

LOSTWITHIEL TOWN COUNCIL
Edgcumbe House
Fore Street
Lostwithiel
Cornwall
PL22 0BL

01208872323

clerk@lostwithieltowncouncil.gov.uk

Dear Councillor,

Councillors are hereby summoned under the Local Government Act 1972 Sch. 12 para 10 (2) b to attend a virtual meeting of Lostwithiel Town Council to be held on Tuesday 14 July 2020 commencing at 7.00pm when the following business will be transacted.

S Harris

Mrs S Harris
Town Clerk
8 July 2020



**Lostwithiel Town Council Virtual Meeting
will be held
on Tuesday 14 July 2020 at 7pm**

**Members of the public are able to join the meeting from a
computer, tablet or smartphone.**

<https://attendee.gotowebinar.com/register/4808485813620815630>

**or by dialling in using a phone on.
020 3713 5012**

Access Code: 119-994-683

This meeting is open to the public and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, **the council cannot guarantee this**, especially if you are speaking or taking an active role. The council asks those recording proceedings not to edit the film or recording in a way that could lead to misinterpretation of the proceedings or infringe the core values of the council. This includes refraining from editing an image or views expressed in a way that may ridicule or show lack of respect towards those being filmed or recorded.

Housekeeping – Mayor Hughes will advise that the meeting may be filmed or recorded

Members and Members of the Public are asked to set device ring tones/alerts to silent

- To receive the Cornwall Councillor Report

Meeting Agenda

1. Apologies – to receive and accept Apologies of Absence.

If you are unable to attend this meeting please email clerk@lostwithieltowncouncil.gov.uk with you apologies before midday on the day of the meeting. Thank you to Councillors who have already advised the office that they are unable to attend the meeting.

2. To receive any Declarations of Interest or written requests for new DPI dispensations from Members.

Members are invited to declare disclosable pecuniary interests and other (non-registerable) interests in items on the agenda as required by Lostwithiel Town Council's Code of Conduct for Members and by the Localism Act 2011.

3. Public Participation - Time allowed for members of the public to address the Council on matters on the agenda – Maximum time allowed 15 minutes. The Council has varied meeting Standing Orders and until physical meetings can be re-established Members of the Public are asked to submit any questions regarding items on the agenda to clerk@lostwithieltowncouncil.gov.uk by 5pm on Monday 13 July 2020.
4. To receive the minutes of the virtual meeting held on 09 June 2020 having previously been circulated and taken as read.

Please see separate document.

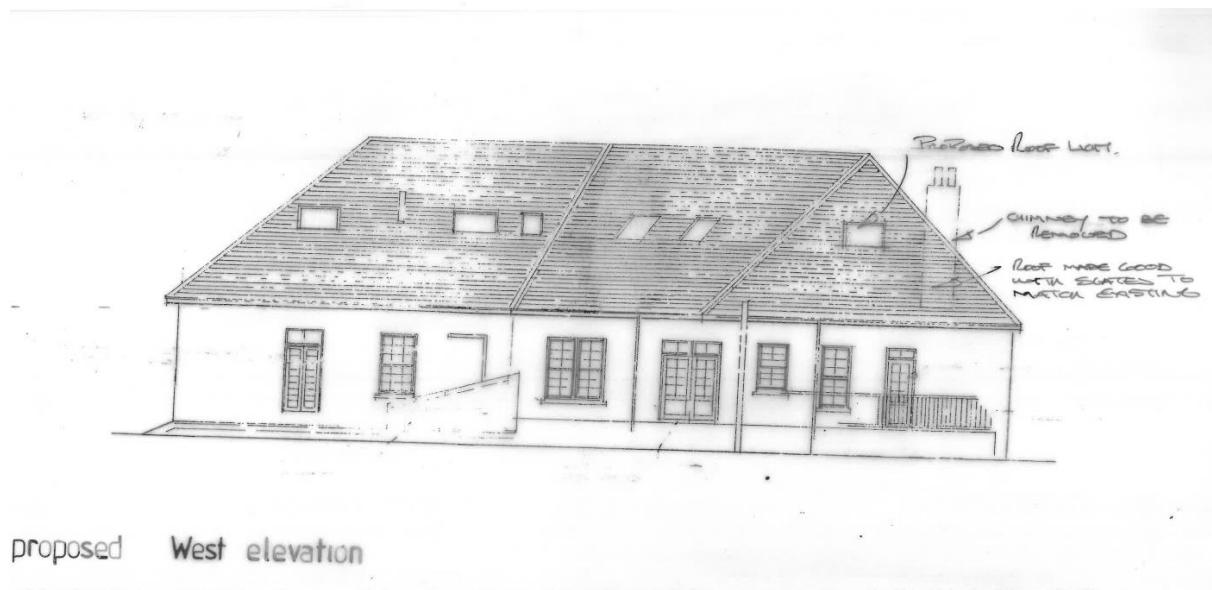
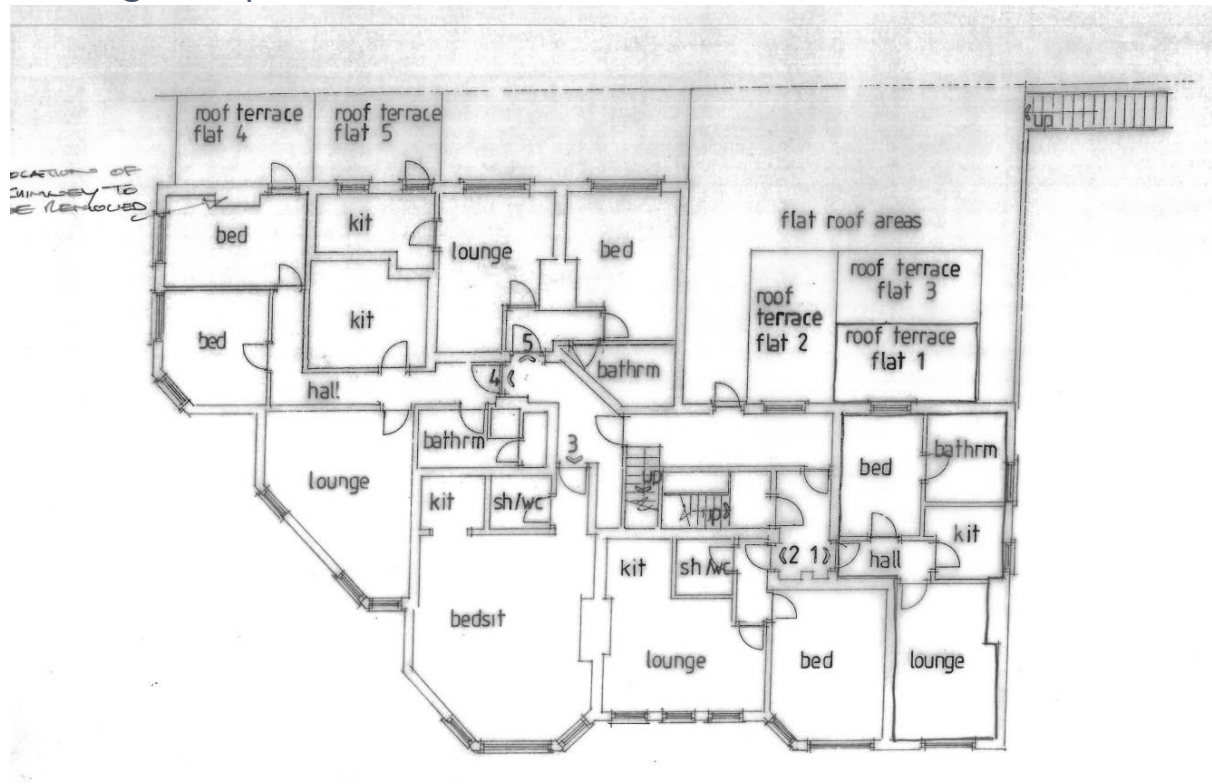
5. Planning applications –

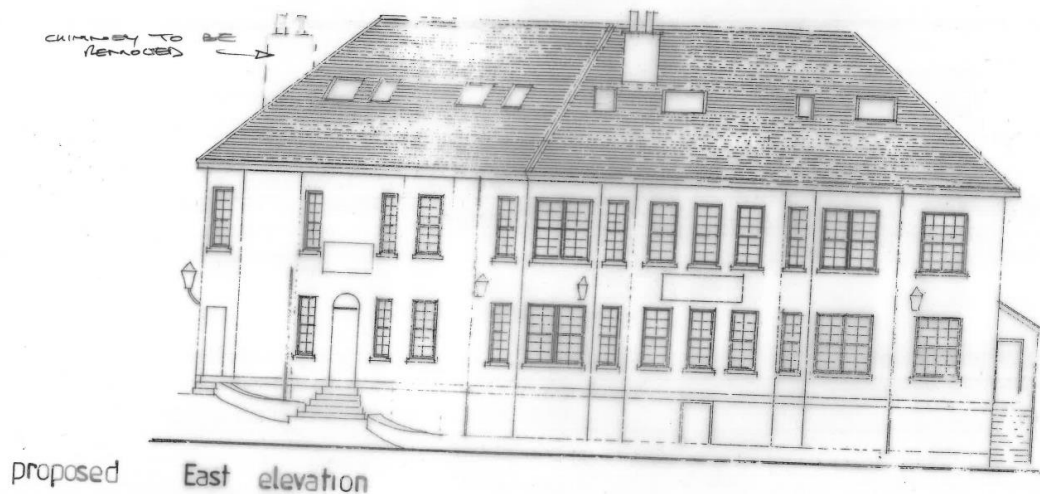
a) To consider planning applications

PA20/03841 Royal Talbot (Flat 4) Duke Street Lostwithiel
Removal of redundant chimney stack and fix roof window.

No comments.

Existing floor plan -





ANDREW THOMAS ARCHITECTURAL CONSULTANTS

HERITAGE STATEMENT

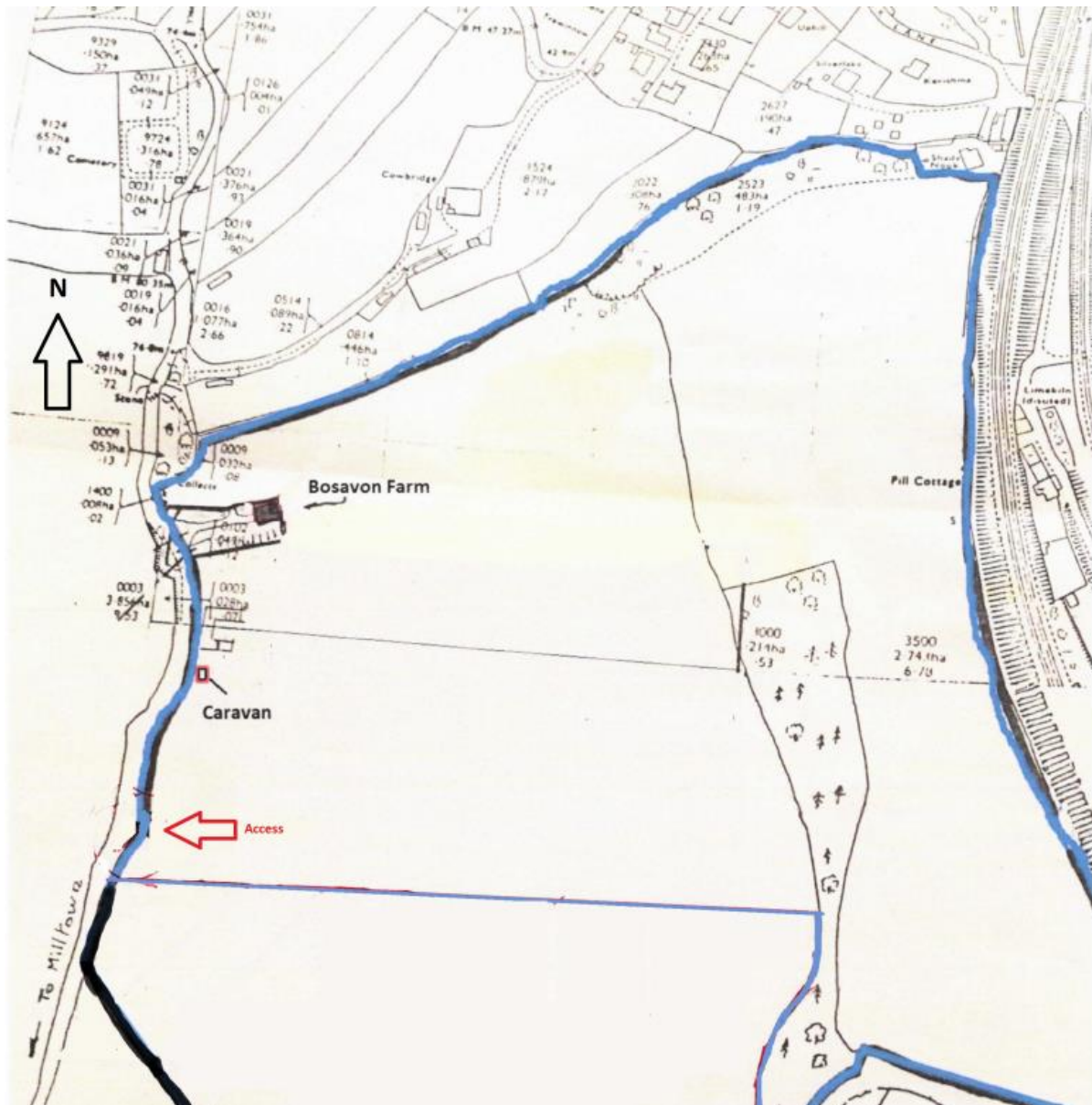
The Royal Talbot was originally a hotel which over the years has had Planning Permission to convert to residential flats which has been implemented.

The building although not listed lies within the Lostwithiel Conservation Area and sits dominantly on the junction of Liddicoat Road and Duke Street. This application is to remove a chimney on the North West elevation (rear) and installation of roof light on same elevation. Due to the building being very large the chimney is very insignificant in the scale of things. The removal of which will not effect the setting or visual impact, equally the roof light being one of many and located on the same elevation will not impact.

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9YRQYFG1WF00>

PA20/04676 Bosavon Farm Access To Bosavon Lostwithiel
Certificate of Lawfulness for the continued use
of existing land for the stationing of a
residential caravan |

No comments.



<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBO0IDFGGF800>

PA20/04812 Bewanas Mill Hill Lostwithiel

Variation of Reserved matters application PA19/04759 for appearance, landscaping, layout and scale following outline approval PA16/05930 dated 01.09.16 namely amendment to Conditions 1,2, 3, 4, 5, 6, and 7 to show an amended design and outline reasoning for satisfying the attributed conditions

2 comments.

Ms Val Rooker

Comment submitted date: Fri 03 Jul 2020

The pre commencement Condition #3 in PA19/04759 refers that development is permitted only subject to approval by the Local Planning Authority of the Construction Traffic Management Plan and Programme of Works.

I strongly consider that this is unachievable due to complexities at the Mill Hill site. The proposition is wholly unsuitable and impractical: the potential for further landslides and flooding on the lane as a result of this development is such that it presents a grave and significant fear to the local residents.

- Construction Vehicles. The size and type of earth-moving construction vehicles and the excessive number of movements necessary to transport the hundreds of tons of soil and spoil risks damage to historic building structures such as the leat and underground parts of houses as well as damage to buildings and overall land stability. The stability of the old (presumably foundation-less) dwellings on the lane will inevitably suffer from this immense operation.

- Loading, Unloading and Storage of Plant and materials. Mill Hill is a narrow single track lane shared by vehicles and pedestrians. It is not possible to load and unload plant and materials at any point. Any loading of construction equipment would present a significant and

dangerous hazard impacting on the safe flow of users of the lane and especially an acute hazard for the residents of the supported living care home, many of whom have complex health needs, learning disabilities and mobility impairments. There are no passing places, no room for turning and no facility for storage of plant and materials. It is notable that a previous development had been subject to a prohibition access order for construction vehicles along Mill Hill.

