



Lostwithiel Town Extraordinary Council Meeting Wednesday 02 July 2025

Cornwall Councillor Report

Cornwall Councillor Preece advised the meeting that she has asked a number of questions regarding planning application PA24/01112 and considers that the proposal has been improved significantly. CC Preece has been reassured that her list of considerations has been well considered and whilst the massing onsite has not been reduced significantly the exterior materials have been improved. CC Preece advised that the existing site planning permission needs to be taken into consideration as does the impact on the historic environment.

Meeting Minutes

An Extraordinary Meeting of Lostwithiel Town Council was held in Lostwithiel Guildhall on Wednesday 02 July 2025 at 7pm.

Councillors Present

Mayor Berryman, Councillor Anders, Councillor Eastham, Councillor Guiterman, Councillor McClarin & Councillor Nineham.

In attendance

Seven members of the public were in attendance.

Cornwall Councillor Preece was in attendance

Town Clerk Sandra Harris was in attendance.

086/25 Apologies of Absence

Apologies for absence were received and accepted from Deputy Mayor Rawlings & Councillor Henderson.

087/25 **Declarations of interest**

None

088/25 **Public Participation**

The Council was addressed by three members of the public regarding planning application PA24/01112 Meadowbrook House 52 Grenville Road.

089/25 **Meeting Minutes 25 June 2025**

It was **resolved** that the minutes of the Council Meeting held on 03 June 2025 are accepted, approved and duly signed by Mayor Berryman.

Proposer: Cllr Guiterman

Seconder: Cllr Eastham

Vote – 6 votes in favour.

090/25 **Planning applications**

a)

PA24/01112

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 the existing Meadowbrook House, 52 Grenville Road, Lostwithiel

In accordance with standing Order 25c and with the agreement of Council. Cornwall Councillor Preece was asked to participate in the discussion of this agenda item. Cornwall Councillor Preece answered questions posed by Council Members regarding parking, lighting, the impact on medical provision on the immediate area, the changes to the building design and exterior materials, service infrastructure, traffic flow observations, surface water and foul water drainage.

It was **resolved** to maintain the Town Council's objection to this planning application and to approve the response as below, drafted at the meeting .

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

112 Lostwithiel currently has inadequate parking provision in the town. The Council does not consider the on-site parking provision addresses the on-site staff, residential, visitor & Emergency life-saving vehicle requirements. The site

has limited access to public transport therefore car movements to and from the site will be of a significant number. Council therefore considers that the scheme as drafted will exacerbate the town's parking issues and has the potential to negatively impact the economy of the town.

125e) The Town Council does not consider the proposed development 'would be consistent with the prevailing form of neighbourhood properties and the overall street scene.....'

134. The Town Council does not consider this development reflects the aspirations of the AECOM Lostwithiel Design Guidance and Codes document (June 2025)

135b) The Town Council does not consider the development 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping.'

135c) The development is not considered 'sympathetic to local character and history, including the surrounding built environment and landscape setting.....'

136. The Cornwall Council Tree Officer is still opposed to the revised tree scheme due to the removal of a number of existing trees currently onsite therefore the development does not address 'existing trees are retained where possible'

137 The Town Council does not consider that the applicant has 'work closely with those affected by their proposals to evolve designs that take into account the views of the community.'

Cornwall Local Plan

Whilst National Legislation deems elements of the Cornwall Local Plan out of date the Council considers the following paragraphs submitted in the response dated 08 May 2024 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 its location.'

Policy 5

The Town Council considers the application is not in accordance with part 1c) '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.

Lostwithiel Neighbourhood Plan

Whilst National Legislation now deems elements of the Lostwithiel Neighbourhood Plan out of date the Council considers the following paragraphs submitted in the response dated 08 May 2024 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.

HH5- 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.

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'.

Lostwithiel Design Guidance & Codes

The revised NPPF places great emphasis on design codes, Lostwithiel's is a relatively new document (June 2025) which intends 'to ensure that developments contribute positively to their surroundings in terms of aesthetics, functionality and sustainability.'

Prior to the introduction of Neighbourhood Priority Statements Lostwithiel was reviewing the Lostwithiel Neighbourhood Development Plan and successfully obtained funding from Locality for this report. Lostwithiel is participating in Cornwall Council's Neighbourhood Priority Statements pilot project and it is the Council's intention to incorporate this report into Lostwithiel's NPS. In the interim the Council has resolved to formally adopt this report and to take the recommendations therein into consideration when providing comments to the Local Planning Authority regarding Planning applications.

In the context of this planning application the Council considers the following sections relevant:-

Section 3.2 A1

‘Lostwithiel is characterised by low-scale developments , especially in the heart of the town, which results in pedestrian friendly and human scale environment. This is an important feature of Lostwithiel, which supports the local rural character.

The built form of any new development should reflect and contribute to the semi-rural and historic character of Lostwithiel.....

New development should be built on small scale.....

The height of any new development should respond to the scale of surrounding buildings, street width, sense of enclosure and topography. It should reflect the existing heights of development across Lostwithiel.

.....Similarly, these areas should incorporate lower scale buildings, in terms of bulk and height, to avoid creating abrupt settlement edges.’

The roofline should be responsive to the topography and outward views towards the surrounding hills. It should not create a visual obstacle.

A2 Materials

Local materials are cherished by the local community and contribute greatly to the character for Lostwithiel, where local types of stone are seen throughout.....

New developments within or nearby historic assets and the Conservation Area must adhere to the local traditional materials, textures and colours to protect the local heritage value.

Developments outside the Conservation Area should also harmonise with the local vernacular.

Character area 5 – informal suburbs – This area comprises the most modern development in the town and surrounds the historic centre.

Build form

Materials

‘Some 21st century developments reflect traditional materials, through use of stone, weatherboarding and slate. This is less successful when imitation materials are used, such as imitation slate.

4.7.3

Area specific guidance and codes

Development must respect the existing height range of one to three storeys, ensuring new buildings do not dominate the skyline or disrupt key views, which is especially important at the edge of town, where the settlement meets open landscape. Such edges must ensure gradual transition as explained in C4 Tranquillity and rural character.....

C4 Tranquillity and rural character

Lostwithiel is seen as a desirable town to live in due to its tranquillity and rural character. Residents value the scenic views that connect residential areas to the surrounding landscape.

- The transition between the settlement edge and the landscape **should** be gradual, using green buffers (dense vegetation) and topography to soften the visual impact of the development. Significantly sized developments **must** minimise visual impact on outward views.
- The use of green buffers **should** be considered to help transition between new neighbourhoods. This **could** include areas of dense vegetation or dedicated open green spaces.
- Developments on the settlement edge **should** retain the visual quality of the landscape by prioritising lower-density development.
- Where possible dwelling frontages **should** be orientated towards public realm corridors and rear boundaries facing public realm areas **should** be avoided. This ensures positive connection between the settlement and the landscape, and provision of high-value views to the residents.

Proposer: Mayor Berryman

Seconded: Cllr Guiterman

Vote – 6 votes in favour

The meeting closed at 8.15pm

Chairman

Date