

MINUTES OF THE MEETING OF LADOCK PARISH COUNCIL – MONDAY 12 FEBRUARY 2024

Following The notice, the Meeting of Ladock Parish Council was held on Monday 12 February 2024 at Sir Robert Harvey Memorial Hall, Grampound Road, commencing at 7.30pm.

PRESENT

Cllrs Hartley (Chair), Barker, Butler, Campbell, Howes, Rundle, Scott and Ward. Also present were the Clerk and six members of the public.

APOLOGIES

Apologies were received and accepted from Cllrs Buchan, Miners and CClr Glasson.

MEMBERS DECLARATIONS

Disclosable pecuniary interest	None declared.
Non-registerable interest	Cllr Hartley declared on interest in item 7.2.
Declarations of gifts	None declared.
Applications for dispensations	None received.

ADJOURNMENT FOR MEMBERS OF THE PUBLIC TO SPEAK

Three members of the public spoke objecting to item 3, land east of Melynouth, one spoke in favour of item 5, caravan at Ocean View and two spoke objecting to Trelion solar farm.

REPORTS

1 CORNWALL COUNCILLOR. Cllr Glasson encouraged people to contact her if they have any queries or concerns.

APPROVAL OF MINUTES

2 FULL COUNCIL MEETING OF 8 JANUARY 2024. Proposed by Cllr Howes, seconded by Cllr Ward that the minutes be signed as a true copy. Approved and signed by Chairman.

PLANNING

3 PA23/09745. LAND EAST OF MELANOWYTH, NEW MILLS, TR2 4NN. RETENTION AND COMPLETION OF NEW DWELLING AND USE OF LAND UNDER THE ONE PLANET DEVELOPMENT POLICY FOR OFF GRID LIVING. Cllrs Barker, Howes and Clerk attended site visit. Proposed by Cllr Hartley, seconded by Cllr Rundle to object on the grounds of:

The Oak Field development on land to the east of Melynouth, New Mills was erected without any planning consent on green field agricultural pasture land and was reported to planning enforcement as it would not comply with the Cornwall Local Plan 'Housing in the Countryside' policy 7. The enforcement investigation was at stage 6, negotiation.

This retrospective planning application PA23/09745 for the land to the east of Melynouth is applied for under a developing new policy AL1 of the Climate Emergency Plan and being one of the first applications of its kind in Cornwall would set a precedent for off grid living in the countryside.

The Regenerative Low Impact Development Policy Guidance statements include.

'That development is zero carbon in construction and operation'.

As the Oak Field site has been developed without planning input and control it is believed the materials used and energy efficiency of its construction are non-optimal and will not fulfil the zero carbon criteria. The Design and Access statement claims pvc coated steel roof, pvc windows and doors, glass fibre and polystyrene insulation are used.

'That there is self-sufficiency in energy and water.'

The Oak Field site near Melonoweth is using bottled gas and a petrol generator for energy supply. There is a roof water collection and sterilisation system for drinking water supply and a rain water collection system constructed higher up the hillside for the higher pressures needed to run a washing machine etc. The amount of stored rain water needed during a dry summer period would seem a challenge for this system. Therefore self-sufficiency in energy and water is not being fulfilled.

'There is a trust or similar body to oversee the management of this site.'

The Oak Field site is privately owned and managed.

'That there will be no adverse impact on neighbours'

Neighbours have attended Ladock Parish Council meetings and expressed their concerns which included noise nuisance of the petrol generator and concerns regarding the extremely close proximity of the grey water pit and composting toilets adjacent to Melynaweth mill leat (approx. 10 metres) which leads into the river.

The contents of the composting toilet are emptied higher up the hill into open compost bins layered with leaf matter.

There has been no evidence of percolation testing.

'A baseline survey of the biodiversity and ecological state of the site and proposals that will lead to a measured improvement in biodiversity and carbon capture improvements.'

The Oak Field project being built without any input from planning consultation has not fulfilled the obligations of having baseline surveys as the starting point required for a 'One Planet' build.