- Vehicular Routes. The only access to Mill Hill is from Bridgend at the monument, although this is frequently restricted due to the volume of parked cars. The lane narrows prior to the blind junction at the entrance of the Antiques Centre. The location has several near misses as the lane bends sharply at this point creating a blind corner for traffic coming downhill.

- Delivery Hours. Emergency 24 hour medical access is required 24/7 for the residents of the Mencap property Sunydene opposite the proposed development on Mill Hill. This, on average, is necessary 2-3 times per week and accordingly closure of the lane is not possible. A road closure for the estimated 40 week construction period would also prohibit essential access to around a dozen houses as residents have no alternative right of entry to their properties.

- Parking of site vehicles. There is no facility for parking of site vehicles. There is a turning area at the top of the lane which may occasionally be used for casual parking for 1-2 cars.

- Environmental impact: Wheel washing facilities: Emission of Dirt and Dust. Forty weeks of disruption, noise and dirt will be both will be unbearable and unsafe.

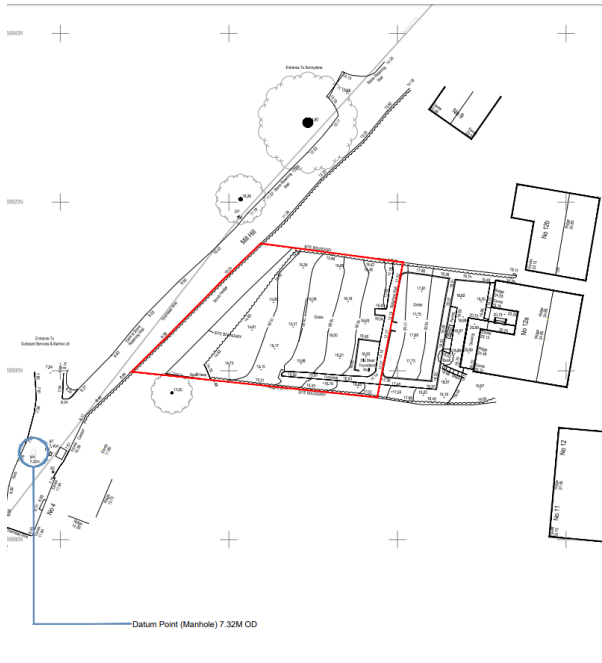
The above comments should be considered by the Local Planning Authority as they present clear evidence that any approval of the Construction Traffic Management Plan and Programme of Works for this development is unachievable.

Network Rail (FAO Mr Colin Field)

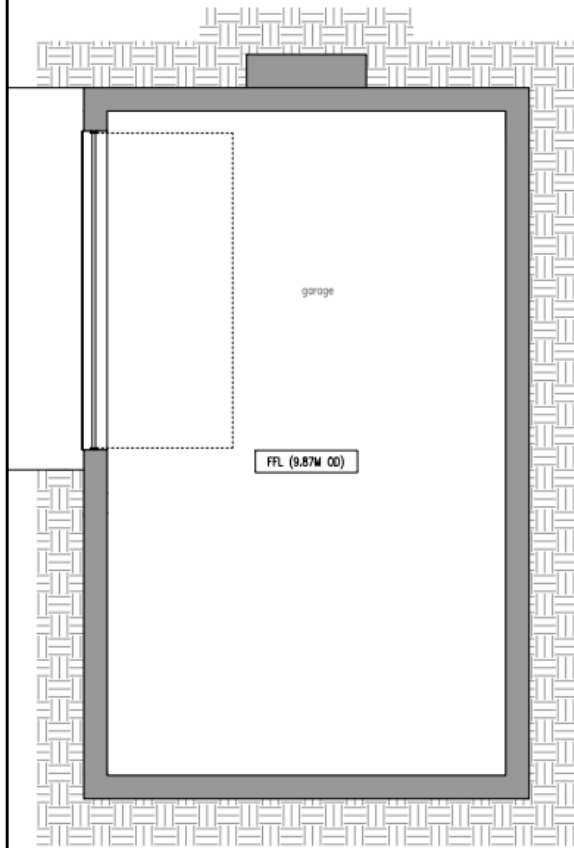
Comment Date: Thu 02 Jul 2020

Network Rail has no objections to this application.

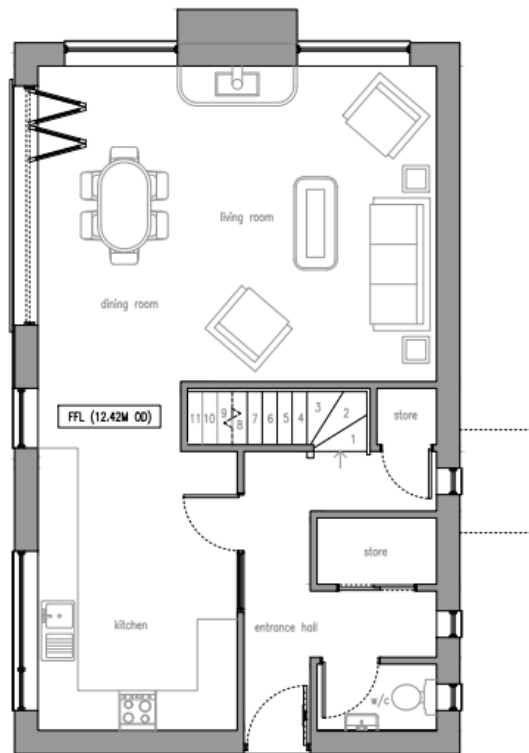


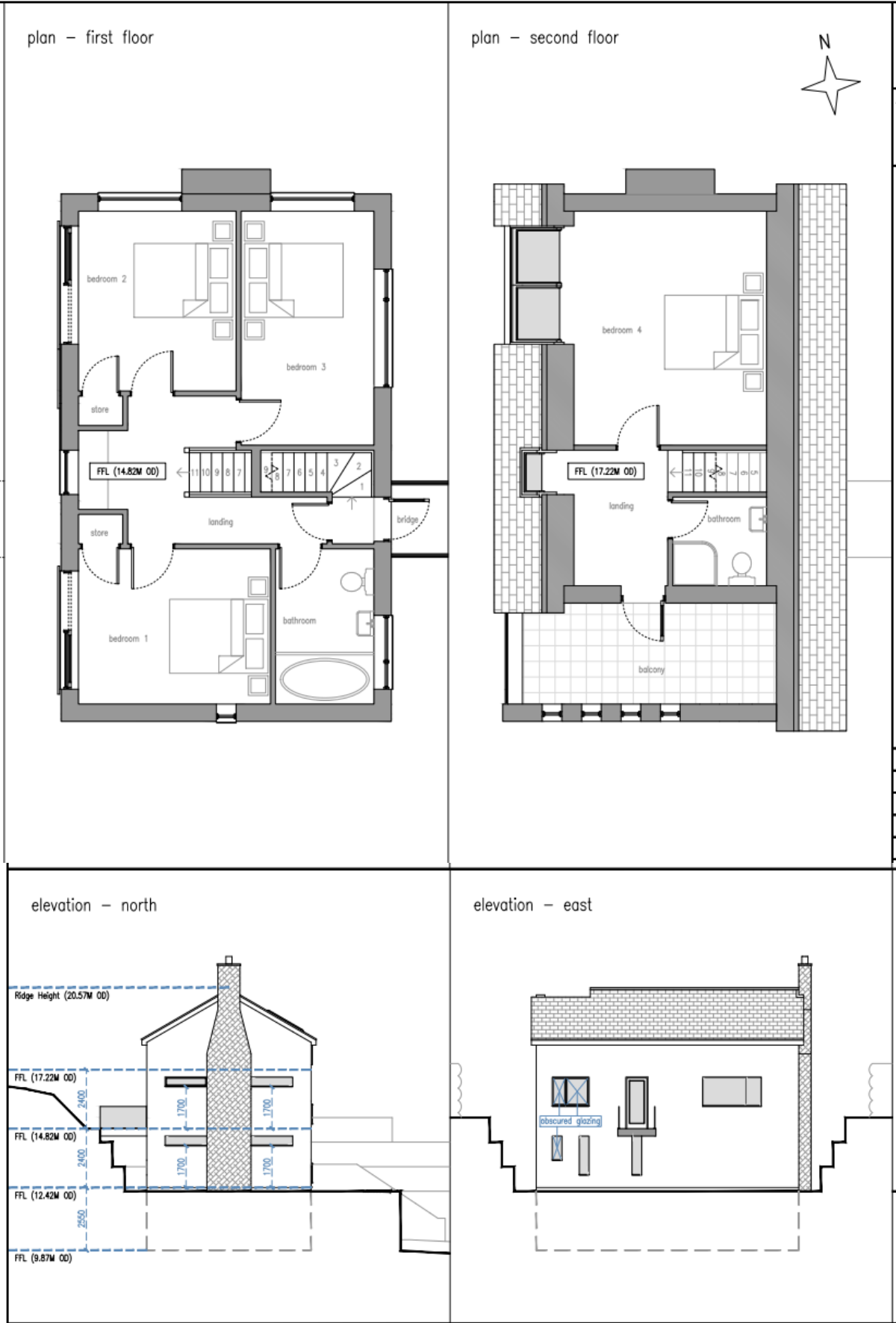


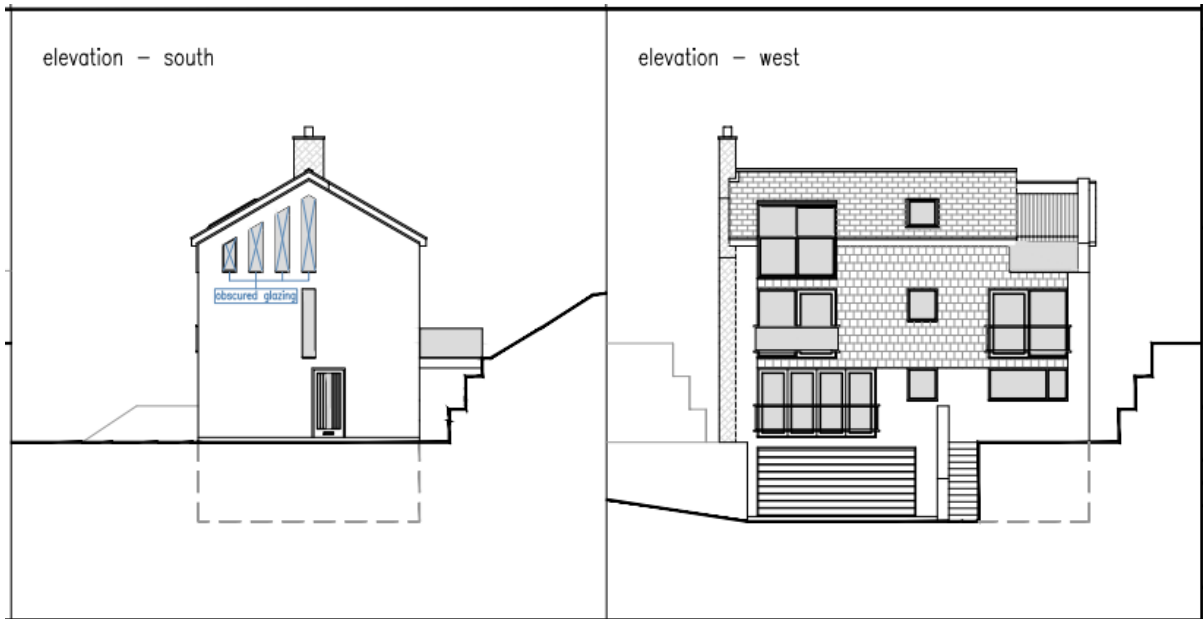
plan - lower ground floor



plan - ground floor



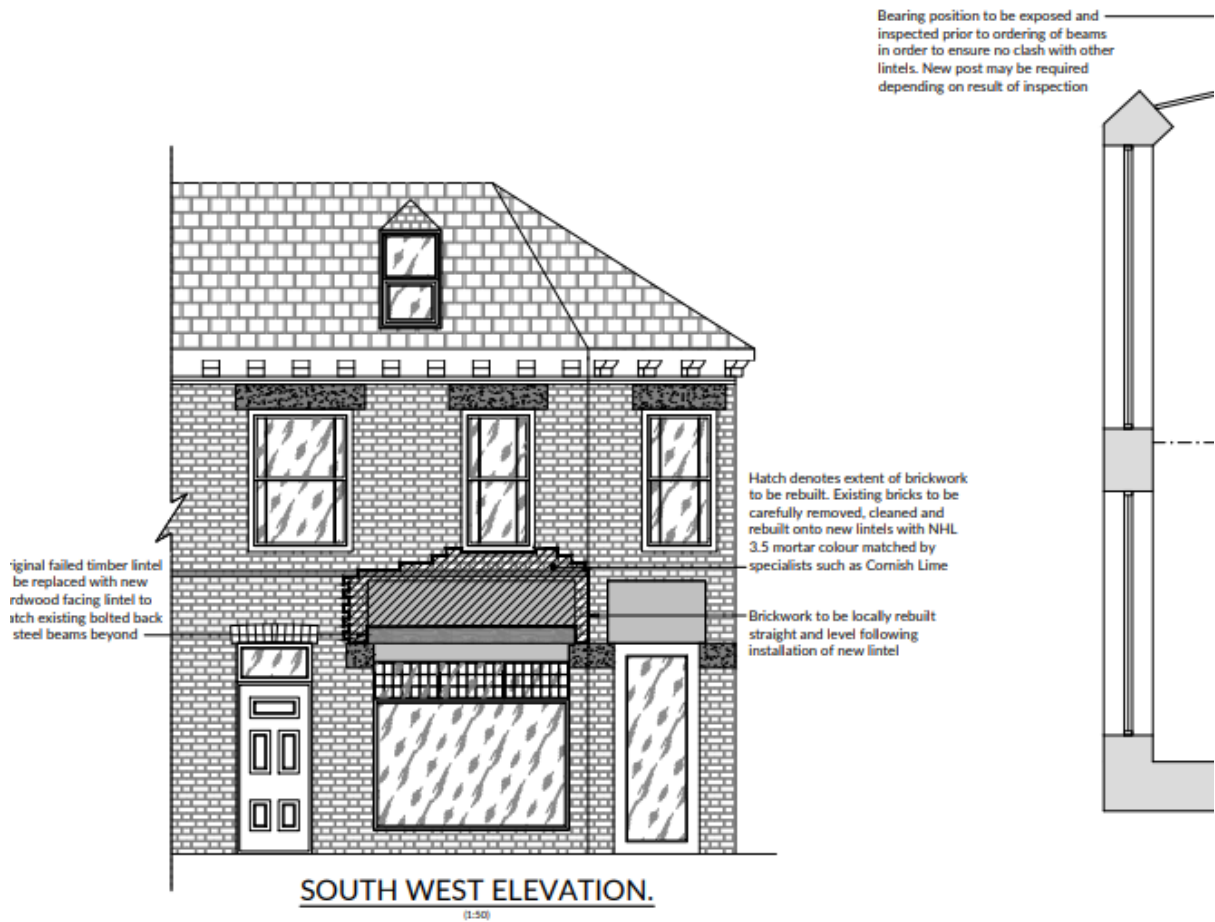




<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBTHN6FG0IW00>

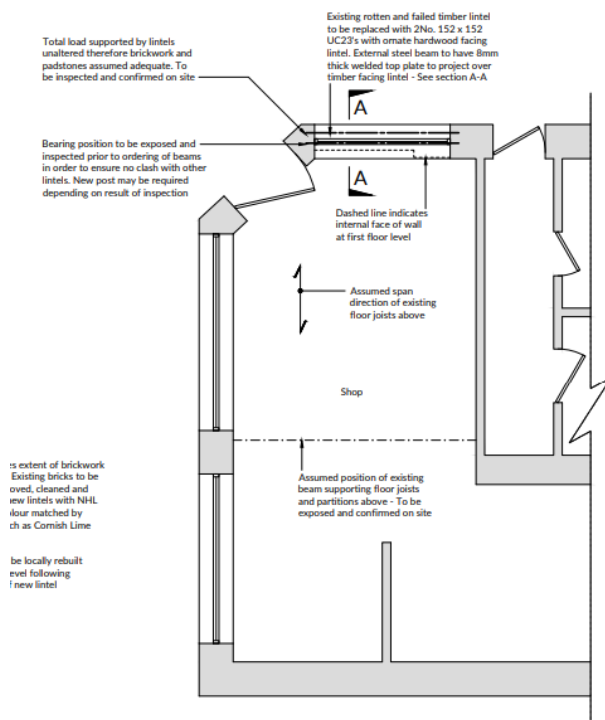
PA20/04898 Ground Floor 3 Albert Terrace Lostwithiel
The removal and replacement of an existing failing lintel. Brickwork over lintel to be removed cleaned and replaced onto new lintel with new colour matched mortar.

