



Lostwithiel Town Council Meeting Tuesday 04 July 2023

Meeting Minutes

A meeting of Lostwithiel Town Council was held in Lostwithiel Community Centre on Tuesday 04 July 2023 at 7.45pm.

Councillors Present

Mayor Henderson, Deputy Mayor Guiterman,
Councillor Anders, Councillor Berryman,
Councillor Guy, Councillor Henderson,
Councillor Kent, Councillor Pearce,
Councillor Rawlings, Councillor Ross
Councillor Saundry, Councillor Tipton,
Councillor Townsend & Councillor Wisdom.

In attendance

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

090/23 Apologies of Absence

Apologies were received and accepted from Councillor Jarrett.

091/23 Declarations of Interest

Mayor Henderson, Deputy Mayor Guiterman, Councillor Henderson & Councillor Rawlings declared non-registerable interests in planning application PA23/02502.

Councillor Pearce & Councillor Tipton declared non-registerable interests in agenda item 11a) Hire of Town Council land - Kowsel and Councillor Wisdom declared a non-registerable interest in agenda item 11b) Hire of Town Council land – Really Lovely Projects.

Councillor Rawlings declared a non-registerable interest in agenda item 13 – Second Island walkway.

092/23 Public Participation

Mayor Henderson asked the Members of the Public present if anyone wished to address Council on anything other than PA23/02502. No-one addressed Council.

Mayor Henderson, Deputy Mayor Guiterman, Councillor Henderson & Councillor Rawlings having previously declared non-registerable interests in PA23/02502 left the meeting room.

It was resolved to appoint Councillor Berryman as Chair for this agenda item. Vote -9 in favour, 1 abstention.

The Council was addressed regarding PA23/02502.

093/23 Meeting Minutes 06 & 29 June 2023.

Mayor Henderson, Deputy Mayor Guiterman, Councillor Henderson & Councillor Rawlings re-joined the meeting and Mayor Henderson resumed as Chair.

It was **resolved** that the minutes of 06 June 2023 are accepted, approved and duly signed by Mayor Henderson.

Vote 11 in favour, 3 abstentions.

It was **resolved** that the minutes of the Extraordinary Meeting of 29 June 2023 are accepted, approved and duly signed by Mayor Henderson. Vote 10 in favour, 4 abstentions.

094/23 Planning applications-

Mayor Henderson, Deputy Mayor Guiterman, Councillor Henderson & Councillor Rawlings having previously declared non-registerable interests in PA23/02502 left the meeting room.

It was resolved to appoint Councillor Berryman as Chair for this planning application. Vote -9 in favour, 1 abstention.

a) To consider planning applications

PA23/02502

Gillyflower Golf clubhouse and reception, 19 holiday lodges (apart-hotel c1 use class), small classroom and new access and parking arrangements..

It was **resolved** to request a recorded vote. Vote – 10 in favour.

Having considered the information presented to Council on 27 June, considered the application in the context of the NPPF, the Cornwall Local Plan & the Lostwithiel Neighbourhood Plan on 29 June and the information presented and discussed at this meeting including Cornwall Council's Climate Emergency DPD, it was **resolved** not to support planning application PA23/02502.

Vote – 9 in favour, Councillor Anders, Councillor Guy, Councillor Kent, Councillor Pearce, Councillor Ross, Councillor Saundry, Councillor Tipton, Councillor Townsend & Councillor Wisdom.

1 abstention – Councillor Berryman.

It was further **resolved** to approve the consultee response to Cornwall Council as drafted with two minor alternations and having considered the planning application in the context of the Cornwall Council Climate Emergency Development Plan Document; the Council considered that the proposal is not in accordance with Cornwall Council Climate Emergency DPD policies C1 1-10, SEC12a) & SEC15). The clerk was instructed to ensure these policies are listed in the Council's response and further instructed to make the final

sentence of the consultee response ‘Lostwithiel Town Council opposes this application.’ Vote – 10 in favour.

(Please see Appendix 1 for the full consultee response.)