There appears to be no evidence of calculation of water use, waste meeting EA requirements, carbon footprint calculator, site carbon budget, agricultural land classification or an exit policy.

www.cornwall.gov.uk/media/uxgjk4jn/climate-emergency-dpd.pdf

As the first of its kind this should be a flagship project with no compromises on the protocols set down in AL1. Attempting to use AL1 retrospectively means the spirit of 'One Planet' living is there but the compliance with planning policy has not been given due consideration during the build. Being applied retrospectively this build does not comply with elements of the developing new 'One Planet' policy and therefore if permitted would set a dangerous precedence within Cornwall for non-compliance of the detailed conditions laid out. Ladock Parish Council therefore unanimously OBJECT to this application.

All in favour.

AGREED/OBJECT

4 PA24/00224. 3 THE FOUR BURROWS, THE SQUARE, GRAMPOUND ROAD. PROPOSED GARAGE CONVERSION TO ONE ADDITIONAL BEDROOM, STORAGE AND LOBBY AREA. Proposed by Cllr Butler, seconded by Cllr Howes to support application but note unhappy at loss of parking space. All in favour.

AGREED/SUPPORT

5 PA24/00507. CARAVAN AT OCEAN VIEW, HIGHER LANDRINE, MITCHELL. CERTIFICATE OF LAWFULNESS. Proposed by Cllr Hartley, seconded by Cllr Howes to support the application. All in favour. AGREED/SUPPORT

6 TRELION SOLAR FARM. CONSIDER CONSULTATION AND ANY RESPONSE. Cllrs Barker, Howes, Ward and Clerk attended consultation. Proposed by Cllr Howes, seconded by Cllr Campbell to respond to consultation regarding concerns of:-

1. The cumulative impact with so many solar fields in the immediate area already. The visual dominance of solar fields in the landscape is reaching saturation levels.
2. The loss of such a large acreage of good quality land. These fields have proven themselves as productive for Cornish vegetables. Food security for the future is an important consideration when supplies from further afield and imports may be disrupted
3. The negative impact of the access to the site for Ladock Parish with disruption of the traffic heading in to Grampound Road via Top Hill during the construction phase.

All in favour.

AGREED

7.1 PA24/00781. THE LAURELS, ROSE HILL, LADOCK. LISTED BUILDING CONSENT FOR REMOVAL OF RENDER AND PAINT AND INTRODUCTION OF LIME RENDER. Proposed by Cllr Howes, seconded by Rundle to support the application. All in favour. AGREED/SUPPORT

Cllr Hartley left the room, having declared an interest in item 7.2.

7.2 PA24/00809. THE BARN, LAWNDOWNS, GRAMPOUND ROAD. PROPOSED CONVERSION OF REDUNDANT STORAGE BUILDING TO FORM A DWELLING INCLUDING A SELF-CONTAINED ANNEXE TOGETHER WITH ASSOCIATED WORKS. Proposed by Cllr Butler, seconded by Cllr Campbell to support the application. Majority in favour. AGREED/SUPPORT

MATTERS FOR CONSIDERATION

8 CONSIDER APPLICATIONS FOR THE SOCIAL FUND. Cllr Buchan pursuing application for gym equipment for Grampound Road play field. Cllr Barker has completed application for equipment at Ladock play field. Closing date 1 March. ONGOING

9 CONSIDER INSTALLATION OF ELECTRIC VEHICLE CHARGER ON PC LAND TO RECEIVE RENTAL INCOME. Proposed by Cllr Rundle, seconded by Cllr Hartley not to proceed. All in favour. AGREED

10 UPDATE ON STREET FURNITURE IN LADOCK. Cllr Barker received reply from CC's Viv Bidgood who is happy with proposals for gates and sign at Truck end of village. CC Streetworks will need to be informed. New Mills end Viv Bidgood said no to artwork sign, but it could go at end of Hall car park, he agreed to children artwork on Hall fence and also agreed to placing of 'gateways' near first bollard, but they would need ongoing maintenance. Cllrs to have site visit to view proposals. When agree, quotes to be obtained from Cormac, Keveths and Cllr Rundle. ONGOING

11 CONSIDER CUTTING OF GRASS VERGES IN LADOCK VILLAGE. Agreed to site visit with view to PC cutting small area on river side. ONGOING