No comments.

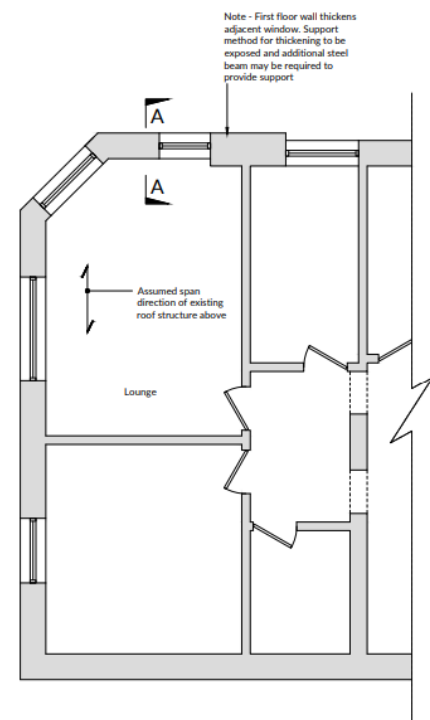


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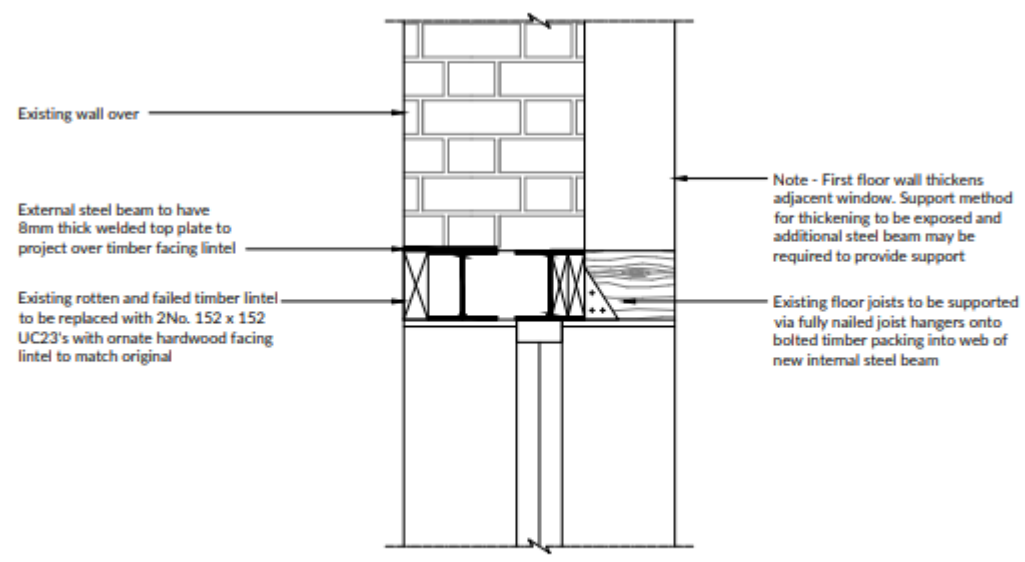




GROUND FLOOR PLAN.
(showing structure over)
(1:50)



FIRST FLOOR PLAN.
(showing structure over)
(1:50)



SECTION A-A.
(1:10)

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QCOIGPFGGJZ00>

PA20/04975 2 Old Talbot Cottages Liddicoat Road
Lostwithiel
Application for works to trees subject to TPOs:
to fell T1 and T2 Beech trees
Application for works to trees subject to TPOs:
to fell T1 and T2 Beech trees

2 comments.

Mr Neil Joyce

Comment submitted date: Tue 30 Jun 2020

Both of the trees in question are causing damage to neighbouring properties and need to be removed. The trees have limited appeal and pose a serious safety risk and I wholeheartedly support the application.

I have detailed a number of other issues with the trees in my letter to Mr Rumbelow, which I understand you have access to to review. In my opinion trees this large should not be sat on top of a retaining wall, least one that has residential properties immediately below them.

Miss Charlotte Rowe

Comment submitted date: Tue 30 Jun 2020

I support the application for works which affects the trees at the above address.

4. What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order? Yes No

Do you know the Tree Preservation Order reference number(s) Yes No

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application MUST be accompanied by the necessary evidence to support your proposals (see guidance notes for further details).

1. Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall Yes No

2. Alleged damage to property - e.g. subsidence or damage to drains or drives. Yes No

If Yes, you are required to provide for:

Planning Portal Reference: PP-08812835

4. What Are You Applying For?

- Subsidence: A report by an engineer or surveyor (to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals) and a report from an arboriculturist to support the tree work proposals.

- Other structural damage (e.g. drains walls and hard surfaces): Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')? Yes No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

I have provided Annotated Photographs to illustrate alleged damage caused by T1 and T2 both Beech trees (see map)

I am also providing letters of complaints from the affected parties - Rose McCreedy 1 Old Talbot Cottages, Miss Charlotte Rowe 16 North Street, Neil Joyce Down House and Mrs Wilton 17 North Street

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

T1 Beech - Fell
T2 Beech - Fell

Both T1 and T2 are situated in the grounds of 2 Old Talbot Cottages owned by Tony Rumbelow. He has recently received complaints from four separate parties regarding both trees. Tony asked me to attend the site and talk to the various parties who are all very concerned as you will see from these letters (See attached letters). In the past these trees have been maintained only by minor reductions allowed by Cornwall council. These reductions were to clear touching branches from Buildings (1 Old Talbot Cottage and Down House) See map. As well as the cost outlay for all involved worry is now coming from various cracks in structural buildings nearby and in the retaining wall that the trees sit on almost touching. Below the retaining wall is a 10ft drop to adjoining properties (16 North Street and Down House). Each property below has outbuildings which are evidently being slowly pushed away from the retaining wall (see images). I can see no other reason for this retaining wall to be moving other than the very strong roots of T1 and T2 pushing up against them. Miss Charlotte Rowe (16 North Street) has an outbuilding attached to the retaining wall below and you can clearly see that the wall has pushed the top of this building over to the point of structural cracking (see images). She had recently asked a builder to remove the outbuilding but he refused as he was worried that the retaining wall may fail. The retaining wall itself is also showing cracks which I believe to be caused by the tree roots. The walls are also bulging where I also believe the roots to be pushing. All parties involved would like the trees removed to prevent further damage and possible danger to themselves and their families. They are willing to re-plant in a more suitable location e.g. Tony Rumbelow's home property.

Please consider all evidence and review the photographs and letters.

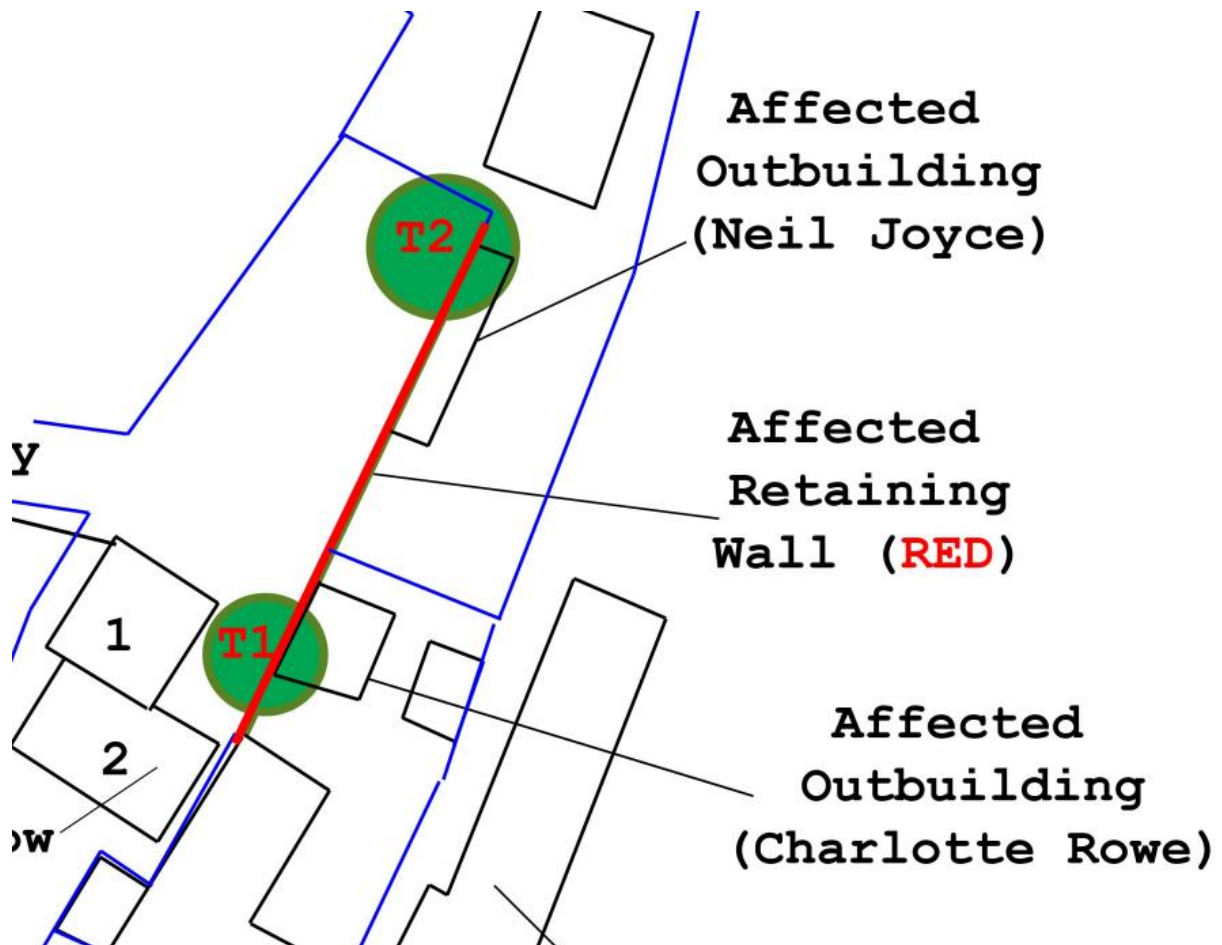
I am happy to meet the tree officer on site if necessary.

Chris Hemming

6. Tree Ownership

Is the applicant the owner of the tree(s)?

Yes No



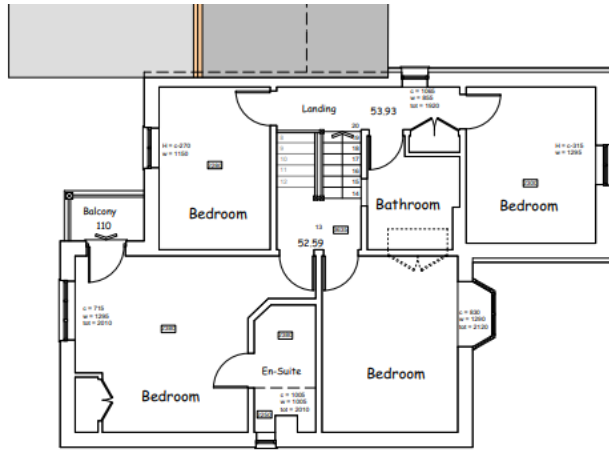
<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QC3ZF4FGIQU00>

PA20/05054 10 Grenville Meadows, Lostwithiel
Single storey extension to rear of existing dwelling.

No comments.



NB: All dimensions must be checked on site by contractor prior to commencement of works. Any discrepancies must be reported to Charles Green Design for action.



FIRST FLOOR PLAN

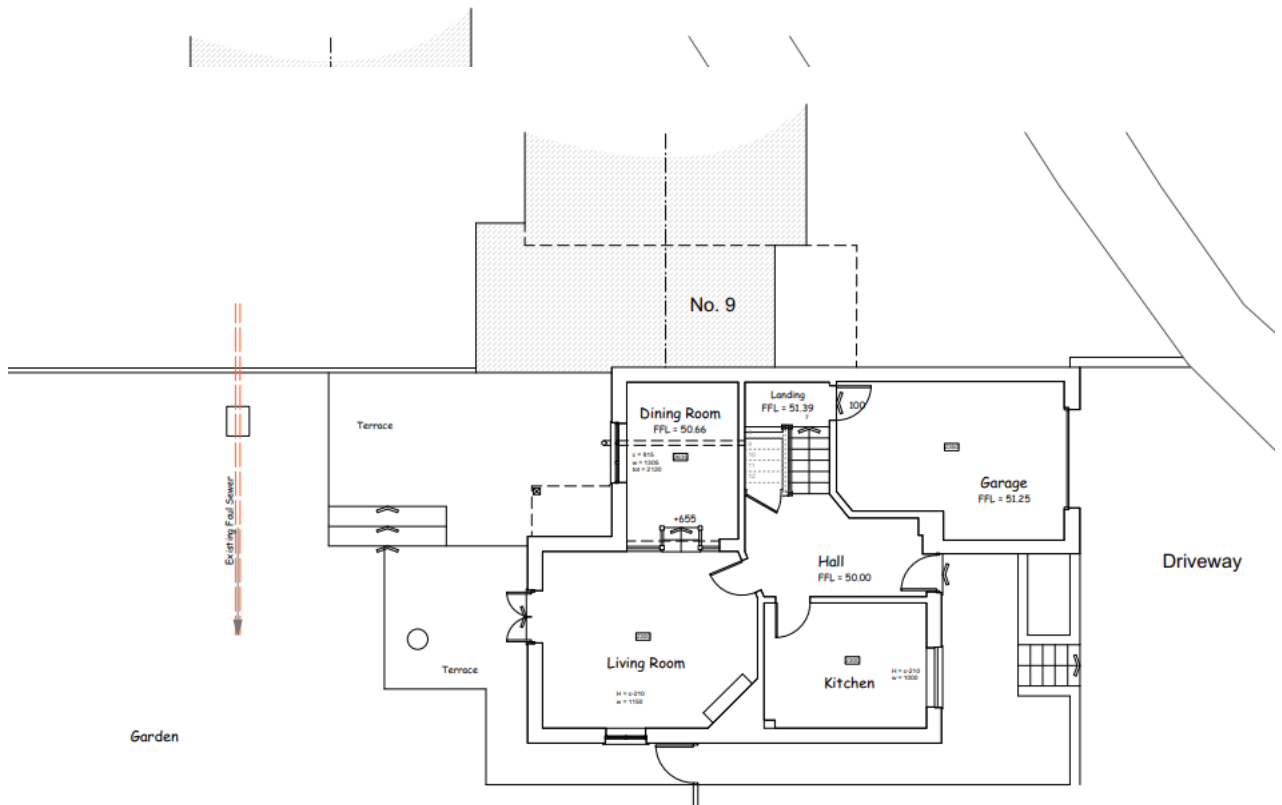


SCALE BAR

0 1 2 3 4 5 M

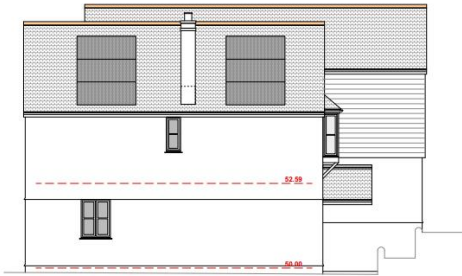


0 1 2 3 4 5 M





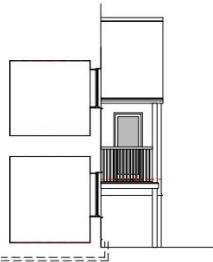
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



