



Lostwithiel Town Council Extraordinary Meeting

Tuesday 27 July 2021

Meeting Minutes

An Extraordinary meeting of the Town Council was held in the Community Centre on Tuesday 27 July 2021 at 7pm.

Councillors present

Mayor Ross, Deputy Mayor Henderson
Councillor Anders, Councillor Barrass
Councillor Guiterman, Councillor Lindley
Councillor Rawlings, Councillor Wisdom

In attendance

29 members of the public were in attendance
Town Clerk Mrs Harris and Administrative Assistant Mrs Doyle were in attendance.

088/21 Apologies of Absence

None.

089/21 Declarations of Interest

Councillor Barrass declared a non-registerable interest in Planning Application PA21/00038 – Gilly Flower Farm.

Deputy Mayor Henderson and Councillor Guiterman both declared non-registerable interests in Planning Application PA21/05899 - 29 Summers Street

090/21 Public Participation

The Council was addressed regarding Planning Applications PA21/05899 - 29 Summers Street & PA21/00038 – Gillyflower Farm.

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It was **resolved** that the minutes of the Town Council meeting held on 6 July 2021, are accepted, approved and duly signed by Mayor Ross.

Voting - 7 votes in favour and 1 abstention.

092/21 Planning applications

Councillor Guiterman made a statement to Council and having previously declared a non-registerable interest then left the meeting room.

Deputy Mayor Henderson having previously declared a non-registerable interest left the meeting room

a)

PA21/05899 29 Summers Street Lostwithiel
Variations to current dwelling

It was **resolved** that Lostwithiel Town Council does not support this application. The Council considers the proposal overbearing and out of keeping with the Conservation area. Furthermore, in the Council's opinion, the proposal is not in accordance with National Planning Policy Framework paragraphs 185c), 189, 190, 192, 193, 194, 200 & 201. Cornwall Local Plan Policies 12 & 24 and Lostwithiel Neighbourhood Development Plan policies HH2a & HH4bi) & ii).

Councillor Guiterman and Councillor Henderson re-joined the meeting. Councillor Barrass made a statement to Council and having previously declared a non-registerable interest then left the meeting room.

PA21/00038- Land at Gillyflower Farm, Cott Road, Lostwithiel
Gillyflower Farm Education Centre for Horticulture, Agronomy and Cookery (including ancillary café and retail and other associated uses), 19 holiday lodges, golf reception and new access and parking arrangements.

In accordance with Standing Order 3f) it was **resolved** to allow Angela Warwick from Situ8 answer a specific question from Council Members.

Voting – 8 votes in favour.

The Council considered the revised application in context of the National Planning Policy Framework and the response submitted by Council to the original application.

The Council considered the following paragraphs pertinent to the revised plans.

11bii) The Council considers that the adverse impact of this project severely outweighs the benefits, essentially the proposals for this site duplicate the recently announced Eden Project plans to build further education facilities.

30. The policies in the Lostwithiel Neighbourhood Development Plan (LNP) take precedence where it doesn't conflict with the NPPF namely the objective to 'conserve and enhance Lostwithiel's heritage assets and protect and improve positive features which contribute to the townscape. 'and 'To revitalise the retail and commercial activities of the town centre'

39. The applicant did not explore the opportunity of early engagement with the local community

83c). The Council acknowledges that the revised design reduces the visual impact but considers the height of the hub should be reduced further and that Historic England comments dated 22 July should be addressed.

Voting – 7 votes in favour, 1 vote against.

84. The Town Council notes that the negative impact on the surrounding countryside has been reduced and site access has been improved particularly for alternative modes of transport. However, the Town Council wishes to have the opportunity to make further comment after the consultation response from Highways Development Management Majors has been received by Cornwall Council.

Voting – 8 votes in favour.

85. This project has the potential to have a negative impact on Lostwithiel Town centre. The applicant is making provision to connect with the Town centre to encourage visitors to visit whilst in the area. The Town Council in conjunction with the Town Team (membership includes many prominent town organisations including Lostwithiel Business Group) has recently been awarded Cornwall Council's Town Centre Revitalisation Fund ' Town Vitality Funding.

89. The Town Council wishes to request that the applicant is asked to provide an impact assessment to illustrate how in preparing their proposal, they have given consideration to the impact the proposal would have on the catchment area and town centre vitality and wider retail catchment.

108 The application does promote visiting the site by walking, cycling or public transport. However, the Town Council considers there is still room for further improvement and wishes to make

further comment after the consultation response from Highways Development Management Majors has been received.

128. There has been insufficient discussion between the applicant and the local community regarding this proposal.
Votes – 8 votes in favour.

170. This application does not protect and enhance valued landscapes. The site of this proposal is in an Area of Great Landscape Value. Lostwithiel is in a valley and the proposed hub will still dominate views from the town, its environs and views from Restormel Castle. This appearance of some of the golf course will be improved by the orchards and other planting.
Votes – 6 votes in favour, 2 against.

174. Consideration should be given in the context of the EIA to the glare from all the glass on the buildings, the lights in the buildings and from traffic travelling to from and around the site. The Environmental impact will not be limited to the confines of the site as it is clearly visible from all sides of the valley, from the A390 and the surrounding countryside.

180. This land is currently green fields the Town Council would like to request that the developer provides a light pollution impact survey.

182. This applicant is working more in conjunction with local businesses. The Council welcomes the intention to integrate some local businesses but considers there is still room for further improvement.
Votes – 6 votes in favour, 2 against.

189. The Town Council considers that whilst the height and size has been reduced the negative impact on the setting of Restormel Castle and the 1644 Battlefields is still unacceptable.

194b) The Town Council considers that whilst the reduction in height and size has reduced the visual harm the proposal is still significantly intrusive.

It was **resolved** that this agenda item needs further discussion and that the Town Clerk will liaise with Cornwall Council regarding an extension to the deadline for the Gillyflower planning response and will arrange Extraordinary Meetings to allow the Town Council to meet and formulate their response within the timeframe allowed. Votes – 8 votes in favour.

Councillor Barrass re-joined the meeting.

The meeting closed at 9.50pm.

Chairman

Date