12 AGREE TO PURCHASE FREESTANDING NOTICE BOARD FOR LADOCK VILLAGE. Proposed by Cllr Rundle, seconded by Cllr Barker to purchase 2 bay, 4xA4 recycled plastic notice board from Noticeboard Warehouse. All in favour. AGREED

13 UPDATE ON PAINTING BOUNDARY STONES AND MILESTONES. Cllr Rundle to purchase signs for his use before commencing work. ONGOING

14 UPDATE ON REMOVAL OF DEAD TREE NEAR RIVER IN LADOCK. Awaiting quote from tree surgeon. Tree surgeon considered tree in Ladock pub car park to be dangerous. Clerk to inform pub landlord of condition of tree. ONGOING

15 UPDATE ON BUS SHELTER MAPS. Images purchased from Grampound PC. Should be nearing completion now. ONGOING

FINANCE

16 APPROVAL OF PAYMENTS. The following cheques, totalling £1090.53 were approved and signed by Cllrs Butler and Campbell.

001286	CALC	Enforcement & appeals course – Buchan
001287	A Lutey	Salary and holiday pay
001288	Grampound PC	photo copyrights (bus shelter maps)
001289	CALC	Planning course = R Miners
001290	CALC	Planning course – M Buchan
001291	CALC	Difficult people course – K Lutey
001292	A Lutey	Expenses and mileage.

17 CONFIRMATION OF COMPLETION OF QUARTER 3 BANK RECONCILIATION. NOTED

18 CONFIRMATION OF INCOME RECEIVED. All income received apart from peppercorn rent for PC hut from Ladock Players. NOTED

CORRESPONDENCE

- 19 Operations Threshold – Ride Across Britain, 7 September.
- 20 CALC – Training courses.
- 21 CC – Affordable housing newsletter.
- 22 Cormac Solutions Ltd – Update on replacement bridge at Rosehill.
- 23 Duchy Defibrillators – 2023 review.
- 24 CC Streetworks – Road closure Stairfoot to Tregear Farm, 20 February.
- 25 CC Streetworks – Road closure Winsford to Wee Dowr, 31 January.
- 26 CC – Debate on youth provisions in Cornwall, 17 January.
- 27 Carland Action Group – Public interest meeting, 12 March.
- 28 London Hearts – Defibrillator grants from www.defibgrant.co.uk.
- 29 Trelion Solar Farm – Public consultations 5 & 6 Feb and online consultation : edf-re.uk/our-sites/trelion-solar-farm/
- 30 CALC – Strategic review of membership services.
- 31 CC Streetworks – Road closure Menna Lane, 3 March.
- 32 National Highways – A30 closures between 22 & 29 January.
- 33 Cherilyn Mackrory MP – Response to PA23/02629 Fair Park Solar Farm.
- 34 Naomi Belert, CC – CAP Community Capacity Fund.
- 35 Peninsula Transport – Consultation.
- 36 Cornwall Streetworks – Rose Hill closure, 11–15 March (24 hours). Wildanet 08000699906.
- 37 Cornwall Streetworks – Top Hill, Fore Street and South Street closure 12-16 February (7.30 to 17.00 hours). Cormac 0300 1234 222.
- 38 NHS Cornwall – Newsletter.
- 39 CALC – Local Plan training, 28 February.
- 40 CC, Positive Planning – Planning newsletter.
- 41 CC Streetworks – Footpath 7 closure to 20 Feb 2025.
- 42 Cornwall AONB – A monumental improvement newsletter.
- 43 CC Public Health – Important measles information.
- 44 CC Streetworks – Road closure Falmouth Arms to Pollards Farm (Church Hill).
- 45 C Stevens, Cornwall-link – Activities and events details.
- 46 Any other correspondence received by date of meeting.
- 47 CC Waste and Recycling – Briefing note for new waste and recycling collection.
- 48 G Mccaffery – Venue for Little Explorers Nursery.
- 49 CC Streetworks – Closure of Menna Lane, 3 March, 8:30 to 16:30 hours.
- 50 CALC – Martins Law webinar, 13 February

There being no further business, the Meeting closed at 9.40pm.