



## **Lostwithiel Town Council Extraordinary Meeting Tuesday 16 April 2024**

### **Cornwall Councillor Report**

None

### **Meeting Minutes**

An Extraordinary Meeting of Lostwithiel Town Council was held in Lostwithiel Library on Tuesday 16 April 2024 at 7pm.

### **Councillors Present**

Mayor Henderson, Deputy Mayor Guiterman, Councillor Guy, Councillor Kent, Councillor Pearce, Councillor Rawlings, Councillor Ross, Councillor Saundry & Councillor Townsend.

### **In attendance**

16 members of the public were in attendance

Town Clerk Mrs Harris was in attendance.

Acting Assistant Town Clerk Miss Groves was in attendance

### **335/23 Apologies of Absence**

Apologies were received and accepted from Councillor Anders, Councillor Berryman, Councillor Dixon, Councillor Henderson, Councillor Tipton & Councillor Wisdom.

### **336/23     Declarations of Interest**

Deputy Mayor Guiterman declared a non-registerable interest in agenda item 6 Planning Application PA24/01878.

### **337/23     Public Participation**

The Council was addressed members of the public regarding planning application PA24/01878 Land South West of 4 Duke Street.

The Council was also addressed by members of the public regarding Planning application PA24/01112 Meadowbrook House Grenville Road.

### **338/23     Meeting Minutes 02 April 24**

It was **resolved** that the minutes of 02 April 2024 are accepted & approved with amendment under minute reference **332/23**

**Maintenance work tender** where it was requested that i.e. is changed to e.g. Once the minutes had been amended in ink the amended minutes were duly signed by Mayor Henderson.

Vote – 6 in favour, 3 abstentions.

### **339/23     Lostwithiel Cemetery**

It was **resolved** to not allow the football club logo on the gravestone as requested by the family. In light of this request, Council considered that the wording of the current Cemetery Policy and Operating Procedures document should be reviewed.

Vote 6 in favour, 3 against.

Deputy Mayor Guiterman having previously declared a non-registerable interest left the meeting.

### **340/23     Planning applications-**

- a) **PA24/01878**                                    Land South West of 5 Duke Street,  
Duke Street Lostwithiel  
Outline application with all matters reserved for proposed two-bedroom cottage

It was **resolved** not support this application. The application does not include any off-street parking provision and is therefore contrary to Lostwithiel’s Neighbourhood Plan Policy HH5. “Off-Street Parking Requirements - In addition to any garage space that may be provided, proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1-2 bedrooms and a minimum of two off-street parking spaces for units with 3 or more bedrooms. Proposals for housing developments of four or more dwelling units will also be required to provide one further off-street visitor parking space per four dwelling units.” Furthermore, the Council endorses the comments from Cornwall Council’s HEP Officers and wishes to also be re-consulted when further information has been received. Vote – 8 In favour

Deputy Mayor Guiterman rejoined the meeting

**PA24/01112**

Meadowbrook House  
52 Grenville Road, Lostwithiel  
Demolition of the existing 42-bedroom care home and the construction of new 36-unit close care apartment building and a new 77-bedroom care home to replace existing.

It was **resolved** not to support this application the Council considers the application contrary to the following NPPF, Cornwall Local Plan & Lostwithiel Development Plan policies.

In the context of the National Planning Policy Framework the Town Council considers the following paragraphs pertinent: -

- 8c). The Town Council considers that the buildings included in this application do not deliver an environmental objective. They do not ‘protect and enhance our natural, built and historic environment; .....’
- 12. The Town Council considers that this proposal contradicts the ethos of the Lostwithiel Neighbourhood Plan and considers

there are no ‘material considerations in a particular case indicate that the plan should not be followed.’