SECTIONAL NORTH ELEVATION



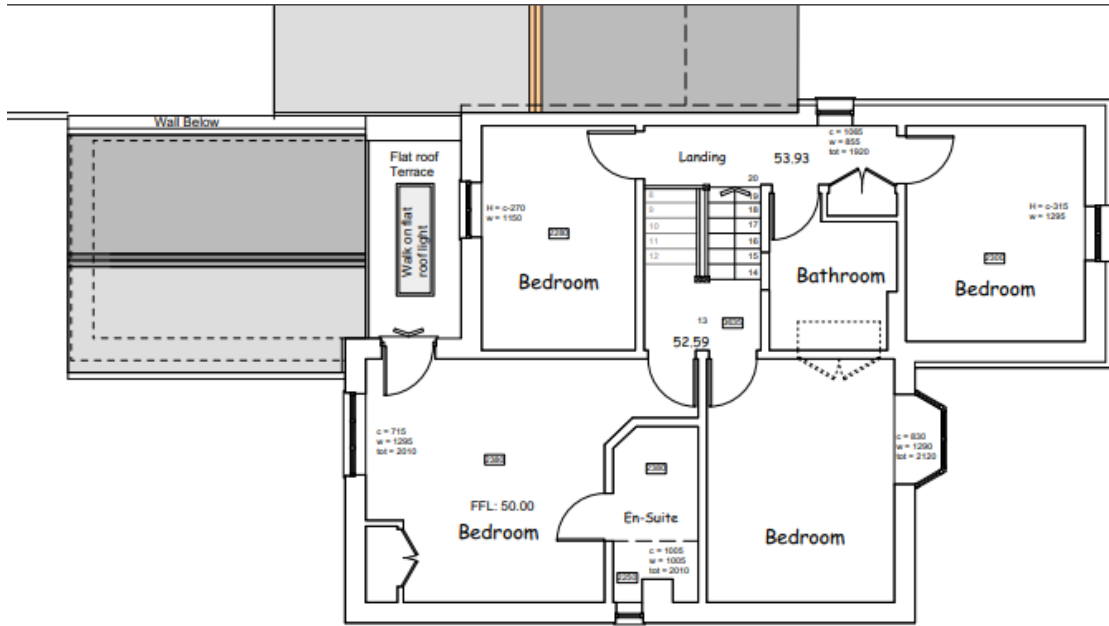
REAR ELEVATION

MATERIALS :

- Walls:** Smooth render, paint finish.
Slate hanging to east gable.
- Roofs:** Natural slates with angular ridge tiles.
- Windows:** Timber framed with sealed unit double glazing.
Frames painted white.
- Doors:** Timber framed French doors with sealed unit double glazing.
Frames painted white.
- Solar P.V.** Flat plate Solar P.V. panels on south facing roofs.

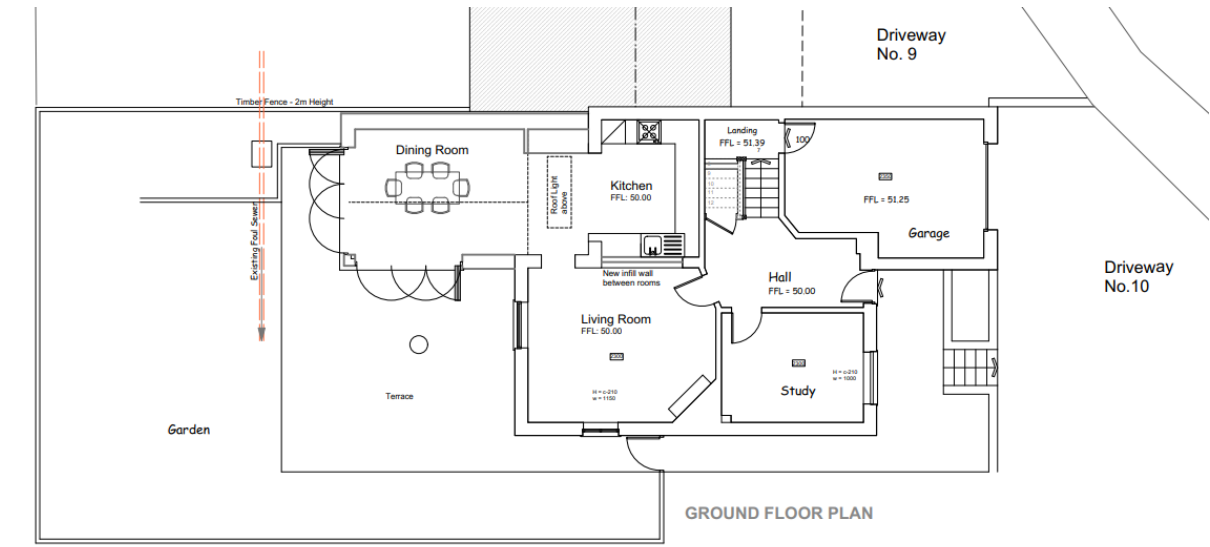
Client
Job
Drawing
Scale
Drawn

SCALE BAR



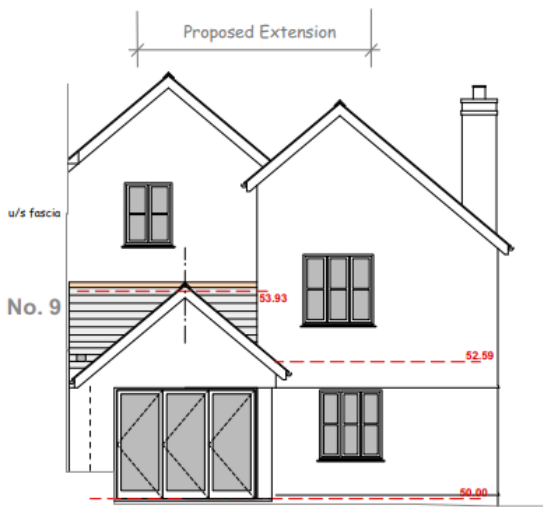
FIRST FLOOR PLAN





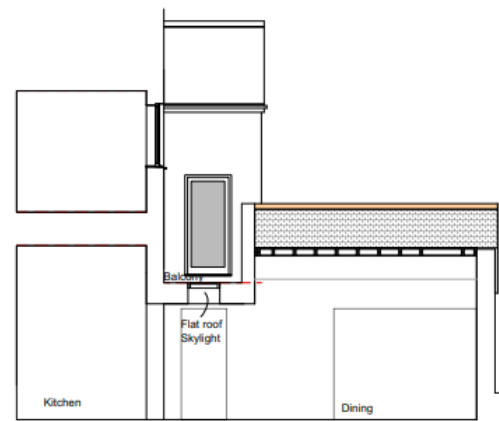
49.00

SOUTH ELEVATION



49.00

WEST ELEVATION



49.00

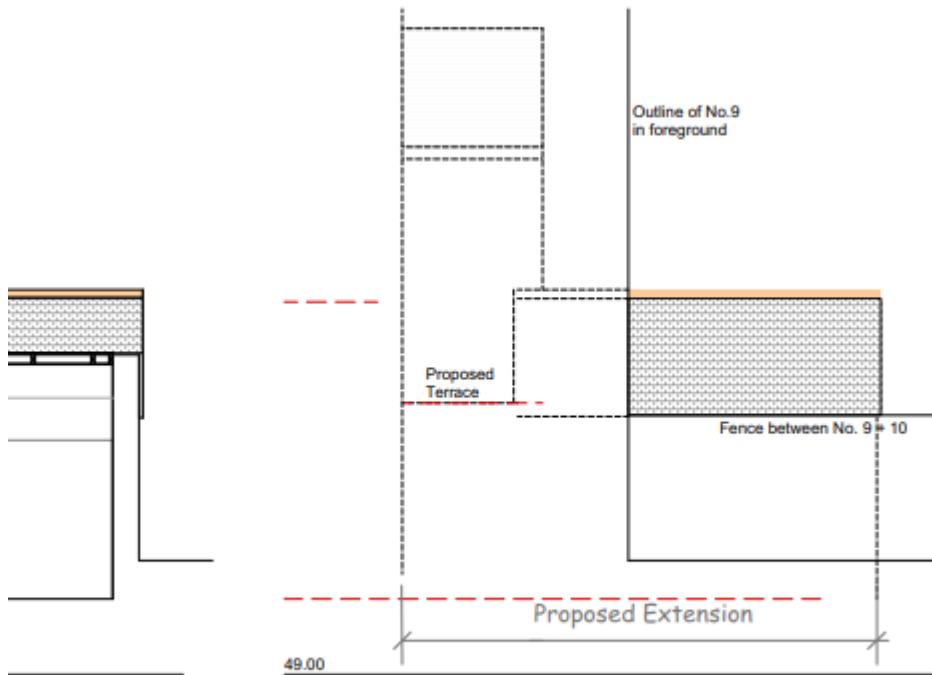
SECTIONAL NORTH ELEVATION

MATERIALS :



49.00

E A S T E L E V A T I O N

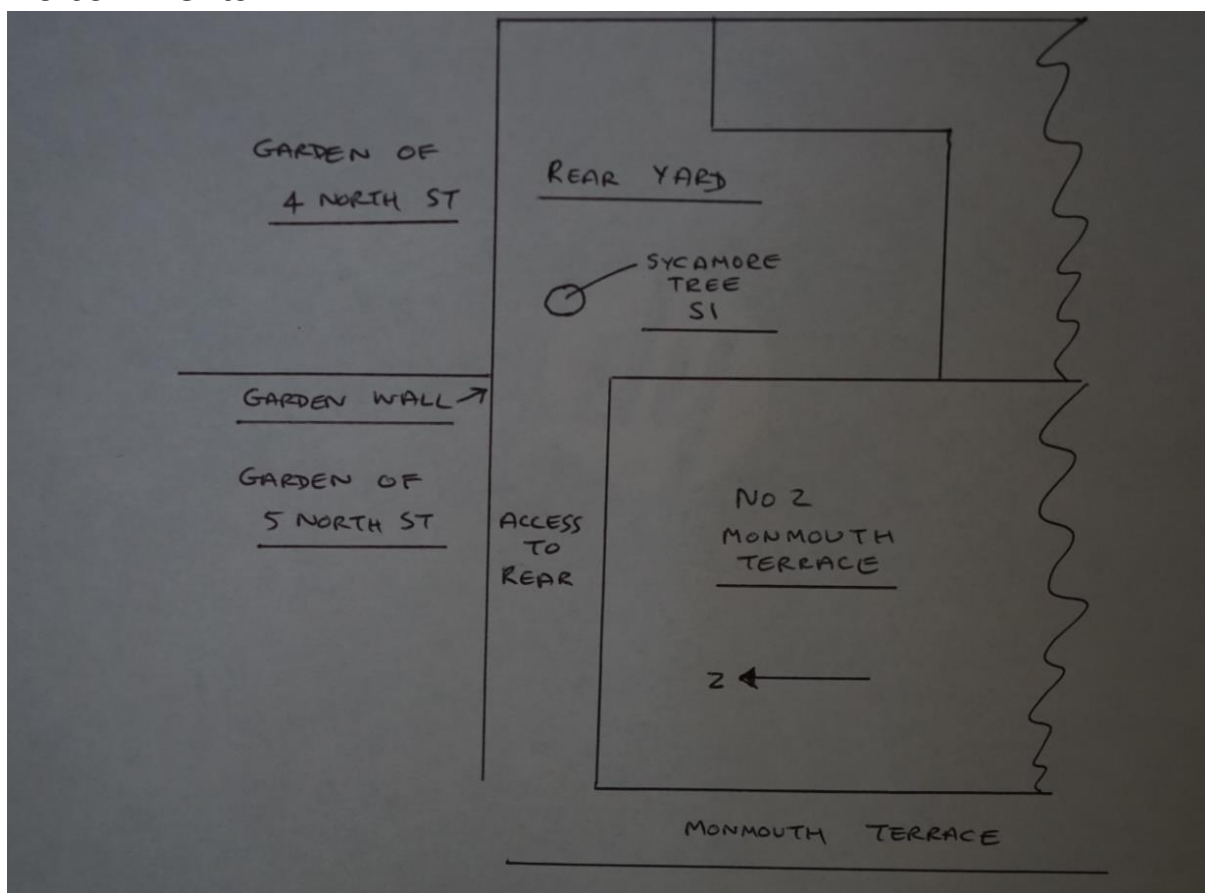


NORTH ELEVATION (Viewed from No.9)

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QC6J95FGKD900>

PA20/05386 2 Monmouth Terrace, Parade Square
Lostwithiel
Notification of works to a tree in a conservation area – felling a sycamore
As this application is for works to trees in a Conservation Area it will be decided, by Cornwall Council, under delegated authority. There is no need for Lostwithiel Town Council to submit any comments to the Local Planning Authority.

No comments.



4. What Are You Applying For?

Based on the type of work proposed and the location and protected status of the trees involved, there are various details and supporting information that will need to be supplied in order for the Local Planning Authority to determine the application.

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order? Yes No

Are you wishing to carry out works to tree(s) in a conservation area? Yes No

Documents and plans (for any tree)

A sketch plan clearly showing the position of trees listed in the question 'Identification of Tree(s) and Description of Works' MUST be provided when applying for works to trees covered by a Tree Preservation Order. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes).

It would also be helpful if you provided details of any advice given on site by an LPA officer.

Are you providing additional information in support of your application (e.g. an additional schedule of work for question 'Identification of Tree(s) and Description of Works')? Yes No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

sketchplan1
treephoto1

5. Identification of Tree(s) and Description of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out.

You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work.

Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see help for sketch plan requirements).

Please provide the following information:

- Tree species
- The number used on the sketch plan; and
- A description of the proposed works.

Where trees are protected by a Tree Preservation Order you must also provide:

- Reasons for the work; and where trees are being felled
- Proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

e.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with one standard ash in same position.

Sycamore(S1) - fell due to proximity to house, and roots damaging neighbor's garden wall

6. Tree Ownership

Is the applicant the owner of the tree(s)? Yes No

b) To give further consideration, under the Local Councils 5-day protocol, to the following application: -

PA20/04157 Land west of 14 Victoria, Victoria, Lostwithiel
Proposed construction of two semi-detached dwellings and the formation of a vehicular access.

Mrs Nicky Wigley

Comment submitted date: Fri 26 Jun 2020

Reference Planning Application PA20/04157

I would like to object to the development proposed in this planning application on the following grounds:

The lane that the proposed houses are to be situated on is very old and narrow and was never designed for vehicles. It is clearly unsuitable for the proposed 100% increase in traffic volume. The wall and main services to all the houses in Victoria are extremely likely to be damaged during and after construction.

My gate opens directly on to the back lane and I am greatly concerned that my husband will be endangered due to the substantially increased volume of traffic, as he has a medical condition which makes it impossible for him to move quickly. So, if he was to open up our gate and step out it would be unlikely that he would be able to step back quickly enough to avoid any oncoming traffic. His hearing is also not the best so he may not hear the vehicles thereby making him vulnerable to being knocked over.