Councillor Berryman thanked Tri-Service Officer Josh Harman for attending the meeting. Tri-Service Officer Josh Harman left the meeting room as did a number of members of the public.

Mayor Henderson, Deputy Mayor Guiterman, Councillor Henderson & Councillor Rawlings re-joined the meeting and Mayor Henderson resumed as Chair. Members of the public present – 8.

PA23/04499

Land adjacent to 11 River Fowey Retreat, Cott Road, Lostwithiel
Application for Outline Planning Permission with all matters reserved for a detached two storey 3-bedroom dwelling.

It was **resolved** to support this application. Vote 10 in favour, 3 against and 1 abstention.

A further 4 members of the public left the meeting room.

b) None.

095/23 Licensing Application LI23-002501 Duchy of Cornwall Nursery

LI23-002501

Duchy of Cornwall Nursery
Boconnoc
Lostwithiel

It was **resolved** to object to this licensing application and to ask Cornwall Council Licensing to ask that the Duchy of Cornwall Nursery is asked to fill out the form correctly and provide all information requested. Vote 10 in favour, 4 against.

096/23 Lostwithiel Town Team - update

Council considered the points raised by the members of the Town Team and it was agreed that the Town Clerk would be asked to put together, in liaison with the Town Team, the necessary documents to enable the Town Team to become a Committee of Lostwithiel Town Council.

A further 3 members of the public left the meeting room.

097/23 Lostwithiel Football Club – grant application

It was **resolved** to defer this agenda item to a future Council Meeting. Vote – 14 in favour.

098/23 Lostwithiel Football Club – Under 10's pitch

It was **resolved** to defer this agenda item to a future Council Meeting. Vote – 14 in favour.

099/23 Hire of Town Council Land

Councillor Pearce, Councillor Tipton & Councillor Wisdom having previously declared non-registerable interests left the meeting room.

- a) It was noted by Council that this event had already taken place on the Parade. The clerk was instructed to contact the event organisers to ask them to ensure that for any future events they have planned that the application and supporting documents are received by the Town Council office at least a month prior to the planned event. Vote – 11 in favour.

Councillors Pearce & Tipton re-joined the meeting.

- b) was **resolved** to approve Sing along the River's use of the Parade on 10 & 31 August subject to the Really Lovely Project supplying a copy of the insurance and risk assessments for the events. Vote – 13 in favour.

Councillor Wisdom re-joined the meeting.

100/23 Hire of Town Council Land – Policy revision -

It was **resolved** to approve the revisions to the policy as drafted subject to the following minor amendments: -

F2 Addition of ... within 48 hours of the end of the event’

F11 Add ‘Tent pegs are permitted.’

F18 Remove ‘10am the following day’ and replace with ‘48 hours after the end of the event.’

F20 Remove ‘reserves the right’

F22 Remove ‘drone’ and add’ unmanned aerial vehicles’

F31 Remove ‘of I’

Vote - 11 in favour, 1 against, 2 abstentions.

101/23 Second Island Walkway

Councillor Rawlings having previously declared a registerable interest answered a question regarding the quotation provided and then left the meeting room.

It was **resolved** to accept the quotation provided and authorise the works as soon as possible. Vote 13 in favour.

Councillor Rawlings re-joined the meeting.

102/23 Accounts & Finance

Date	Cheque Ref	Payee Name	Amount Paid	Transaction Detail
04/07/23	Direct Debit	Biffa	£106.70	Cemetery bin and annual waste compliance charge
04/07/23	200042	Sarah Blewett	£37.50	Stamps
04/07/23	200043	Clarity Copiers Ltd	£30.85	Copy charges
04/07/23	200044	Cormac Solutions	£353.50	Sexton fees

		Ltd		
04/07/23	200045	Cornwall Council	£45.60	DBS admin fee
04/07/23	200046	EDF Energy Customers Ltd	£534.99	Electric
04/07/23	200047	Hudson Accounting Ltd	£350.00	Internal Audit fee
04/07/23	200048	NPower	£125.60	Public toilet electric April & May
04/07/23	200049	Source for business	£76.47	Water Public toilet
04/07/23	200050	SWPSI	£449.99	June monthly inspections and special visit
04/07/23	200051	Westernweb Ltd	£168.00	Renewal lostwithieltowncouncil domain & web space
06/06/23	200039-200052-54 & 1 x Standing Order	Salary related expenses	£6,944.17	Salary related expenses
		Total	£9,223.37	

