

Highlights from the Altarnun Parish Council meeting on Wednesday 4th July 2012

Parish Council Chair, Craig Dowler, six Councillors, the Parish Grounds Manager and Cornwall Councillor Phil Parsons were joined by Mr Lund representing Mr Smith, and 16 parishioners in the Bolventor Reading Rooms. Apologies were received from Vice Chair Retallack and Councillors Tharme and Langley.

The major topic of the evening was the outline planning application by Mr Smith to erect five affordable homes and 3 open market homes on land adjacent and near to Laskey's Farmhouse in Trewint. The number of open market homes had increased by 1, (two bungalows and one of the mews cottages) and were needed by the developer to finance the build of the other five mews style homes. The developer was pressed to guarantee that the affordable homes would be erected before, or at least alongside, the market based homes as concerns were expressed that the parish already had a large number of private homes up for sale but insufficient affordable homes to benefit members of the community locally. The number of locals registered for affordable homes had dropped over the year, and the Trewint development and the similar sized Bolventor development (still awaited) would provide those still waiting for an opportunity to rent or buy a home within the parish. The nature of the build was then discussed with the developer sharing photos of properties the Company had built on Dartmoor, another Area of Outstanding Natural Beauty. Residents of Trewint were not keen on the grey stippling used on those and sought assurance that the proposed new homes would reflect properties within Trewint, with preference expressed for some form of partial tiling or stonework on frontages of the mews homes. Councillor Parsons explained that if and when a full planning application were to be made this type of detail could be discussed further with the planners and the Parish Council. The Clerk advised those present that CPRE had written to the planners opposing the development on a number of grounds including the location in an AONB, and reflecting concerns raised previously by the Parish Council around drainage and associated flood risks, and over capacity in the local sewage system. The developer had supplier details of how the surface water would be diverted from the highway, captured, stored in attenuation tanks and released into surrounding farm land owned by the landowner avoiding the nearby villages of Five Lanes and Altarnun. Details of the Klargester private sewage treatment plant and drainage systems they proposed to use were circulated amongst parishioners who inspected them. Appreciation was given for a statement by the developer and land owner that they would guarantee that surface water would be directed onto the landowners acreage to avoid run off and over capacity problems. The Council stressed that if a full planning application were to follow this issue would be the subject of considerable scrutiny at that time. The meeting then focussed on the need for the proposed development to be made an exception to the regulations protecting the existing village building development boundary. There was considerable opposition to any suggestion that this would be a permanent extension of that boundary and the Clerk was asked to make this clear to Local Planners and affordable homes development officers in Cornwall Council. There was then considerable discussion about the fact that access to the site of the mews home would involve crossing common land, the need for potential buyers and tenants to be aware of the risks that this entailed, possibly taking out insurance cover like those residents with similar issues on the other side of the old A30, and the access risks with speeding vehicles entering Trewint from the new A30. The question of some of the homes outlined actually infringing common land was also discussed and re-siting proposed to avoid issues. The developer assured the meeting that they would look very closely at this issue before a full planning application was made. It was suggested that the Highways Agency be involved in discussing traffic calming and speed warning measures as part of any detailed discussions on the new development site access. The Vice Chair had asked the Clerk to suggest to the developer that they consider including the provision of a community bus shelter as part of these discussions for the benefit of existing, and potentially new, residents in Trewint. Local residents had successfully persuaded the local bus company to extend its route to include Trewint, and a community shelter would be a real value add to the residents and recognition of their general support in principle for the development proposed. The developer agreed to take this into consideration. The meeting noted that the Clerk had received emails and letters from residents both supporting and opposing the proposal. A number of people living in Trewint voiced their support for the proposed development at the meeting. The Clerk thanked Mr Lund for coming along to hear the views and the Chair thanked all residents for their active, constructive participation.

The Council then considered four planning applications:-

PA12/05206: Tregirls Farm, Launceston, PL15 7SA for a variation to condition 2,3,& 4 of permission 2009/01282 (conversion of redundant agricultural field barn to residential use) to allow vehicular traffic to use approved access route to local highway and to vary the location mechanism to prevent livestock accessing A30. **NO OBJECTION.**

PA12/05085: Casamoor, Five Lanes, Launceston, PL15 7RX for demolition of substandard outbuilding & erection of an extension to existing flat to provide an independent 2 bedroomed residential unit together with the formation of 4 parking spaces & access drive. **NO OBJECTION.**

PA12/04957: New Hay View Altarnun, Launceston PL15 7RN for the demolition of a dwelling and erection of a replacement dwelling (Revised proposal following withdrawal of PA11/08264). **NO OBJECTION.**

PA12/04114: Laskeys Farm, Trewint, Launceston, PL15 7TG for OUTLINE planning permission to erect 8 dwellings (5 affordable homes and 3 open market homes) on land at the rear of Laskeys Farm and land adjacent to Edgemoor in Trewint. **NO OBJECTION IN PRINCIPAL** subject to acceptable Drainage, Flood Risk and Sewage relief schemes being provided; Access including clarity on protection of status of common land, speed risks and

provision of a community bus shelter being agreed; confirmation of protection of existing building development boundary being established; development finishing reflecting ANOB and environmental issues and removal of the 106 restriction on part of land to be used being secured. The Parish Council looked forward to more detailed discussions with the developer as and when a full planning application is about to be made.

Three applicants had been considered for the recent Parish Council vacancy. Each brought considerable experience and fresh insight to the Council. The Parish Council ratified the selection panel recommendation that Mrs Marion McCullum of Altarnun be appointed to the post. All candidates were subsequently advised of the outcome of the decision and thanked for their willingness to work on behalf of the community.

Cllr Bailey advised all present that the new parish website was active and encouraged all to log in and take a look. There then followed general discussions on local correspondence and other matters arising.

The next meeting will be on Wednesday 1st August in Altarnun Village Hall. As ever, all Parishioners are welcome to attend.

Clerk to Altarnun Parish Council – July 2012.