- 20d) The Town Council considers that this planning application does not offer ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.....’
100. The Town Council does not consider that the existing health infrastructure in the town e.g. doctors, dentist & pharmacy has the capacity to deliver medical services to the increased number of beds to be provided.
- 124e) The Town Council is of the opinion that the multi floor buildings are not ‘consistent with the prevailing height and form of neighbouring properties and the overall street scene.....’
- 128d) This application does not maintain the ‘area’s prevailing character and setting.....’
- 135c) This application is not ‘sympathetic to local character and history, including the surrounding built environment and landscape setting, .....’
165. The Town Council notes the inclusion of SuDS in the proposal. However, based on local knowledge the Council respectively suggests that further consideration is given to both hard engineered and soft landscaping components to ensure that this site would not add to the already not insignificant flood risk level in Lostwithiel. For example, the inclusion of a stormwater attenuation tank with controlled flow release rate to alleviate the potential for run-off water to exacerbate the flood risk to properties further down and closer to the Town Centre.
- 180a) The Town Council considers this proposal is contrary to ‘protecting and enhancing valued landscapes.....’

193. This proposal cannot be ‘integrated effectively with existing businesses and community facilities...’ It will have an adverse effect on the town’s current medical infrastructure.
- 196c). The Town Council considers that the application will not make ‘a positive contribution to local character and distinctiveness...’
212. This proposal demolishes an historic structure on site dating from 1700’s and would not make a positive contribution to the setting of Lostwithiel’s Conservation Area or the multiple Listed Building structures within.

In the context of the Cornwall Local Plan the Town Council considers the following paragraphs pertinent: -

#### Policy 1

The Town Council considers the ‘adverse impacts of Granting permission would significantly and demonstrably outweigh the benefits....’

#### Policy 2 part 1

The Town Council considers that this application shows little regard for ‘respecting and enhancing quality of place’ the design does not a) ‘.....demonstrates a cultural, physical and aesthetic understanding of it’s location.’

#### Policy 5

The Town Council considers the application is not in accordance with part1c) ... ‘be of a scale appropriate to its location...’.

#### Policy 12

The Council considers this proposal contradicts part 1a) ‘.. Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting’ and parts 2a)-2c) It will not ‘protect individuals and property from:

- 2a. overlooking and unreasonable loss of privacy; and
- 2b. overshadowing and overbearing impacts; and
- 2c. unreasonable noise and disturbance.’

### Policy 13

The Town Council consider the proposal is in conflict with part 2 & 3 of this CLP policy as there is limited open space onsite and not enough off-street parking on site 'given the accessibility of the location.....'

### Policy 21a)

This application includes the demolition of an historic dwelling and 21c) does not take into account 'the character of the surrounding area.....'

### Policy 23 part 1 & 2

The proposal does nothing to 'sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment' and is not of 'an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes.'

### Policy 24

The Council considers that this application does not 'sustain the cultural distinctiveness and significance of Cornwall's historic, rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.....':

### Policy 26

Based on local knowledge the Council respectively suggests that further consideration is given to both hard engineered and soft landscaping SuDS components to ensure that this site would not add to the already not insignificant flood risk level in Lostwithiel. For example, the inclusion of a stormwater attenuation tank with controlled flow release rate to alleviate the potential for run-off water to exacerbate the flood risk to properties further down and closer to the Town Centre.

In the context of the Lostwithiel Neighbourhood Plan the Town Council considers the following paragraphs pertinent: -

EH2b) The Town Council is of the opinion that ‘the scale, mass and positioning .. ‘does not meet the criteria of this policy.

HH4a) This application does not ‘reflect Lostwithiel’s character and heritage...’

HH5 The proposal does not meet the ethos of the Lostwithiel’s Neighbourhood Plan to mitigate parking problems by providing sufficient off-street parking.

HH6 The Town Council does not consider the density of the proposed units are commensurate/compatible with existing development in Lostwithiel and it will not ‘blend into the countryside and beyond’.

The clerk was also asked to include in the response to Cornwall Council the request that Cornwall Council Highways department provide comment on the safety of the increased traffic numbers directly onto the A390 from this site and the new housing development directly opposite. Vote – 9 In favour

### **341/23 Strategic Planning Committee Meeting 21 March 2024**

It was **resolved** to ask Councillor Colin Martin to provide the Town Council with the outcome of the query raised by Members of the Strategic Planning Committee on 21 March 24 regarding access to reports in advance of the meeting.

Vote 8 in favour, 1 against.

### **342/23 Lostwithiel Town Council Addressing Cornwall Council Planning Committees**

It was **resolved** to amend the policy with the wording “specifically identified by the Town Council”

Vote 6 in favour, 3 against.

The meeting closed 8.35pm

Chairman

Date