The lane is used by the local primary school children to walk to and from school as Bodmin Hill doesn't have a pavement and is already extremely dangerous being overcrowded with cars. If our lane was put out of use during construction it would force children to walk amongst the traffic and parked cars. The plan of the proposed houses is very tight for parking and I have serious doubts they could park safely without encroaching on to each other's property or reversing into the lane, thus causing more hazards for the children, mothers, dog walkers and elderly users of our lane.

I cannot see how it would be possible to build these houses without causing considerable dangerous parking on Bodmin Hill, Tanhouse Road, Couchwell Lane, Shute Hill and other surrounding roads. All of the site rubble, rubbish and building materials would somehow have to get to the site causing more destruction to our walls, utility services and the lane surface.

The old wall which makes up the bottom boundary of the site is part of Victoria's charm and I cannot understand why you would allow this one to be knocked down whilst insisting that other residents rebuild and repair their walls at considerable expense.

This old kitchen garden seems now to be referred to as 'infill' which I find impossible to understand. Does this mean that if we all in Lostwithiel decided to sell our house and garden separately (which is what has happened here) our gardens all become 'infill'? If this was so, what a town our children and grandchildren will inherit. Twice as many houses and no gardens for wildlife, exercise, improved mental health, not to mention the natural soakaways much needed to prevent our town from flooding.

This is not a site that is of need for the Lostwithiel development plan as I understand we have identified all of the proposed sites needed to achieve the future housing target. The development of this site is purely for financial gain of the owner.

We in Victoria are all passionate about our gardens and community and this proposed development will cause considerable noise, stress and disturbance to all of the residents in the vicinity and the loss of a lovely old kitchen garden forever.

Nicky Wigley
Trenant, Victoria

Ms Jill Fletcher

Comment submitted date: Fri 26 Jun 2020

Buildings would be out of character with the surroundings.

Lane is far too narrow to allow for access of heavy lorries during construction or permanent use by extra cars associated with the new houses.

It would involve demolition of a long traditional Cornish wall which fits in with the environment and is important habitat for local flora and fauna.

There are other sites in Lostwithiel approved for development so this site is not essential for extra housing.

Mrs Jane Marks

Comment submitted date: Wed 24 Jun 2020

I am writing to you in connection with the proposed planning application above.

I attach the planning application which was attached to door of proposed building plot which is next door to my house on 8th June(I am 14 Victoria)

Lostwithiel council had a zoom meeting to discuss this on 9th June.

There was no time for any residents to object to the planning!

11Lostwithiel councillors voted in favour of the planning but only TWO actually visited the site to understand the many problems the main being this is an area of conservation and a very narrow lane with bad access.They also stated that there were no objections from residents?!We only had one day to object and had no idea that there was a council meeting !

How can this be fair or ethical to the residents of Victoria ?

I know that there are now 15 objections to the planning which would have been stated to Lostwithiel Council IF we had time to make our objections .

I do understand stand that Lostwithiel council only meet once a month and if this was not discussed at this meeting 9th June the next meeting was after the Council objection date of the 23rd June.

This should not have been discussed at the meeting of 9th June but postponed until there was more time for Victoria residents to voice their objections!

Victoria is a very narrow lane in an area of conservation .

The house small acre has a high old wall. Last year the owners of the house were asked to knock down the wall as it seemed unsafe . They were then asked to put in for planning permission to rebuild the wall?!

If the planning goes ahead in Victoria a lovely old wall of character will be knocked down to get access to the building site! It does not state putting in planning permission to rebuild the wall like the house small acre???

The house opposite me Trenant was asked to cut down an apple tree in their garden as it had died. They were then asked by the council to plant another apple tree to replace the dead tree . The council wants to preserve some things and not others?

As I state to you this is an area of conservation with lovely old wall of character

.

The proposed building of two houses next to me will cause a lot of concern to Victoria and the houses are not in character to be in a lane of conservation !

I have lodged my objection to the proposed planning application along with 14 others!

We just want to be heard and we want this to be fair?!

It seems "lockdown" means "locked out" of Victoria .

Please send this email to the correct councillors in charge of this application.

Comment submitted date: Mon 15 Jun 2020

I live next door to the proposed development at 14 Victoria .

I have lived at this address for 29 years.

My main objection to the proposed development is Victoria is in an area of conservation .

My house was built in 1840.

The planning is for two houses that will be built next to mine . The proposed houses are not in keeping in an area of conservation .

The residents of Victoria are passionate about keeping all building work in keeping .

Planning was put in for the same plot and was refused . Nothing has changed .

Victoria is used as a safe walking route for children walking to school away from the busy Bodmin hill.

It is a very narrow lane just 8 ft wide so building work and access up the lane (with bends with side) would be incredibly difficult .

At present there are four residents with cars using the lane and access required all times of the day.

It is a council owned lane and building work would destroy walls and the road

covering .

I myself put in for planning for to park outside my house.(one car)

Planning was turned down the first time

and had to be resubmitted .

The walls around my parish were rebuild to fit in area of conservation .

The letter for planning was put on the gate next to my house 8th June.

The Lostwithiel council had a zoom meeting 9 th June to discuss this planning .

Just one day after notice if planning. 11 councillors voted in favour. Only two actually visited the site!

The council stayed there was no objections from local residents .We only had one days notice of planning so had no time to object ! Many (I'm fact all of Victoria residents) will be objecting to the building work !

Lock down seems "lock out for the residents of Victoria.

There should be another Lostwithiel Council meeting now that they have received al our emails viewing our objections to the planning .

We would like site meeting so councillors can meet the Victoria residents so we can voice our objects to the building work

Miss Emily Roberts

Comment submitted date: Tue 23 Jun 2020

I am putting my objection forward to the above proposal.

I object on the basis that the location of the proposed developments is in a very quiet lane which cannot cope with the size and weight of the heavy plant required to build such structures, it will undoubtedly cause damage to the current structures along the path.

The design of the buildings is not in anyway in keeping with the current aesthetic of the area.

The 200 year old wall at the bottom of the plot will have to be taken down for the build to take place.

The local population were not given sufficient notice of the application(a notice stuck on a gate) .

The owner of the plot does not live locally, has no intention of doing so and would probably object if this was being built next door to them. This development has no purpose other than making someone with no interest in the local area wealthy.

It will detract from the appeal of current homeowners, possibly affect the structural integrity of their properties and the value of their homes.

Mrs Jan Hinton

Comment submitted date: Mon 22 Jun 2020

FAO Rosilyn Baker

I would like to make comment on this planning proposal. It seems incredible that 2 modern houses would ever be considered in a conservation area, they would be completely against the Victorian character of the neighbourhood. Also the removal of the natural stone boundary wall to allow access would also change the character of the area, some residents have had to obtain planning permission for adjustments/repairs to their walls.

Traffic movement in what is in effect an alley is limited because of the width of the lane. It is much used for pedestrian access for school children and residents in Victoria and surrounding houses for a safe access to and from town plus general walkers and cyclists.

We have metal pipes protecting our property from the small amount of vehicles that do use the alley and we do have a few scuffs on them and our house wall on Couchwell Lane. Cant imagine how the extra traffic which is proposed by this development can pass without further damage to ours and other properties in the alley, let alone the movement of traffic for site clearance and delivery of scaffolding and building materials.

I am very disappointed that the residents were not notified in time to make comment at the town council meeting on the 9th June, I thought appropriate notice was obligatory. Also surprised it was passed going against the previous rejection by the county planners and also against its own policy of preserving this conservation area.

Mr Christopher Chapman

Comment submitted date: Mon 22 Jun 2020

I am opposed to these properties being built for a number of reasons. Firstly parking and traffic. These properties would double the vehicles in Victoria. Victoria is not a road but a path barely wide enough for a small car. This path is one of the few safe ways to walk the lower part of Bodmin hill due to excessive parking and traffic on that hill already. This is particularly important for the primary school and child safety. A car and single pedestrian

could not pass each other in Victoria. Any increase in cars though Victoria would make this less safe. Also if the proposed houses cars did not park at the houses as I suggest there is not enough on street parking in the Area. Tanhouse Lane is the closest and this is already too busy with not enough spaces for existing cars. In addition the traffic for the building work would likely have to block couchwell Lane which is again is only a vehicle wide and another critical route for the safe passage of children to school and other pedestrians looking for a safe route to walk. It would also disrupt vehicle access to a number of properties in this area when there is no alternative.

Finally the house designs are not in keeping with the row of houses they will form a part of which contrary to the planning application do have a similar look.

Miss Bryony Nunn

Comment submitted date: Mon 22 Jun 2020

I am writing to strongly object to planning permission being granted for the building of two houses next to number 14, Victoria, Lostwithiel. (Ref PA20/04157).

The reasons being:

1. Inappropriate Design:

The proposed plans for two modern semi detached houses with four parking spaces are not in keeping with the charm and character of this beautiful and quaint old lane. The properties of Victoria were built in the 19th Century consisting of traditional Cornish stone with the majority having no drive ways or parking spaces. The proposed plans will be detrimental to the uniqueness that is Victoria.

2. Residential Access:

Living adjacent to Couchwell Lane on Victoria, where even the very smallest of vehicles have knocked their cars against my house causing damage to my drain pipes gives me great concern of any larger vehicles attempting access as potentially they could cause significant damage to my property and others.

Victoria lane is very narrow, quiet and safe whereby it is frequently used throughout the day by school children, residents and dog walkers therefore, any major construction would put the lane out of public use for a long time - as well as the adjoining Couchwell Lane.

3. Loss of historic wall:

To lose the historic 1.8m high Cornish stone boundary wall would be a significant loss to the conservation area and forms one of the main reasons previous planning applications have been refused in the past.

Mr Michael Cooper

Comment submitted date: Mon 22 Jun 2020

Land West of 14 Victoria, Lostwithiel, PL22 0AX

Application PA20/04157

Objection

We are writing to set out our objection on a number of counts to the proposal to build two properties on this site. There are very many things wrong with this planning application - ranging from Planning Policy and Highways issues to Design, Conservation and the sheer practicality of any development on this 423sqm site.

Lostwithiel Neighbourhood Development Plan

The Neighbourhood Plan, approved in 2019, sets out a need for 180 new houses in Lostwithiel from 2010 to 2030. This need has nearly all been met by houses built or approved, with only a handful remaining. There are three further designated development sites identified in the Town with capacity for 64 properties - so there is no planning imperative to approve further sites in order to meet National Policy targets.

Policy HH5 requires properties with three or more bedrooms to have parking space for two cars. Therefore four parking spaces are required for this development and these are included in the application plans. However the space allocated for each pair of cars appears to be just 4.5m in width, which is far too small. A larger site would be required for this many cars - or no front boundary at all. We believe the application should be refused on the basis of incorrect allocation of parking spaces.

Any new development is required to demonstrate 'local distinctiveness and landscape character'. The lane of Victoria is in the Plan's Character Zone 4 - The Upper Town. The properties in Victoria date from the 19th Century and fit with Bodmin Hill, Duke Street and King Street in terms of character. The area (Victoria) and many of the adjoining roads and houses (Duke Street, Albert Terrace and Queen Street) arose or were re-named following the visit of Queen Victoria and Prince Albert in 1846. Although houses south of here are more recent, properties in Victoria are much older and of a similar style. The continuous 1.8m Cornish Stone wall also shapes the character. The proposed development is absolutely out of step with the area and we believe should be

refused on that basis.

Design Issues

Neither of us are a qualified Architect or Surveyor, but we suggest that the design is looked at in detail with regard to the plot size and neighbouring properties. The upper windows overlook the neighbours on three sides, with little space between houses. The appearance of the proposed properties is markedly different from the rest of the street and we believe so incompatible that it should be refused on that basis.

The Lane

The lane of Victoria is generally used by walkers going into town, dog walkers and school children. It is a good alternative to a part of Bodmin Hill that has no pavement and heavy traffic. It is only about 2.4m wide - about the width of an average car including wing mirrors. Also there is virtually no room to turn in or out at either end so very few cars use this lane. Another four cars will double the number of residents' cars using this lane. It was designed as a cart track and cattle run, way before cars were invented and we believe that the application should be refused as it is unsuitable for increased traffic.

Due to the inaccessibility of the lane it would be virtually impossible to develop any property on the proposed site. We have been informed by a reputable local builder that only the smallest excavator could gain access and all materials or spoil would need to be manually transported in or out from Bodmin Hill - a mammoth exercise and almost certainly requiring prolonged closures to Victoria and Shute Hill.

Cornish Stone Wall

The application proposes to remove the stone wall, replacing it with parking spaces and partial 'hit and miss' timber fencing. The 1.8m height stone wall is more than just practical and decorative - it has immense historic and aesthetic value. Our own property at the bottom of the lane is currently undergoing repair. We have been advised by Cornwall Council that as our wall is within a Conservation Area it should be rebuilt using same or matching materials. We believe the application should be refused on the basis that it is proposed that the Cornish Stone Wall is removed. If this application is passed that could signal an end to the 150+ year old wall that so defines the character of this area.

We would please urge the Planning Officer to visit this site so that all the above points can be seen in context.

Finally, we would comment that Lostwithiel Town Council have approved this application but might have been rather blindsided by the timing of the notice - posted on 8th June for their meeting on 9th. There was little time for in-depth consideration or to receive representations from locals before the meeting -

many have been made since! You should also note the total lack of consultation with the local community by the Applicant before submission.

Mike and Angela Cooper
Smallacre
Victoria
Lostwithiel
PL22 0AX

Miss Merryn Threadgould

Comment submitted date: Mon 22 Jun 2020

On behalf of Sue Luttmer, 12, Victoria

OBJECTION TO PROPOSAL: Ref: PA20/04157 Lostwithiel - Land West Of 14 Victoria Victoria Lostwithiel Cornwall PL22 0AX - Proposed construction of two semi-detached dwellings and the formation of a vehicular access.

As the owner-occupier of a property on Victoria, this proposal affects me greatly as it is only two doors down from me.

Victoria is in a conservation area. This proposal is not in keeping with most of the 19th dwellings in this historic street. The design is too dominant and would be harmful to the character and ambience of Victoria.

The road is extremely narrow with limited vehicular access. i have stopped driving my car up here because of constant damage to it and the old walls.

This lane is used by schoolchildren, dog walkers, cyclists and those going for a stroll, avoiding the dangers of busy Bodmin Hill.

I object to the way this proposal has been handled by the authorities so far. The local residents, bar three, had no notice of this application until a sign was put up on the gate dated 8th June. As i don't take part in social media i was unaware that our Town Council was having a virtual meeting on the 9th of June, in which they approved the plan on the basis they had received no public objection. With one days notice I'm not surprised. But I am objecting now.

I have asked my neighbour to submit this for me as the online procedure is incredibly complicated and counter intuitive.

Comment submitted date: Mon 22 Jun 2020

On behalf of Mr David Pickford - Belmont, Victoria PL22 0AX

OBJECTION TO PROPOSAL: Ref: PA20/04157 Lostwithiel - Land West Of 14 Victoria Victoria Lostwithiel Cornwall PL22 0AX - Proposed construction of two semi-detached dwellings and the formation of a vehicular access.

As the owner-occupier of a property on Victoria, I submit my objection to the proposed plan to build on the aforementioned site.

My property is situated at a point where there is a 90 degree turn in the lane to access this site. Currently, only three vehicles access this part of the lane from Bodmin Hill. It is a very difficult bend for any car. As an act of goodwill I allow residents and their guests to use my driveway as a turning circle and, on occasion, a parking space. In the event of access to my drive being denied even the smallest vehicle would have to manoeuvre several times to negotiate the bend.

This has an obvious effect on the integrity of the structure of my driveway and I would not feel obliged to allow access for additional cars brought about by the new dwellings. This access is purely an understanding between sociable neighbours.

Another major concern is that whilst having a repair to my old stone wall I discovered that this historic structure is not supported by a foundation that would be required in today's world. Therefore, I believe that increased traffic has the potential to destabilize the structure through road movement for which this lane and its walls were not designed. This area was built as a farm animal run and foot lane.