The meeting closed at 10pm

Chairman

Date

Lostwithiel Town Council Meeting – 04 July 2023

Appendix 1

PA23/02502 – Gillyflower Golf clubhouse and reception, 19 holiday lodges (apart hotel c1 use class), small classroom and new access and parking arrangements.

Lostwithiel Town Council does not support this planning application. In the context of the National Planning Policy Framework the Council considers that the proposed development is not in accordance with the following: -

11bii) The Council considers that the adverse impact of this project severely outweighs the benefits.

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'*

83c). The Council does not consider that this rural tourism/leisure development respects the character of the countryside. To quote Historic Environment Planning (18 May 2023)*'the proposed development will still unavoidably change part of the existing rural landscape setting of nearby designated heritage assets.'*

88. The Council considers this proposal has the potential to have a negative impact on Lostwithiel Town centre.

90. 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, Lostwithiel town centre vitality and wider retail catchment.

104c) & d), 110a) & 113 The Town Council would advocate better use of public transport given the frequency of train stops in the town and

requests that a detailed travel plan is provided by the applicant which covers all traffic to and from the site i.e., deliveries etc.

130c). The Council considers this application is not sympathetic to local character and history, including the surrounding built environment and landscape setting....

174a). The Council considers 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 development will dominate views from the town, its environs and views from Restormel Castle.

185c) The Council considers this application will create light pollution in a hitherto dark sky. During daylight hours there is the potential for glare from all the glass on the buildings and at night the lights in and around 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. Could Cornwall Council please ask for a light pollution assessment.

189. The Town Council considers the negative impact on the setting of Restormel Castle is unacceptable.

190c) & 197c) The Town Council does not consider this proposed new development makes a positive contribution to local character and distinctiveness.

199 The Town Council considers the proposal is significantly intrusive. The site of this proposal is in an Area of Great Landscape Value. Lostwithiel is in a valley and the proposed development will dominate views from the town, its environs and views from Restormel Castle.

200 The Town Council does not consider that this proposal has 'clear and convincing justification.'

202 The Town Council has considered the applicants document 'Some of the public benefits of Gillyflower Farm'. However, it does not agree that the benefits listed are directly attributable to the Clubhouse and reception and 19 holiday lodges. The Council considers the harm outweighs the public benefit.

203. The Town Council considers the negative impact on the setting is unacceptable.

In the context of the Cornwall Local Plan the Council considers that the proposed development is not in accordance with the following: -

Policy 1 ' The Town Council does not consider that this proposal will improve the economic, social and environmental conditions in our area. The adverse impacts of granting permission 'would significantly and demonstrably outweigh the benefits.

Policy 2 – The Town Council considers the proposal does not respect and enhance the quality of place.

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. The Council considers the size of the clubhouse 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'. The clubhouse and lodges do not provide 'a well-balanced mix of economic, social and environmental benefits'.

Policy 6 This proposal intends to construct 19 x C1 apart hotel units 'outside the physical boundaries of existing settlement'.

Policy 12 The Town Council considers that the proposal does not work with the natural and historic environment.

Policy 21 The site of this proposal is of high environmental value to the setting of the local Heritage assets and to the town of Lostwithiel which currently nestles in an unspoilt green valley.

Policy 23 The Town Council considers that this proposed development 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. From the perspective of the town and the surrounding environs the proposed site is a tranquil dark sky 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 has a negative impact on the vista from Restormel Castle. The Town Council does not consider the proposal *'conserves and where, appropriate enhance the design, character, appearance and historic landscapes and townscapes,'*

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 advocate better use of public transport given the frequency of train stops in the town and requests that a detailed travel plan is provided by the applicant which covers all traffic to and from the site i.e., includes deliveries etc.

