



Lostwithiel Town Council Extraordinary Meeting
Wednesday 04 August 2021

Meeting Minutes

An Extraordinary meeting of the Town Council was held in the Community Centre on Wednesday 04 August 2021 at 7pm.

Councillors present

Mayor Ross, Councillor Guiterman,
Councillor Guy, Councillor Henderson,
Councillor Marshall Stevens, Councillor Micklethwaite,
Councillor Rawlings, Councillor Townsend
& Councillor Wisdom

In attendance

18 members of the public were in attendance
Town Clerk Mrs Harris was in attendance.

108/21 Apologies of Absence

Apologies of Absence were received and accepted from the following Councillors –

Deputy Mayor Henderson, Councillor Anders, Councillor Barrass,
Councillor Jarrett, Councillor Kent, Councillor Lindley &
Councillor Saundry.

109/21 Declarations of Interest

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

110/21 Public Participation

Mayor Ross read to Council a number of emails received at the Town Council office regarding PA21/00038 and the Council was addressed by members of the public present regarding this application.

The Town clerk read to Council an email received from a member of the public regarding the Code of Conduct.

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It was **resolved** to agree to the Town clerk's request to defer this agenda item until the next Council meeting.

Voting - 9 votes in favour.

112/21 Planning applications

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

a)

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.

The Council considered the revised application in context of the Cornwall Local Plan & Lostwithiel Neighbourhood Plan and the response submitted by Council to the original application.

It was **resolved** in accordance with Standing Order 3f to take comments from Cornwall Councillor Martin.

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

Cornwall Local Plan

Policy 1 ' The Town Council wishes to express concern that throughout Cornwall there have been a number of unsuccessful holiday parks which have sought permission for all year-round residential occupancy to make the site viable. The Council considers the substantial cross subsidy included in the proposal outweighs the benefits.

Policy 4 ' In the Council's view, this proposal has the potential to have an adverse impact on the vitality and viability of Lostwithiel Town centre, some existing businesses will find themselves in direct competition for trade. Although, the size of the proposal has been reduced the Town Council is of the opinion that the application is not commensurate with the size of the town.

Policy 5 ' The Town Council does not consider this application is of a scale 'appropriate to its location or demonstrates an overriding locational and business need'. It does not provide 'a well-balanced mix of economic, social and environmental benefits'. The educational offer proposed duplicates an offer proposed for Eden and the cross subsidy required on site negates all environmental benefit.

Policy 6 ' This proposal intends to construct 19 x C3 units of housing 'outside the physical boundaries of existing settlement'.

Policy 12 ' The applicant has not engaged with the local community in the design process and it is the opinion of the Town Council that the proposal does not work with the natural and historic environment.

Policy 23 ' This proposal in the opinion of the Town Council does not enhance Cornwall's natural environment. The Council considers it is not of an appropriate scale, mass and design and will instigate light pollution in a hitherto from the perspective of the town dark sky,

tranquil, relatively undisturbed area. The proposed site is within an Area of Great Landscape Value and the Town Council requests that a light pollution assessment is provided to the Local Planning Authority by the applicant.

Policy 24 ' The Town Council considers this proposal does not conserve the historic landscape of the Lostwithiel Battlefields and has a negative impact on the vista from Restormel Castle. The Town Council acknowledges that measures have been taken to reduce the impact of this proposed development on the vista. However, the Council considers that the mitigation measures in this revised proposal are insufficient to conserve this important historic landscape.

Policy 26 ' Lostwithiel experiences flooding and the Town Council would ask Cornwall Council to closely scrutinize the Flood information submitted to ensure the site does not exacerbate flooding in Lostwithiel. The Council considers there is a risk that there will be an increase in surface water run-off in Cott Road

Policy 27 -The Town Council would like to be reconsulted on this application once the consultee response from Cornwall Council Highways has been received.

In the context of the Lostwithiel Neighbourhood Development Plan the Town Council wishes to highlight the following: -

The Lostwithiel Neighbourhood Plan has designated a housing development boundary the assessment criteria for this boundary were as follows: -

' Criterion 1:to confine development to the three valleys formed by the river Fowey, the Tanhouse Stream and Coffee Lake along the A390 going East out of Lostwithiel, avoiding upland sites that are highly visible from either the town centre or the surrounding countryside and/or impact on historic assets and their setting.

' Criterion 2: to round-off the existing boundary of the continuous high-density housing; to ensure there is convenient access to the town centre and to avoid excessive ribbon development.

' Criterion 3: to maintain existing woodland areas

The proposed project therefore contradicts the ethos of the Neighbourhood Development Plan to confine development to the valleys, to avoid upland sites and not impact on historic assets and their settings. It also intends to provide 19x C3 units of housing outside the Neighbourhood Development Plan housing boundary.

This proposal does not meet the following objectives of the Lostwithiel's Neighbourhood Plan: - 'conserve and enhance Lostwithiel's heritage assets and protect and improve positive features which contribute to the townscape. 'The proposal is overbearing in an Area of Great Landscape Value it does not conserve and will have a considerable adverse effect on the historic landscape of the Lostwithiel Battlefields and has a negative impact on the vista from Restormel Castle.

'To revitalise the retail and commercial activities of the town centre' ' In the opinion of the Town Council this proposal has the potential to have a negative impact on Lostwithiel Town centre, as previously stated a number of the retail proposals duplicate offers currently available in the town. There is no provision to connect with the Town centre to encourage visitors to visit whilst in the area. Lostwithiel's Town Centre is already struggling and the Town Council with support from Town Team members has recently had two Town Centre Revitalisation programme funding bids approved by Cornwall Council.

Paragraph 91 ' This paragraph expresses the 'strong desire in the town to retain a busy and thriving centre for shopping by local residents and visitors and the Town Council supports this desire. Every effort must be made to ensure the survival of the retail centre

through ensuring that as many properties as possible remain available for retail use'. The Town Council due to the retail offering included as part of the proposal considers that this proposal has the potential to decimate a number of struggling businesses.

Paragraph 98 ' The Town Council does not consider this overbearing development meets this criterion. It is not a 'sympathetic business venture in the countryside 'which will enhance the local environment and the local economy.

Paragraph 148 ' The proposal is in conflict with this paragraph, the Town Council considers the scale mass and positioning of the buildings overwhelms noted landmark buildings and the town itself.

Paragraph 151 ' The Council considers this application is in conflict with Policy EH2b) 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

It was **resolved** that Lostwithiel Town Council does not support this revised application. The Town Council wishes to be reconsulted when Cornwall Council Highways have submitted their consultation response to the Local Planning Authority and when the applicant has responded to the further recommendations of Historic England. The clerk is instructed to prepare a draft consultee response for approval by Council at a further Extraordinary Meeting or if the LPA time constraints are such that it is not possible to hold an Extraordinary Meeting then agreement is to be sought via email. The clerk is further instructed to insert the Lostwithiel Neighbourhood Plan policy numbers into the response where applicable. Votes – 5 votes in favour, 3 against.

The meeting closed at 9.30pm.

Chairman

Date