

MINUTES OF THE PLANNING MEETING OF LADOCK PARISH COUNCIL TUESDAY 12 AUGUST 2025

Following The notice, the Planning Meeting of Ladock Parish Council was held on Monday 12 August 2025 at Sir Robert Harvey Memorial Hall, Grampound Road, commencing at 7.30pm.

PRESENT

Cllrs Campbell (Chair), Buchan, Clemow, Cordingley-Clark and Petrucci. Also present were the Clerk and four members of the public.

APOLOGIES

Apologies were received and accepted from Cllrs Hartley, Haynes, Miners and Wells.

MEMBERS DECLARATIONS

Disclosable pecuniary interest	None declared.
Non-registerable interest	None declared.
Declarations of gifts	None declared.
Applications for dispensations	None received.

ADJOURNMENT FOR MEMBERS OF THE PUBLIC TO SPEAK

Three members of the public spoke against item 2 (appeal for solar farm at Hendra) and one member of the public spoke against item 1 (planning application at land east of Melynowth, New Mills)

PLANNING

1 PA25/03828. LAND EAST OF MELYNOWTH, NEW MILLS. CONSTRUCTION OF NEW DWELLING AND USE OF LAND UNDER POLICY AL1 OF CORNWALL PLAN FOR REGENERATION AND LOW IMPACT.

Proposed by Cllr Clemow, seconded by Cllr Buchan to object. The retrospective application does not comply with the spirit or context of Policy AL1 of the Cornwall Plan for Regenerative and Low Impact Development.

4.2 Baseline audit has not been fully carried out prior to the applicants living on the site.

4.4 Transport. Very limited bus service to the area, car will continue to be relied upon.

4.7 Buildings. The buildings are not zero carbon in construction.

4.8.12 Energy – Wood. The use of wood is not considered to be carbon neutral.

4.8 The energy used in the buildings are not self sufficient as gas and a generator are used.

4.8 Income. it is not clear how they will use the site to generate sufficient income. There is no evidence that they can be self sufficient.

4.8.15 Water. The Councillors query whether the water supply will be sufficient during periods of drought.

4.8.19 Waste – full details are not provided.

4.9.13 The Parish Council considers that the once beautiful field is not enhanced by the development and the activities have a major impact on the location.

All in favour.

OBJECT

2 APP/D0840/W/25/3365652. PA25/3/02629. LAND ADJ TREWATERS BUNGALOW, CARLAND CROSS (HENDRA FARM). APPEAL ON INSTALLATION OF A SOLAR PHOTOVOLTAIC ARRAY. TO CONSIDER WHETHER TO MAKE FURTHER COMMENTS OR MODIFY/WITHDRAW REPRESENTATION.

Proposed by Cllr Petrucci, seconded by Cllr Cordingley-Clark to make representations against the appeal.
Battery Energy Storage System

BESS uses new, unproven technology and has risks that are not fully understood. If it has thermal runaway the results could be catastrophic. There is seemingly no provision to mitigate worst case scenario events and concerns are raised due to the close proximity of the nearby SSSI and fuel station.

Reptile Survey

A reptile survey needs to be carried out as it is known that there are reptiles (common lizards and snakes) in local hedgerows.

Hedgerows 4.9

The appeal site forms well-established mature hedgerows. Limited sections of hedgerows are to be removed during the construction phase to accommodate the access tracks, the developers suggest the susceptibility of the hedgerows is considered to be medium, and with a medium value, resulting in a medium sensitivity, the hedgerow in question is along the PROW so for this reason the receptor impact should be considered as high and removal would be against all reason for refusal.

On Cornwall Council website it states it is illegal to remove hedgerows (Hedgerow Regs 1997). Using non-native trees is unacceptable. There is no demonstration of like for like. There is no adequate demonstration of intention of care and replace.

In Appendix 5 Landscape Mitigation Plan dated 7.8.2025, it states the hedgerow below the PROW will be replaced with non-native hedgerow and according to the developers will be maintained at a height of 3 meters, considering the newly established planting will take 15 years to mature, there will be very minimal mitigation to the PROW and the view will be the back of solar panels.

This gives a full account of Cornish Hedgerows and their distinction which differs from hedgerows within other parts of the country, the developers have no intention to replace removed hedgerows with native hedgerows, all appears to do with cost, not biodiversity or public receptors.

Habitat Survey Plan

The Cornish hedgerow below PROW 310/6/1 is shown within this plan as a fence and not a hedgerow, therefore not included in the baseline BNG calculations, also not included is the hedgerow above the BESS, so there is no doubt that the final BNG calculations are incorrect, taking into consideration Cornish hedgerows already removed on site.

All in favour.

3 APP/D0840/C/3369400. EN24/00495. LAND EAST OF MELYNOWTH, NEW MILLS. TO CONSIDER WHETHER TO MAKE FURTHER COMMENTS.

Proposed by Cllr Clemow, seconded by Cllr Buchan to make representation against the appeal. There is nothing within the appeal that would bring the appellant back within the bounds of the planning regulations. The appellant states lesser steps would overcome the objections, but there are no steps to review.

All in favour.

There being no further business, the Meeting closed at 8.50pm.