With regards to the road surface; it is currently damaged and pot holed and likely not to have the required foundation for constant use. Furthermore, any form of plant vehicle designed for off road purpose i.e caterpillar tracks, dumper trucks, off road tyres and industrial weight carriage, would effectively turn it in to a dirt track. Additionally, on hot sunny days, as experienced by myself, the tarmac does, in fact, melt causing further ruts and danger underfoot.

My opposite neighbours are currently in the process of totally rebuilding their historic wall on the instruction of the local council. This is the very same wall

that the plans propose to remove in order to gain access to the new houses. The mind boggles at this reasoning. The council instruct one person to rebuild a wall and allow another to demolish it thirty yards up the road.

Victoria is tranquil. There is a very healthy community spirit engendered by the virtual lack of traffic. It is a very important, safe commute for children and parents to and from school and home. Meaning they don't have to walk on the busy and pavementless Bodmin Hill.

I have considered all the other points of conservation area that other residents have raised and totally agree. With reference to local housing needs - the building of two small, semi-detached houses in a plot that used to be a kitchen garden is hardly going to benefit Lostwithiel, its inhabitants or make the slightest dent in the housing crisis.

i have asked my neighbour Merryn Threadgould to submit this for me as the website has locked me out.

Comment submitted date: Mon 15 Jun 2020

I object strongly to this planning proposal on three main points:

1. Inappropriate Design: The houses are not at all in keeping with the charm and character of this old lane, which is called Victoria because the majority of houses on it were built or added to in the 19th century. The houses adjacent to this plot use local stone, have Cornish slate roofs, decorative chimneys and ridge tiles, no drive ways, small parking provision, if any. The new houses use cheap modern materials and their appearance will significantly harm the appeal of this conservation area.

2. Loss of historic wall. The construction will involve the loss of head high twenty two foot long old stone wall which forms the public border of this old Georgian kitchen garden. The wall is of historic importance to the lanes of Victoria. They form one of the main reasons why this planning application has been refused twice in the past.

3. Residential Amenity. Victoria lane is very small and only small cars can access it. It's very quiet and safe. For this reason it is well used by residents who all walk in to town, parents taking children to and from school, dog walkers, elderly strollers, children learning to ride a bike. Any building would put the lane out of such public use for a long time - as well as the adjoining

Couchwell Lane - and make this area more dirty, unsafe and inaccessible. In the event of the lane/highway being closed for any amount of time, the car users here would have to back out....round a blind bend...an almost impossible task.

Finally the entire planning process so far has been undemocratic if not illegal. No time was given to us residents to voice our objections and concerns at a local council meeting taken only a day after public notice went up about the planning. The design is not very different from the earlier proposal that was rejected due to its unsuitability. I pray the planners continue to reject this unsustainable and greedy proposal, which is only in effect to make the maximum amount of money for the land owner at the expense of local residents ongoing useage of their lanes.

Miss Rosie Marks

Comment submitted date: Sun 21 Jun 2020

I wanted to make comment on this application as I really disagree with everything I have heard about it so far. It appears the proposal was put up for public view on the 8th June and promptly got approved on the 9th after no time for the public to make a comment on it. Is this legal? Does not every application for building need to have a section of time for the public to have a say or is that disappeared in this lockdown? Another thing I cannot believe is that this illegal application was approved with 2 people actually going to view the proposed site and limited access and hiding behind the excuse of lockdown changes in rules. How can an application be approved commented on with no real world viewing of the site??

This area proposed for building is a conservation area of natural beauty that frankly these plans do not meet that. The planned building work has the need for a massive chunk of historical wall will be removed to make space for it. Historically there has never been a property on this space in the whole of the time that other properties were built all around. This lane is a historically non vehicle friendly site and does not fit the modern day need for vehicular access for building. We have had experience of building occurring in Victoria before and access to the lane was blocked frequently inconveniencing people.

These new buildings are not in keeping with the style of the street and in a different look to all 19th century built buildings. There are drawn up plans for number 14 next door that show 2 cars on the drive that is not correct. The property has one car that in fact would be all that could fit next door. This lane is extremely narrow and does not allow for large amount of vehicles to visit

and this plan allows for 4 cars. Four cars will never fit up the lane unless they are incredibly small cars. Access is also extremely difficult up the lane as vehicles can only swing round the lane with difficulty at the bottom first corner.

Another fact to object with this proposal is that these building works would take a length of time. Building two properties in Victoria will block the lanes with vehicles as large vehicles will not be able to drive up and delivery materials. Every material to build will not fit up Victoria and will then need to block Shute Hill or Bodmin Hill and access to the lane. Blocking off these lanes will block access to Avery Terrace, Victoria and Couchwell Lane. Access to Victoria is hindered by being clarified as a dead-end. There is no way out of the lane without using Couchwell Lane and if blocked will cause issues.

In regards to these works is that it will not be safe for pedestrians to use this lane. Victoria is used by many dog walkers, school children and families walking. By building houses on this plot the route for people will be blocked and force walkers onto Bodmin Hill, a busy access road into Lostwithiel from Bodmin.

Mrs Christina Daniell

Comment submitted date: Sun 21 Jun 2020

We have lived next door to the proposed site (no.13) for over 35 years and we object due to the following reasons:

Conservation Area:

The proposed housing designs are not in-keeping with the surrounding properties and includes the removal of a substantial section of stone wall, these high stone walls have been in place for a significant period of time and form part of the unique character of the lane.

Traffic and Disruption:

An additional 4 vehicles would significantly increase throughput on what is an extremely narrow lane where only a handful of current residents have vehicles parked in the lane.

Victoria cannot accommodate any emergency vehicles such as fire/ambulance etc, delivery vans and rubbish/recycling collection is carried out by hand and

these points should be considered.

Mr John Kent

Comment submitted date: Sun 21 Jun 2020

I have been a resident in Victoria for 30 years and I object to this application.

1. Traffic and highways.

Access is inappropriate for any further traffic and in particular construction traffic. I have had builders refuse to quote for work on my property for reasons of poor access.

I am one of the few residents that has a parking space in Victoria and know first-hand how difficult it is to navigate a down the narrow lane. When I purchase a vehicle, I must take this into account as not all vehicles will fit.

No delivery vehicles can fit down the lane and so large objects must be carried from Couchwell Lane. At the Couchwell Lane end there is a blind junction, which makes the meeting of walkers (mainly school children) and vehicles hazardous.

The proposal contains several errors, the first of which is that 14 Victoria has been shown to have space for two vehicles, which is not physically possible.

2. Residential Amenity

Victoria is a conservation area and the residents respect this when making alterations to their property. The planned proposal bears no resemblance to the dwellings already in Victoria and appears out of place. The designer has misrepresented 14 Victoria in the sketch in order to make a pretence of similarity for the new dwellings. The plan also has the compass rose 180° in error.

In order to construct the proposed dwellings, a natural stone boundary wall will have to be destroyed, which is contrary to maintaining a conservation area.

Mr Michael Harland

Comment submitted date: Sat 20 Jun 2020

PA20/04157

Our objections are as follows:

1 This planning application is much the same as a previous application in 2019 which was rejected.

2 In this Conservation Area there will be a considerable loss of elegant stonewalling. Stone walls are very much part of the character of Victoria and Couchwell Lane. The wall is six feet high and over twenty feet will be lost should this development go ahead.

3 Victoria must be one of the narrowest lanes in Cornwall. To be called a public highway in the application is a complete misnomer. Where the development will take place the width is 8 feet (2400mm) and it is a similar width in both directions for at least 100 yards. The lane is used mainly by pedestrians. Only the smallest of vehicles venture along it and many of those seem to collect scrapes.

4 The design of the proposed development of two semi detached houses does not appear to be in keeping with the Victorian properties next to it.

5 Parking four vehicles on the site is unrealistic. It would be interesting to see if the turning circle would be able to work in practice. Also how would the car parked nearest the house reverse out into the lane? It would represent a major inconvenience, necessitating the car nearest the lane reversing our first, not very environmentally beneficial. In the past the planning authorities have insisted on reinstating the walls in a different form. Witness the property next door, number 14 Victoria.

6 The details on the written explanation in the application naturally aim to put the development in the best light. However it describes the area in terms with which the residents of Victoria and other local roads will disagree, as can be seen from some of the other objections.

Please reject this application.

M & C Harland

Mr And Mrs H Roberts

Comment submitted date: Fri 19 Jun 2020

Please see related documents to view comments

Mrs Amanda Barrass

Comment submitted date: Thu 18 Jun 2020

I am writing to voice my opposition to this proposed development in Victoria. I have witnessed first hand the amount of public consultation and strength of commitment that went into creating our Lostwithiel Neighbourhood Plan - I believe that it is a good representation of the views and aspirations of my community. Within the Plan, it states that the Character Zones (of which I

believe Victoria falls into Zone 4) "will be a relevant consideration for the Local Planning Authority". The Plan captured the popular desire that all development proposals should contribute positively to the "distinctive character of the town's Conservation Area status": that new development proposals should justify how they were "retaining or enhancing" the relevant character zone. I do not believe that this proposal is "in harmony" with the buildings around it, nor do I believe that it would be in keeping with the essence of the character zone as a whole, let alone "enhance" it! I hope this application will be rejected.

Mr Robert Lowe

Comment submitted date: Thu 18 Jun 2020

I am writing to object to the planning application for PA20/04157

We live on an adjacent property, the development would be at the bottom of our garden and access to the site would increase the amount of traffic past our back gate, which is on a narrow lane that is in regular use. In addition, we have concerns regarding any earth moving and the increase of hand standing in the area given the recent landslips (including one directly behind our house which has occurred twice).

Access to the site would cause considerable disruption to the area, Victoria is only accessible via narrow lanes. The increase in vehicles is also a concern, the idea that four additional vehicles could park here is optimistic at best and it is possible that a three bedroom property could have more than two vehicle owners. Furthermore, visitor and deliveries to these properties will increase the traffic and pressure on parking in an area where it already in short supply.

Victoria and Couchwell Lane are on the main route to school for many children, and is regularly used by local residents. Most of our access to our property, including the loading and unloading of vehicles is via Couchwell Lane which is the main viable way out of Victoria owing to the angles and narrowness of the lanes.

The current walled garden is a valuable soakaway. The addition of hard-standing for four vehicles will increase the runoff in an area that is already struggling to cope with significant amounts of runoff. Climate change is likely to increase severe weather events and reducing soakaways and increasing runoff will cause significant problems that could be avoided by rejecting this application.

This is also a conservation area and the proposed properties are completely out of keeping with the area, they look like they belong in a modern development not a row of old cottages. The properties themselves are not targeted at lower-income buyers and Lostwithiel has already met its targets. The area itself is a haven for local wildlife and biodiversity.

In summary, this application will damage the natural environment, harm the character of the area, presents an increased risk of runoff, landslips, and it will cause a nuisance to local residents. We do not believe this permission should be granted.

I'd also like to add that we have had no official notice of the planning application, I found out about it when I spoke to a neighbour. Apparently, the local town council have already approved the application on the grounds that there were no objections although the application had only been posted up for a day at that point. Had we been notified we would have raised our concerns at this point.

Mr Michael Falvey

Comment submitted date: Thu 18 Jun 2020

Anna Waters .

7 Victoria.

Lostwithiel.

PL22 OAX

I have no objection to the need for additional housing per se but would like to express my very strong objection to the proposal in this particular application based on the following reasons.

The dwelling as proposed while not unattractive in its own right would be wholly inappropriate within this location. It would also appear from one of the drawings that the compass rose is inverted. If this mistake is easily identified, what other errors are there in the detail. The design far from complimenting the existing character of this location would in fact be detracting from the charm and appeal of this tucked away corner of old Lostwithiel.

The area is listed as a conservation area and so I find it difficult to understand why a proposal that would fail to conserve the existing character would be permitted, the need for sustainable development notwithstanding.

The major objection however relates to access. This area comprised of small two storey homes has developed organically over the years to form a neighbourhood that is very dense in character. The imposition of two extra dwellings smack into the heart of the neighbourhood would materially affect

the social character of our community in a negative way increasing congestion and traffic in what is already an area with very tight access indeed.

Life for residents during the construction would become unbearable as there is every likelihood that delivery and removal of materials would very severely impact the quality of life for families living within the community. The disruption to normal everyday activities by the current residents would have to be tolerated for a much longer time than during a conventional build as the tiny lane used for access would pose substantial difficulties to contractors attempting access. This will impose a considerable burden on families attempting to maintain normal life and to contractors alike.

I note also from the proposal that we have been directed towards the notion that development should be permitted where 'sustainable'. This site is plainly unsuitable for residential development.

This proposed development fails the sustainability test both at construction and upon completion.

I urge the officers upon final consideration to be sympathetic to the very real concerns of people in the town; friends and neighbours.

Yours sincerely,

Anna Waters.

Mrs Gillian Hind

Comment submitted date: Wed 17 Jun 2020

I am writing to object to planning permission being granted for building two houses on the site of the old walled garden next to number 14, Victoria, Lostwithiel. (Ref PA20/04157)

There are three reasons for my objections:

1. Traffic, Roads and Walls

A

As lorries cannot drive into Victoria, where would they park? Where would materials be delivered to and be stored while waiting to be transported to the site?

Where would waste soil etc be amassed before being taken away by lorries?

There is no space for this without blocking busy roads, such as Bodmin Hill. The lorries would inevitably block Bodmin Hill - which is a fairly narrow and overcrowded road.

It would add to the danger for school children walking to and from school just a bit further up the road. It has no pavement and is already a busy and dangerous road for pedestrians.

My house and drive are on Bodmin Hill at one entrance to Victoria and I am concerned that materials would be dumped in my drive and lorries parked in and across it.

In order to understand the severity of the problem it is really important that a member of the Cornwall Council planning department visits the site. It would be hard to appreciate it without actually seeing it.

B.

I am concerned that as hundreds of tons of material are transported along this ancient narrow lane to and from the site, the constant heavy traffic - which the road was not made for - will in the long term, undermine and severely damage my old wall and those of my neighbours. I am also concerned about them damaging the wall through scraping along it.

2. Cornish Wall

To build the houses and to provide parking would entail knocking down a beautiful old Cornish wall. Another house in the corner of the lane - Smallacre - had a similar Cornish wall that may have been in danger of collapsing. The owners have been told by the council that they need to rebuild the wall as it was - as an old Cornish wall. It would not then make sense that another beautiful wall just up the same lane should be allowed to be demolished.

3. Architecture

Victoria is a very attractive narrow lane with Victorian cottages. The proposed houses would be quite out of character and would spoil the architectural integrity of Victoria.

Gillian Hind, Homeleigh, Bodmin Hill, Lostwithiel, PL22 0AH

Mr Shane Pomeroy

Comment submitted date: Wed 17 Jun 2020

Land West of 14 Victoria, Lostwithiel, Cornwall PL220AX

Application no PA20 / 04157

Victoria - Site on the Right
Objection

This application site sits in a conservation area and the proposed development would be extremely harmful to many of the characteristics of the unique and quiet lane of Victoria.

For the same reasons, a very similar application, No 04/02123, was previously refused in 2004 on the following grounds:

- The proposed dwellings, by reason of their siting, design, materials, external appearance, fenestration, massing and height, would form an unduly dominant element within the street scene, which would be out of character with the established form of the Conservation Area. They would therefore fail to comply with Policies 2 of the Cornwall Structure Plan 2004, 6(2)(A) and 31 of the Restormel Local Plan 2001 and the advice contained in the Cornwall Design Guide 1995.

- The proposed manoeuvring and parking area would result in a highly significant and damaging loss of the majority of the existing 1.8m natural stone boundary wall, which is a feature characteristic of the Conservation Area. It would therefore fail to comply with Policies 2 of the Cornwall Structure Plan 2004, 6(2)(A) and 31 of the Restormel Local Plan 2001 and the advice contained in the Cornwall Design Guide 1995.

A second application on this site, No C2/06/00216, was submitted in 2006 and withdrawn because of objection and material grounds for refusal.

