

Morwenstow Parish Council

Minutes of the Planning Meeting held on
Wednesday 15th August 2018 at 7.00pm in the Community Centre

1.15/8 Attendance Meeting Chaired by Cllr. Hobbs. Also present Cllrs: Boundy, Braund, Colwill, Francis, Phipps, Richards and Savage and the Clerk.

2.15/8 Apologies were received from Cllrs: Rogers and Tilbey. **Absent without apology:** C Cllr. Dolphin.

3.15/8 Minutes of the meeting held on 18th July were agreed and signed as an accurate record of the meeting.

4.15/8 Matters arising from the Minutes With regard to item 7.1 18/7 Cllr. Hobbs had spoken to the landowner who will takes steps to regularise the situation.

5.15/8 Dispensations/Disclosures 6.1 15/8: Cllr. Hobbs declared a non-pecuniary interest being a relative of the applicant; Cllr. Savage declared a non-pecuniary interest due to having a business relationship with the applicant; Cllr. Francis declared a non-pecuniary interest as neighbouring the proposed development site. 6.3 15/8: Cllr. Hobbs declared a non-pecuniary interest being a relative of the applicant; Cllr Boundy declared a non-pecuniary interest due to a working relationship with the applicant.

6.15/8 Applications

6.1 15/8 PA17/08555

Proposal: Proposed housing development consisting of 7 affordable dwellings and 6 open market dwellings

Location: Land North of West Beckon Close Shop Morwenstow

Applicant: Mr & Mrs B Wickett

Morwenstow Parish Council objects to this application. The proposal does not appear to be lead by the affordable housing aspect which should be the key factor in a development in a rural exception site. The application appears to be an open market development with two affordable housing blocks added on rather than the affordable units being an integral part of the infrastructure.

The site is in a prominent position and the development would be conspicuous in views from the North, lead to erosion of the open countryside in this AONB location and have a negative visual impact on the landscape.

It was noted that the site layout and location plan show two extra roads that go nowhere but lead to land to the South and West that is owned by the applicant, although this is not identified as such on the drawing, and a potential future pedestrian footpath, suggesting a possibility of further development in the future.

The Highways Development Management Team has not yet submitted their comments but the Parish Council is concerned that the extra traffic that would be generated would have a detrimental effect on the current residents of West Beckon Close.

There is a lack of local services; shops and public transport and there is still some concern over problems that could arise from surface water.

There are currently 13 dwellings in Shop alone that have been granted planning permission and the Parish Council is not convinced that there is a need for a further 13 new dwellings. The Parish Council is unable to comment on the need for affordable housing in the parish as the connection to Morwenstow of the families on the list or their choice of location preference is not made available to the council.

Whilst the Parish Council is not against providing affordable homes for applicants with a genuine connection to Morwenstow that have expressed a wish to live in the Parish in principle, it does not believe that this application addresses a need. Taking all the above factors into consideration the Parish Council would recommend refusal of this application.

Councillor Savage did not take part in the vote.

6.2 15/8 PA18/06370

Proposal: Change of use from annexe to seperate dwelling with extension

Location: 4 St Davids Close Woodvile Road Woodford Morwenstow

Applicant: Ms L Caola

Morwenstow Parish Council objects to this application. The Parish Council believes that the site is not of sufficient size to support this development and there is not enough land around the dwelling to provide a garden and recreational space. There are also concerns that the North elevation would be overbearing to the neighbouring properties in the Close.

6.3 15/8 PA18/06192

Proposal: Construction of a building incorporating two self contained residential dwellings

Location: Land North of Hillcrest Woodville Road Woodford

Applicant: Mr D Inch Mrs M Inch Mr T Inch Miss J Colwill

Morwenstow Parish Council objects to this application. The proposal would represent sporadic development and would be inappropriate for an AONB. The Parish Council would feel justification if an AOC was considered but this application reflects open market value.

6.4 15/8 PA18/06782

Proposal: Reserved matters application for erection of one dwelling following outline approval PA17/03253

Location: Land North of Villa Rosa Shop Morwenstow

Applicant: Mr & Mrs D Faid

Morwenstow Parish Council supports this application, however, there is some concern with overlooking on the South elevation. The Parish Council would also point out that the wall plates could be raised to give more height to the first floor.

7.15/8 Decisions

7.1 15/8 PA18/04800 APPROVED

Proposal: Conversion of workshop to unit of holiday accommodation

Location: Land North of St Faiths Woodville Road Woodford EX23 9HZ

Applicant: Mr & Mrs Greenstreet

7.2 15/8 PA18/05704 APPROVED

Proposal: First Floor Extension to replace existing extension and erection of front entrance porch

Location: Lower Brownspitt Farm Road From Junction East Of Gooseham To Junction South East Of Brownspit Gooseham EX23 9PH

Applicant: Mr S Tilbey for Mr & Mrs Jones

7.3 15/8 PA18/05828 APPROVED

Proposal: Proposed building to cover existing yard to provide covered livestock space

Location: West Gooseham Farm Morwenstow

Applicant: Mr & Mrs Olde

All the above were noted.

8.15/8 Correspondence

8.1 15/8 Letter from resident regarding mobile homes/static caravans

The Parish Council is aware that mobile homes/static caravans have been moved onto the site and will be monitoring the situation. If it appears that there is any infringement of planning regulations the matter will be reported to Cornwall Council for investigation.

9.15/8 Any Other Business the Chairman considers urgent None.

The Chairman closed the meeting at 9.00pm