applications:

PA21/01101 | Change of use of land from agricultural to equestrian and rebuild a permanent barn containing stables in place of temporary building with 4 parking spaces | Family Nest Rescue & Livery North Tamerton Holsworthy Cornwall EX22 6SF

Cllrs discussed the application in depth, echoing many of the views that members of the public raised earlier in the meeting. Additional issues raised included;
Susceptibility of the area surface water flooding
Prior breaches of planning.
Potential contamination.

North Tamerton Parish Council resolved to object to the proposal as they consider the site wholly unsuitable for equestrian use.

Change of Use of Land

The site is located in the culm measures in an Area of Great Landscape Value. Due to the characteristically wet pasture, the area is incompatible for grazing horses year-round. Paragraph 2.153 of the Cornwall Local Plan state that ‘Areas of Great Landscape Value (AGLV): Identified on the Local Plan policies map are areas of high landscape quality with strong and distinctive characteristics which make them particularly sensitive to development. Within AGLVs the primary objective is conservation and enhancement of their landscape quality and individual character’. Development of the site would negatively impact the unique landscape character of the area, as well adversely affect existing flora and fauna. A wildlife and ecological survey is requested,(particularly a bat survey, and investigation into a badger set in the vicinity) given the sites protected status.

There are implications for commercial enterprise on land for which this was never intended. There is a difference in use of land for other livestock and for horses. Cattle, for example, graze in the summer only, horses year round. It is already poor grazing land, and horses will poach the land, particularly as the land is sloping.

Permanent Barn

The proposed barn would also scar the landscape rather than ‘conserve and enhance it’, as would the planned track to gain access to the barn. It should be noted that the temporary barn, which is not temporary (ref Building Regs Schedule 2), and, whilst appreciating that welfare of stock was important coming into the winter months, currently in place (constructed November 2020) was not suitable for the needs of the livestock already on the land and does not have planning permission.

Any structure will impact on the privacy of the immediate neighbours and would require screening.

The proposed track to access the barn is not a replacement track as a track has never existed (ref Google Maps for the area in question) and has already been constructed without planning permission. This track will also contribute to water run off to the water course.

Parking Spaces

Parking spaces and the associated hard-standing would cause further detrimental impact on the landscape (AGLV) as well as potential flooding and drainage issues due to run-off onto already saturated ground.

The private lane serving the site is not currently suitable for heavy vehicle use, nor for the anticipated increase in traffic volume. A highways survey is requested due to the additional traffic generated from the site as well as concerns around access and visibility onto the main road.

Industrialisation of the AGLV would be a result, as well the entrance to said land being invasive to the privacy of the immediate neighbours.

Increase in vehicular access via the private lane is also a concern.

CONDITIONS TO BE APPLIED TO THE APPLICATION

1. Construction traffic management plan
2. Re-instate the private lane after construction
3. Privacy screening at the entrance to the property
4. Environment/ecological (eg contamination, bats, badgers) survey
5. Highways service consultation with respect to the entrance/exit from the private lane

Other considerations

- Water and electricity are currently unavailable on the site.
- How are the applicants proposing to access utilities including waste water removal and sewerage? Consideration must be given to both human and animal situations.
- The Parish Council would like to highlight the numerous breaches of planning and enforcement over the past year on this site, notwithstanding grave concerns over animal welfare which have been raised with trading standards/DEFRA/RSPCA.
- Cllrs are concerned about the commercial impact and future use of the land given that the site is within the AGLV.
- Access issues. The private lane exits onto a 60mph carriageway with an almost blind exit to the left, form and exit/entrance which is too narrow. Increase in traffic and slow moving horse transport into and out of the private lane would be a hazard.
- The proposed track has been constructed from stone removed from an on site quarry which has sat untouched for many years. Why has there not been a contamination survey carried out, why has a wildlife survey not been carried out? Any possible contamination will now have been carried on to the land and thus into the water course causing further problems.
- The lack of a comprehensive business plan showing who will actually access the land and its questionable use (ref Family Nest Facebook and website) raises concerns.

Proposed: Cllr Beesley Seconded: Cllr Gerry unan 21/003

PA21/02442 | To build an agricultural building to house youngstock | Down Farm Road From Tamerton Hill To Wilsworthy Cross North Tamerton Holsworthy EX22 6RL

Cllrs felt there wasn't enough information on the application for them to make a balanced comment. The Clerk has requested more details on issues such as disposal of effluent, drainage, farmyard manure and agricultural need.

7b. Decisions

8. Portfolio Reports:

- Transport & Roads** – Nothing to report.
- BAN** – Nothing to report.
- Parish Hall** – Nothing to report.
- Planning** – Nothing to report.
- IT** – Nothing to report.
- Emergency Plan** – Nothing to report.

9. Correspondence including:

- CALC newsletter
- CC COVID-19 emails

10. Agenda Items

1. To prepare and review the Annual Governance Statement and resolve to approve it (Annual Governance and Accountability Return 2020/2021).

Cllrs resolved to approve the Annual Governance Statement

Proposed: Cllr Willetts Seconded: Cllr Gerry unan 21/004

2. To consider and resolve to approve (to be signed and dated by the Chairman) the Accounting Statements (Annual Governance Statement and Accountability Return 2020/2021).

Cllrs resolved to approve the Annual Accounting Statements.

Proposed: Cllr Willetts Seconded: Cllr Ravenscroft unan 21/005

3. To resolve to sign certificate of exemption for external audit.

Cllrs resolved to sign the exemption certificate.

Proposed: Cllr Gerry Seconded: Cllr Harper unan 21/006

4. Review and update fixed assets register.

Deferred to next month

5. To discuss the devolution of land at Victory Hall.

The Parish Council resolved to take responsibility for Victory Hall car park and adjoining grass area from Cornwall Council. The Clerk will correspond with the legal team at Cornwall Council.

6. To discuss grass cutting contract.

Lee Marshall will continue grass cutting in the parish for the 2021/22 season.

11. Accounts

11a. Balances 1st April 2021

Current Account	£ 20611.05
Reserve	£ 5021.03

11b. To Approve Accounts for Payment including:

B Sachs	Clerk (wages and expenses)	Chq	£167.50
Virgin Money	Pension	Chq	£13.84
Churchyard	Donation	Chq	£700.00
CALC	Subs	Chq	£225.16
Sarah Wicket	Internal Audit	Chq	£40.00
Lee Marshall	Grass Cutting	Chq	£280.00

To Note Income

None

Proposed: Cllr Seconded: Cllr unan 21/007

Cllr Beesley thanked Cllr Ravenscroft for his work on the PC, who is standing down at the next election.

Items for the May agenda
Election of Chairman

The next meeting of the Parish Council will take place on Monday 17th May 2021

The meeting closed at 19:30

DRAFT