The currently adopted plans for Cornwall County and Lostwithiel Neighbourhood have not changed policy in relation to the conservation area and therefore the grounds for previous refusal remain.

Planning Policy

National Planning Policy Framework (NPPF)

The planning statement identifies that section 2 of the NPPF are considered to relate to the proposal:

Achieving Sustainable Development;

The following are the objectives;

a) An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

The Lostwithiel Neighbourhood plan confirms they have identified several sites in the town to meet this objective. This site is not identified as one of those proposed.

b) A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;

Victoria is already a strong and vibrant community and this development does not in any way reflect their current and future needs. Moreover it will impact on the amenity and wellbeing of the residents and the safety of the many families and towns people who use Victoria as a pedestrian, school and cycle route. Victoria was built in the 19th century and is narrow a foot and cart lane. It is not accessible to local services. Rubbish has to be collected by hand and emergency vehicles such as ambulances, fire engines and amenity vehicles of all types cannot access this lane.

c) An environmental objective-to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This proposal neither contributes, protects or enhances the natural built and historic environment of Victoria, and it will be significantly harmful to the conservation area. The land in question was once a walled kitchen garden that serviced the Georgian houses on Bodmin Hill. It has been left to become derelict and nature has taken over. It is now a truly bio-diverse site with a wealth of wild plants, insects, slow worms, hedgehogs and bird life. A true environmental objective would be to restore it as a walled garden. In addition, the following NPPF policies are considered relevant in the planning statement;

Section 5 - Delivering a Sufficient Supply of Homes;

Lostwithiel Neighbourhood Plan confirms that it can easily meet its supply of homes up to 2030. Development of this site is not required to meet this objective.

Section 9 - Promoting Sustainable Transport;

The 'highway' of Victoria is, in fact, a very narrow lane measuring 2.370 metres, inaccessible to all but the smallest of vehicles. Because of this it is regularly used by pedestrians, school children and cyclists to avoid the dangers of walking on lower Bodmin Hill that has no pavement. The proposed addition of four cars will increase the traffic by almost 100% over the current users - significantly adding to the usage and pollution of the lane, which is already in bad repair. This plan is not a sustainable approach to transport and access.

Section 12 - Achieving Well-Designed Places.

The design is of poor quality, with limited architectural value. It is incredibly small and crammed on to the site with minimum sizing for all elements. It suffers from duality and is completely out of character with the adjoining 19th century properties. The impact of the proposal is significant and causes great concerns in terms of the neighbours quiet enjoyment and privacy. It is not a 'well designed' space and appears to have been developed to maximise site value and comply with parking policy that is not appropriate for Victoria.

The NPPF provides guidance on the development of local and Neighbourhood plans and recognises the need to deal specifically with local considerations e.g. conservation areas and local characteristics. Having reference to the latter it would appear that these local and neighbourhood plans have incorporated

these policies and the plans have been adopted accordingly. This planning statement has been developed with a significant bias towards the NPPF and local development plans. The Lostwithiel Neighbourhood Development plan that deals specifically with local and specific considerations does not support the proposal in the context of Victoria.

Local Development Plan - Policy 12

The Local Plan provides that development proposals will be judged against fundamental design principles of character; layout; movement; adaptability, inclusiveness, resilience and diversity; and process. The policy also requires that development proposals should protect individuals and property from overlooking and unreasonable loss of privacy; overshadowing and overbearing impacts; and unreasonable noise and disturbance.

2.76 The impact of new development on Cornwall's distinctiveness and character must be carefully managed through the design and planning processes. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process have informed and shaped the design of schemes. Buildings and places should be aesthetically pleasing and meet local needs and requirements.

The proposals do not demonstrate how local distinctiveness and landscape character have been considered or met. The plans are not aesthetically pleasing. In order to build this development, almost all of an existing historic stone wall must be removed. Victoria's main characteristics are the many old stone walls that serve as boundaries for houses and gardens here. This development goes directly against the need to conserve and manage 'local distinctiveness and the landscape character'.

This development is also not required to meet any local needs. It is harmful to the conservation area and the residents.

2.77 Appraisal of design should be dealt with at an early stage to avoid issues arising during the planning process. We welcome early engagement with local communities in the design process

No consultation has taken place with the local community or adjoining owners. The applicant has demonstrated a total disregard for this engagement, and one would assume that their consultants would have advised and recommended this approach?

In addition, the proposed opening in the front wall will remove the privacy that

is currently afforded to the residential properties on either side of the site and the windows on the front elevation will overlook the adjoining gardens and a further loss of privacy.

Lostwithiel Neighbourhood Development Plan

The planning statement states that the proposal accords with the advice provided in section 12 of the NPPF and Policy 13 of the Local Plan. Moreover, it states that the development also accords with the requirements of Policy HH5 of the Neighbourhood Development Plan.

HH5 does identify that on site car parking is required for new build housing developments with 2 / 3 bedrooms but, as has already been clearly identified Victoria is not a highway that can sustain all vehicle traffic and the addition of four cars would cause considerable harm to the residential amenity of the area and reduce safety for pedestrians and cyclists. In addition, a substantial part of the historic wall that was a material reason for previously refusing a similar application on this site from the same applicant.

Policy HH5 and the development proposals are therefore in conflict and the development should recognise that retaining the historic wall and removing the car parking provision is necessary. This has been accepted for other residential applications in Lostwithiel where parking and vehicle access cannot be provided and therefore a precedent has been set.

The neighbourhood plan identifies its key objectives to include;

- To create a town that has minimum impact on the natural environment, works towards being carbon neutral, and mitigates the expected effects of climate change.
- To conserve and enhance Lostwithiel's heritage assets, and protect and improve positive features which contribute to the townscape.
- To preserve and enhance the heritage townscape through the sensitive design and layout of housing developments.
- To support development that is sensitive to the natural environment and recognises the consequences of climate change.

The development proposed does not meet or accord with any of the policies and objectives stated above and as such should be refused.

Siting, Design, External Appearance

Whilst the current proposal has changed the previous alignment of the new houses to match the existing terrace adjacent, it still suffers from the same issues of design, materials, external appearance, fenestration, massing and height that would form an unduly dominant element within the street scene that would be out of character with the established form of the Conservation Area.

The upper windows on the front elevation overlook the adjoining properties on either side and the siting will mean a significant loss of sunlight during the morning for no12. The rear windows of the new houses will also overlook the gardens of Avery House on Bodmin Hill.

Section 72 and 73 of the Lostwithiel Neighbourhood Development Plan states

The overriding objective of this aspect of the Neighbourhood Plan is to ensure that new development is compatible with the existing town, is to a high standard.

The Plan seeks to ensure that all new developments are of a design and construction to be compatible with the existing dwellings within the town.

The design itself is of poor architectural quality and suffers from duality. It has no relevant references to the character, style and detail of the existing buildings. The plans claim that existing houses have almost nothing in common architecturally. They actually have much in common. They are built of local stone and roofed with local slate, they do not have drive ways, they have decorative clay ridge tiles and chimneys, they have sash windows. There is no duality.

The Neighbourhood plan states in sections 146 and 148;

Design cues should be taken from locally distinctive features noted in the relevant character zone. Materials where practical should be sourced locally and there should be sufficient richness of detail in their design and materials. Developments will be expected to incorporate existing mature trees and hedgerows and other landscape and wildlife features into the layout and provide landscaping and sufficient spacing appropriate to the rural character of the area (Annex: H8).

In the absence of a full Appraisal and Management Plan, the character zones

listed here will be used by Lostwithiel Town Council when consulted on planning decisions and, as an integral part of the Neighbourhood Plan, will be a relevant consideration for the Local Planning Authority.

The neighbourhood plan includes the 'upper town' of Bodmin Hill and Duke Street as character zone 4 - Fig 1.7 of the plan. This zone extends to King Street to the North and the Georgian and Victorian properties immediately to the South. This includes Victoria and the application site, of which the registered title is the 'Kitchen Garden' of Avery House on Bodmin Hill. Avery House dates from the 17th Century and the walled kitchen garden served that property forming part of its demise. Loss of these historic features would be significantly damaging to the character zone and the conservation area.

Policy EH2 of the plan states;

Planning applications should

(a) demonstrate how proposals have regard for the delineation of character zones in this Plan, how the general design is in harmony with adjoining buildings and the relevant character zone as a whole, and where appropriate and feasible, remedies any negative features.

(b) Ensure that the scale, mass and positioning of any new buildings reflects the purpose for which they are proposed, and not overwhelm noted landmark buildings nearby.

(c) Take their design cues from locally distinctive features noted in the character zone to which it relates; and

(d) Utilise design principles and materials that harmonise with the setting, utilise materials sourced locally, and avoid bland uniformity of design.

This proposal does not comply with the conservation area and character zones in the County and Neighbourhood Plans and stated above. as They are material reasons for refusal.

Loss of historic wall

The proposal shows the removal of the 1.8m high stone boundary wall that remains a highly significant element of the conservation area and would be a

substantial loss.

Most recently two other properties on this lane, Smallacre and Tregarth, have had to comply with highways and planning advice to re-build and retain their 1.8m stone boundary walls. This sets precedent on the importance of retaining these walls in Victoria. This precedent should be maintained, any variance to this by suggesting that the proposal to remove sections of this wall is acceptable could lead to applications for removal of this important conservation area feature as a new precedent has been set. This would seriously undermine the conservation area status and preserving the same.

The Conservation area applies to the whole of Lostwithiel and the assessment of this application should be made accordingly with strong adherence to retention of historic features, preserving the character of the area and rejecting development proposals that are harmful to the same.

The current conservation area policy remains in the County and Neighbourhood Plans and as such are a reason for refusal.
Victoria Highway, Access and Egress

The provision of four parking spaces increases the current trafficking along Victoria by 100%.

Victoria was designed as a cart track and as such is very narrow - 2.370m - allowing only the very smallest of vehicles to access safely. According to government guidelines, a safe width is 3.500 metres. In Victoria, if a car stops between walls you cannot open the door and you have to egress on to a residents property. Furthermore it is a made road, in a relatively poor condition and is not suitable for regular traffic movement. Adding the trafficking of four cars would be very harmful to the road, a nuisance to the residents and, importantly, an increased risk to the health and safety of the pedestrians and cyclists that regularly use it to avoid walking on Bodmin Hill where there is currently no safe pedestrian access.

The access and egress arrangements proposed through the wall do not provide a safe access onto Victoria when exiting the site and present a risk to health and safety. The application does not provide evidence, through proper highways vehicle turning diagrams, to demonstrate that it is feasible to exit safely. There is also no traffic impact assessment that would demonstrate that Victoria is not suitable for the increased trafficking.

It should be noted that if the owners of Belmont house on the bottom corner have their drive closed (as they are perfectly entitled to do because it is their land) it does not easily allow any vehicle to turn into Victoria. It is only the fact that the current owners leave their drive clear for vehicles to manoeuvre across it before making a turn that it is possible. Previously, when under different ownership this drive has been closed and turning has not been possible.

The application should be refused on the basis of Victoria highway being unsuitable for traffic, the increased and unsustainable traffic load proposed and an increased risk to the health and safety of pedestrians and cyclists.

Whilst not necessarily a reason for refusal the access for construction is a major concern. Material deliveries will have to be dropped on Bodmin Hill and then transferred through Victoria as it is impossible for delivery vehicles to access. This is very likely to cause significant disruption on Bodmin Hill (an already congested road) but Victoria and Couchwell Lane will be blocked and inaccessible for long periods with an increased risk for health and safety of pedestrians and cyclists.

A conservative estimate for the build programme would be between 8 to 12 months and the only safe way to deliver this would be to close access to Victoria for much of this period. This would be very disruptive and damaging for the amenity and wellbeing of the residents.

Housing Need

The Lostwithiel Neighbourhood Plan clearly identifies that it can meet its housing targets and this site is not identified as one of those to meet that need. There is no pressing requirement to develop this site or indeed any others than those identified to meet the housing need.

Sections 51 and 52 of the plan confirm.

Application and drawings.

This is not a reason for refusal, but the drawings and documentation have some significant errors that are material in being able to properly assess the proposal and the impact on the conservation area.

The key errors are as follows;

Drawing KB0345 / 05 A - Proposed North West and South West Elevations

The south west elevation shows the adjoining property, 14 Victoria, with a section of existing wall shown removed and two parked cars. This is incorrect and the elevation should show a continuation of the 1.8m high stone wall and no car parking. It is also misleading suggesting more car parking than there actually is on Victoria to presumably support the argument for the parking provision on this application site?

The elevation also shows the elevation of 14 Victoria incorrectly and specifically the bay window.

Drawing KB0345 / 03 A - Proposed Site Plan

The north point is incorrectly showing North where it is in fact South. The effect of this is misleading in that it suggests that the sun rises and sets in a different location. The current proposal means that the property on the North West boundary will lose sunlight in the mornings, damaging the amenity for these residents.

There is also a general concern regarding the levels on the site. From a visual inspection it does not appear that the levels accurately reflect the existing levels and the roof lines of the houses would in fact be higher than shown.

Planning Policy Assessment and Explanatory Statement

There are numerous errors and inaccuracies in the planning statement that need to be corrected and a copy of the same will be posted identifying the same.

These are all material in assessing this application and the applicant should be asked to check all the drawings and re-submit the corrected information.

We would also argue that until this is done the consultation period is suspended and extended to allow proper assessment of the proposal when the revised information is received.

S. Pomeroy
17th June 2020

Mr David Wigley

Comment submitted date: Tue 16 Jun 2020

Dear Ms Rosilyn Baker,

Re: Application Reference PA20/04157 (Land West Of 14 Victoria, Lostwithiel Cornwall PL220AX)

We would have initially registered our concerns about this planning application with Lostwithiel Town Council. However, confusion by the town council, over the dates, meant that the planning application notice was first posted at the property on June 8th 2020 and the application was agreed at a 'virtual' council meeting on June 9th 2020 after minimal discussion and no local resident input. Our residential home, is directly adjacent to the proposed site and we have still not received any notification of the planning application. We would therefore suggest that it would be prudent for the Planning Committee to disregard the town council recommendation.

The site is an old walled Victorian garden adjacent to gardens at the back of properties on Bodmin Hill. The gardens have, in recent years, been allowed to become completely overgrown and a greenhouse was recently demolished. To our knowledge, the site has never been used for residential purposes and the open space is an integral part of the character of Victoria.

The proposed development is for two new, semi-detached, three bedroomed properties each with parking for two cars. We feel that the development could have been more sympathetically designed in external detail to fit in with the character of the area but this is not our main concern.

ACCESS AND TRAFIC

Our primary concern is the access to and from the new development which would be via the very narrow 'back lane' which is such an important part of the tranquil feel of Victoria. The lane is frequently used by school children going to and from the nearby town school and by pedestrians and cyclists taking a quite stroll through Victoria from Tanhouse Road to Bodmin Hill. Four additional vehicles from the proposed development would increase the amount of traffic volume in Victoria by about 50% and would create a potentially unsafe environment for residents, pedestrians and the small number of vehicles that

currently use the lane. We realise that, for planning purposes, constructional issues cannot be taken into account but there will certainly be associated increase in problems associated with resident and emergency vehicle access during the construction phase.

SERVICES AND DRAINAGE

The development of two, family homes will undoubtedly put an increased pressure on the already overloaded and antiquated sewerage system in the area. The development will also reduce the amount of 'unconcreted' land capable of absorbing rainwater and would increase the amount of surface run-off water which flows down the 'un-drained' lane at times of heavy rainfall thereby increasing the risk of flooding to several established properties on the southside of Victoria.

In summary, we do not object to the new development 'per se'. We do, however, think that two new family dwellings would put a significant strain on local mains drainage services and would increase traffic volumes to potentially dangerous levels.

These issues could possibly be mitigated by limiting the development to a single, family dwelling with potential parking for two vehicles only.