In the context of the Lostwithiel Neighbourhood Development Plan the Council considers that the proposed development is not in accordance with the following: -

The Lostwithiel Neighbourhood Plan has designated a 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 Council therefore considers the proposed project contradicts 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 C1 apart hotel units outside the Neighbourhood Development Plan boundary.

(Lostwithiel Neighbourhood Plan policies HH2b & HH4bi)

The Council considers the 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.*' (Lostwithiel Neighbourhood Plan policies EH2b), EH2d))

The Council considers the proposal is overbearing in an Area of Great Landscape Value it does not conserve and will have a negative impact on the vista from Restormel Castle.

'To revitalise the retail and commercial activities of the town centre'

The Town Council considers this proposal has the potential to have a negative impact on Lostwithiel Town centre. There is scant provision

to connect with the Town centre to encourage visitors to visit whilst in the area.

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 restaurant offering included as part of the proposal, considers that this proposal has the potential to harm the trade of restaurants, take aways and coffee shops based in the town centre.

Paragraph 98 The Town Council considers this proposed development is not a 'sympathetic business venture in the countryside 'which will enhance the local environment and the local economy.' (Lostwithiel Neighbourhood Plan policies EH2b), EH2d))

Paragraph 148 The Town Council considers 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.

(Lostwithiel Neighbourhood Plan policies EH2b), EH2d))

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

The Town Council considers the proposal does not meet the following Lostwithiel Neighbourhood Development plan policies: -

EH2b) & d) Protecting the Heritage of the Town – The Town Council considers the location and scale of this proposed development is not conducive with nearby heritage assets and the apart hotel units offer bland uniformity of design.

HH2b), c) The proposal is not a small-scale housing development outside the Development Boundary.

HH4bi) The proposal overwhelms noted landmark buildings nearby

Cornwall Council Climate Emergency DPD

The Town Council considers that the proposal is not in accordance with the following Climate Emergency DPD policies: -

C1 – Development in Cornwall should represent sustainable development and manage our natural, historic and cultural assets wisely for future generations, contributing in line with the scale and type of development to achieving the following objectives:

- 1) Make the fullest possible contribution to minimising greenhouse gas emissions in accordance with the energy and waste hierarchies through ensuring resource efficiency, minimisation of waste and the prioritisation of renewable energy;
- 2) Mitigate against and improve resilience to the effects of climate change;
- 3) Contribute positively to the health, wellbeing and resilience of our communities and the natural world;
- 4) Use and reuse land efficiently and minimise impact of development on soils through over compaction, pollution or reduction in the quality of soil and encourage regenerative practice to conserve the capacity of soils for sustainable production of food, water, raw materials and energy;
- 5) Contribute positively to environmental growth, protecting irreplaceable habitats and the integrity of ecosystems, restoring natural processes and strengthening nature recovery networks, and ensuring a net gain for biodiversity.
- 6) Maximise the ability to make trips by public transport, sustainable and active modes of transport in all developments through careful design and mix of uses that actively support walking and cycling rather than car use for day to day living;
- 7) Conserve and enhance our natural and historic environment and cultural heritage according to their international, national and local

significance and increase built and natural environment distinctiveness through locally distinctive, high quality and sustainable design and multi-functional green infrastructure provision;

8) Avoid or minimise light, water, air and noise pollution and improve or maintain air and water quality;

9) Protect and enhance carbon storage in our natural environment (including the marine environment); and

10) Regenerate, improve or maintain the natural functioning of coastal and river processes, avoiding areas at risk of flooding and coastal change and further reducing flood risk elsewhere wherever possible.

SEC1 2a) – ‘New Development – Major Non-Residential Development proposals for major (a floor space of over 1,000m²) non-residential development should demonstrate how they achieve BREEAM ‘Excellent’ or an equivalent or better methodology.’

SEC1 5) - Development proposals for 50 or more dwellings and non-residential development with a floor space of 1,000 m² or more should incorporate water reuse and recycling and rainwater harvesting measures.

Lostwithiel Town Council opposes this application.