Yours sincerely,

David and Nicky Wigley

Ms V Humphries

Comment submitted date: Mon 15 Jun 2020

I strongly object to the above application, which has been attempted before and refused, nothing has changed except now even more vehicle access is proposed. This is a conservation area, historical aspects of it have already been undermined in recent years with unsympathetic demolition and development which should never have been allowed. There should be no further development in this historic area. The plans shown are inaccurate regarding neighbouring properties and I wonder if there have been any visits from the council planning officers. The proposed 2 properties are modern and totally out of context with the surrounding properties of 180 to 200 years old, in the small garden area originally belonging to the property on Bodmin Hill, which was sold off without its garden, so there is no access directly from Bodmin Hill to this land. It is not a 'replacement property' but new build in a most

impractical position. Traffic is already a problem in the high walled lane not 7 feet wide, with a tight 90 degree turning at each end, one next to my own property, which has already been damaged by small scale works vehicles; even a small digger struggled and failed to get through. Building works of this scale here would be damaging, expensive, extremely stressful to residents, and likely impossible. 200 year old walls have already been demolished in parts and the integrity of the whole area, its history and once pleasing appearance would be further undermined to a degree altering the whole ambience of this conservation area.

Mr Stuart Law

Comment submitted date: Mon 15 Jun 2020

The proposed building at Victoria Lostwithiel REF: PA20/04157

Dear Planning Officer

I would like to put forward an objection to the building of 2 properties at Victoria, Lostwithiel on several points

1: The notice for planning was posted on the gate on 8th June 2020. There was very little time (2 days) before the town council met and agreed the plans giving local residents very little notice and opportunity to object. This is especially heightened by the fact that many people are still not fully out and about during to the Covid 19 restrictions.

2: The buildings in the initial plans are not in keeping the older buildings that make up this row of houses in this conservation area.

3: The need for parking means that a traditional, Cornish stone wall would be removed further destroying the character in this conservation area. The plans for parking show 2 cars nose to tail for potential residents - In my opinion this is bad planning as it would be inconvenient for potential residents who would have to move 2 cars to get one out. Leading to more congestion on a very narrow lane.

4: The narrow character of the lane means that whilst building work is undertaken there will be considerable disruption the passage of vehicular and pedestrian traffic in a very peaceful but frequently used thoroughfare.

5: The land originally had a greenhouse and vegetable garden. Would the area

not be better used for a similar project for the local residents. Some of the local residences have little space for vegetable gardening or recreational space. Has the council canvassed opinion of local residents that may wish or be able to maintain such a venture?

6: Incorrect details: - The site plans for example 06.B PROPOSED SW AND NW ELEVATIONS, with their compass / directional symbol and written directions seem to show that the front of the houses are facing North East when in fact they face South West. If there are errors here where else are errors being made?

Stuart Law

Miss Susan Leake

Comment submitted date: Sat 13 Jun 2020

Re: Proposed development at Victoria Lostwithiel PA20 04157

We live in an adjacent property (5 Avery Terrace PL22 0AU) the development would be at the bottom of our garden. We object to the proposed development for the following reasons:

Access - Victoria is a very narrow back lane - access to and from the site would be very challenging and disruptive to surrounding properties.

The proposal is for 2 properties equating in all possibility to at least 4 additional vehicles using the narrow lane - presenting challenges for other car users and for the many pedestrians that use it - Victoria is used by families and children on their way to school as well as local residents walking to and from town or accessing local walks.

although there will be parking for 2 cars per property it is quite possible that a 3 bedroomed home will require additional parking space in surrounding area - parking for local residents is becoming almost impossible and this can only increase the pressure.

The size of property and parking for two vehicles will result in limited garden space - this is very out of character - the cottages on either side have lovely gardens, great for residents and for nature.

The loss of a small 'green' area in a relatively densely built area - bad news environmentally and leading to a loss of natural water soak away

This is a conservation area and the proposed buildings are out of character with the older cottages and gardens that line the lane and are on either side of the plot.

The boundary between lane and plot is presently a very nice old wall which will be demolished as part of the development.

Need - these are not houses targeting low income families and there is already considerable development in Lostwithiel - we question the need for additional housing stock of this type.

In addition to access issues there would be extensive disruption to residents in the area - additional traffic, noise and dust.

In summary we believe that this planning permission should not be granted

We understand that the town council have raised no objections to these plans saying they had not received any feedback from local residents - we were not aware of the plan to discuss this and regret that we therefore were unable to raise these concerns at the recent council meeting.

Susan Leake and Helen Matthews

Mr Mark Dobner

Comment submitted date: Sat 13 Jun 2020

I would like to object on to this application - I would also like to point out the short time frame given between the notice appearing on the gate of the proposed site - 8/6/20 and the town council meeting which reviewed this application on the 9/6/20.

1. The application that has been submitted is for a style of house that is not in keeping with the style of the neighbourhood which is of traditional Cornish cottages. The modern design jars with the other traditional buildings in the vicinity.
2. Victoria is essentially a public footpath which my family uses every day. The road is restricted in width and only the smallest of vehicles are able to access this. The increase in vehicle traffic with four additional car parking spaces would have an impact on the safety and use of this as a public footpath.
3. There is restricted access to Victoria which is a big concern. My property borders the widest access to the site along Couchwell Lane. This Lane is approximately 10 foot wide at it's widest point. I can't see how the materials for two houses are going to be moved onto site without some damage being sustained by the roads and walls on the access routes to this restricted site. I have recently repaired part of the wall along Couchwell Lane (in line with the Council's request) with traditional Cornish stone walls at considerable expense. I am anxious that the larger vehicles required for this type of construction are going to cause damage to my property.

Highway Development Management - East

Comment Date: Tue 30 Jun 2020

Following assessment of submitted documents and site visit, access lane is width restricted. However, there exists good inter-visibility from its junction with Couchwell Lane.

The proposal comprises two residential units which will be adequately served by four off-road parking spaces (in compliance with NDP requirements) and suitable turning area, enabling drivers to emerge in forward gear.

Subject to compliant implementation of details including surfacing to parking and turning areas in a permeable bound material (disposal of surface water must remain internal to the application site), no objection is raised. (JHA)

Informative: the applicant should be advised that separate consent/licence from the Streetworks Department will be required for the proposed works.

Natural England - Consultations**Comment Date: Mon 15 Jun 2020**

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published Standing Advice which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on ancient woodland and veteran trees which you can use to assess any impacts on ancient woodland.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on Magic and as a downloadable dataset) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

Lostwithiel Town Council

Comment Date: Fri 12 Jun 2020

This application has the support of Lostwithiel Town Council.

<http://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QAMTOTFGL7100>

- c) To consider any planning applications received since the publication of the agenda

Since publishing the agenda a further planning application has been received for tree works in the Conservation Area

PA20/05383 19 North Street Lostwithiel

Proposed works to two Silver Birch trees

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. There is no need for the Town Council to submit any comments to the local planning authority The notification is merely to notify the Town Council that an application has been received.

6. Planning – to consider the following: -

- a) Comments received from a member of the public regarding the Council's consideration of the planning application for 4 Quay Street Lostwithiel
- b) The suggestions put forward by Councillors Sweeney & Hatton that future planning applications are considered either by a Planning Committee or by Full Council against a written proforma which will facilitate planning responses

being submitted to the Local Planning Authority with valid planning reasons.

If the Council wishes to appoint a Planning Committee, Planning Committee Members will need to be prepared to meet at least monthly and under this agenda item Full Council will need to delegate the power to a Planning Committee to respond to planning consultations received from the Local Planning Authority.

7. Licensing – to agree how Lostwithiel Town Council will submit to Cornwall Council within the 7-day (non-extendable window) responses for the new COVID-19 legislation ‘pavement licences.

Please see attached briefing note from Cornwall Council & Government Guidance

Draft guidance: pavement licences (outdoor seating proposal)

Published 25 June 2020

<https://www.gov.uk/government/publications/pavement-licences-draft-guidance/draft-guidance-pavement-licences-outdoor-seating-proposal>

8. Complaint - to consider the letter received from a member of the public in response to Councillor comments at the Council meeting held on 09 June 2020.

Please see email dated 30/06/20 - 16.03

9. Speed limits – to consider the response from Cormac in reply to a request from residents to reduce the speed limit between Penntiou Golf to Duchy Nursery & consider the proposal

submitted Cornwall Councillor Martin that a default 20mph limit on all residential streets in the whole of Cornwall.

Text of the letter to the TC from Penntiow residents
'We as the residents of 1-12 Penntiow Golf Cott Road Lostwithiel PL22 0FB would like the speed limit reduced to 30 miles per hour from 1 Penntiow Golf to the Duchy Nursery. This is because numbers 1-12 Penntiow Golf is a residential area, with children and animals, as well as cars needing to leave the drive.

Also from middle of March we have seen many walkers use the footpath to the duchy nursery and woods for their daily exercise.

If the speed limit is not reduced there is an increased likelihood of a fatality or accident on this popular road.

Can you please look at this with extreme importance, as we are regularly having to avoid speeding motorists on this newly established residential area and popular walking and cycling route

Highways have advised that whilst it is 'likely that the 30mph speed limit can be extended further east than its current position, however I think it unlikely that the highway authority would be able to extend the 30mph all the way to Duchy Nursery, which is more than 1 mile from the urban area. Speed limit guidance stipulates that an appropriate commencement point is usually at the start of the residential area, however I will ensure the points raised are considered as part of any scheme that is taken forward.....'

CC Martin's objective is to create a default 20mph on all residential streets in the whole of Cornwall. CC Martin advises that this initiative has been enthusiastically supported by Cornwall Councillors from all parties so work is now being undertaken to persuade the Cornwall Council cabinet to 'bring this into being.'

In order that the speed limit extension can be a late addition to the Year 2 Community Network Highways scheme it will need to be voted on and approved by the rest of Community Network Panel. The Community Link Officer is of the opinion that Lostwithiel & CC Martin have already spent Year 1 & Year 2 budget so if the speed limit reduction request goes to the Community Network it would need to be part of the Year 3 figures vote. Estimated cost £4,000 - £5,000.

Highways confirmed on 8 July the following: -

Good afternoon

To confirm, the estimated costs to extend the existing 30mph speed limit northwards to a point north of the River Fowey Retreat are £4000.

Extending the 30mph speed limit much further to incorporate the Duchy Nursery would not be appropriate in terms of frontage development/visual cues for drivers and might have a negative effect rather than positive - drivers might see the posted 30 speed limit as a target speed on the rural section of road in between the Nursery and River Fowey Retreat. The nature of the road is likely that speeds are much lower than 30mph already.

10. Litter bins – to consider, in response to complaints received, if the Council wishes to increase litter collections at the skatepark and King George V play area to twice weekly. Both Mayor Hughes and the Town Council office have received emails and videos of litter particularly in King George V playing field. Local residents not wishing to see litter left lying have been taking it upon themselves to collect the litter and put it in the bins or if the bins are overflowing taking it home. Currently the bins are emptied once a week and having the bins emptied more often from 01 August – 30 September may

help the problem. Biffa have been asked for a price which the office hopes to have received by the meeting.

11. Tree damage – to update Council on further damage to Council trees.
12. National Association of Local Councils – to consider a response to the new model Code of Conduct consultation.
Please see email dated 12/06/20 10.22
13. Luxulyan Parish Council – to consider the request received to forward a copy of the template letter provided to Sheryll Murray MP to request a cautious approach to the easing of lockdown.
Please see email dated 08/07/20 16.10
14. Lostwithiel Town Council Standing Orders & Financial Regulations – to consider approval as drafted
Please see separate document. The change is the addition of the Virtual meeting supplementary Standing Orders.
15. Annual Meeting – to consider the suggestion put forward by Councillor Hatton that the Town Council holds an Annual Meeting.
16. Remembrance Sunday – to consider the offer from Mr John Henderson to take over responsibility for the arrangements for Remembrance Sunday i.e. contacting all the organisations regarding the Church service & parade, ordering and taking payment for the wreaths, applying for the road closure and arranging in liaison with the Mayor & Vicar of St Bartholomew's (Rev Beynon) the parade to and from the War Memorial.

17. Lostwithiel Public toilets – to approve the Covid secure measures taken in preparation for re-opening and to decide in light of Government Guidelines if the toilet should be cleaned twice or three times a day.

Please see separate documents.

18. Lostwithiel Play Areas – to consider correspondence received from the Town Council’s insurers and to approve the Covid-secure measures as drafted in order that further reference to a Council meeting is not required.

Please see separate documents.

19. Lostwithiel Library – to approve the Covid secure measures taken in preparation for the click and collect service from the library courtyard.

To be tabled the current intention is to start a courtyard click and collect service on Wednesday 22 July. (The customer orders their books on the CC website and collects them from the library courtyard. Books will be left outside the library for collection for 2 hours each Wednesday)

20. Accounts & Finance –

a) To approve payment of the following: -

Cheque Ref	Payee Name		Amount Paid
101471	Allium Environmental Ltd	Legionella testing Taprell House	£420.00
101472	Biffa	Castle Hill Cemetery bin	£92.40
101473	British Gas	Electric	£88.33
101474	Cormac	Cemetery & cleaning	£1,245.72
101475	Complete	Stationary	£59.68

	Business Solutions		
101476	EDF Energy	Electric	£56.49
101477	K Hill & Partners Ltd	Grass cutting	£1,363.20
101478	Hudson Accounting Ltd	Internal Audit	£350.00
101479	Phoneta	Lone worker service	£12.00
101480	Restormel Property Services	Repair to picnic bench	£48.00
101481	Sovereign Design Play Systems Ltd	Outdoor gym deposit	£3,419.30
101482	WesternWeb	Annual service charges email system & microphone	£345.54
101483	Sandra Harris	Re open library expenses, Permanent markers, biodegradable plastic bags for books, bin & facemasks	£88.21
101469 & 470 & 2 Bank transfer payments	Salary related expenses	Salary related expenses	£3199.78
		Total	£10,788.65

21. Quarterly finance report - to consider approval of the report provided

To be tabled

22. Cormac Burial Agreement – to consider the agreement provided and to approve the required increases to Lostwithiel Town Council’s Cemetery Fees 2020 - Sexton fees
Please see separate documents, historically the Town Council has increased the Sexton fees payable in line with the increases in the Service Level Agreement.
23. Nomansland marigolds – to consider the request received for a financial contribution towards the cost of this year’s plants (£89.00).
The Town Council office has received a scan of the card receipt to Bodmin Nursery for £89.00. The receipt is for 168 plants. 124 Marigolds were planted in a carefully thought out pattern with a couple of spare Marigolds being kept in a residents back garden in case of any failures. The extra plants were not used but were supplied because the Nursery had insufficient plants to make up the original order for 140 marigolds.
24. Re-opening Town Centres & Social distancing – to consider an update on Lostwithiel bid.
To be tabled, I have been advised by Lostwithiel’s Community Link Officer that the increase in toilet cleaning charges can be submitted as part of Lostwithiel’s bid. Clearly it cannot be assumed that the bid when submitted will be successful.
25. Lostwithiel New Co-op Pioneer member – to consider the suggestion: - how great would it be if the younger generations and anyone who fancied created a piece of art or writing or something and then delivered it/ had it delivered to isolated people in the town. Along with a small gift from the co-op.

The Town Council has been contacted by Lostwithiel’s new Co-op Pioneer Member for Lostwithiel & Bodmin. Whilst it is

acknowledged that both areas have a great community spirit it is suggested by the new Co-op Pioneer Member that there might be some people still self-isolating who may appreciate this gesture.

'Where you come in :

Are you aware of any people who would value this and able to get the package to them or pass on the info so someone else could?.

Would the council be interested in getting involved, or be able to point me to people who would?

If so please let me know and we can put this into action.'

The Town Council office has contacted CV19 support for Lostwithiel group but they do not consider, due to work commitments, they do not have the capacity to facilitate this offer.