

**MINUTES OF THE EXTRA ORDINARY ST SAMPSON PARISH COUNCIL
MEETING HELD ON TUESDAY 11TH DECEMBER 2018 AT 7:15PM IN
GOLANT VILLAGE HALL, GOLANT**

Present: Councillors R Anderson (Chairman), D Pugh-Jones, D Johns, A Van den Broek, J Pomeroy and S Phillis.

Sue Blaxley (Parish Clerk)
8 members of the public

The Chairman opened the meeting at 7:15pm.

Public Participation

Graham Estlick commented that Councillor D Johns had written an interesting article for the Golant Pill and that he would like the parish council to pursue the imposition of a condition restricting any new dwellings on the Cormorant Hotel site to primary residences. Councillor S Phillis commented that, at the present time, the site is a hotel and whilst the indication from the developer is that a planning application will be submitted for the erection of 9 dwellings on the site, the parish council has yet to be consulted on the application. Councillor D Johns explained that his article was intended to judge the opinion of parishioners as to whether the parish council should follow up the restricted occupancy condition on any new dwellings that are proposed in the parish. Fayre Hardy said there was some confusion as to the definition of second homes, principal residences and holiday lets where the other Neighbourhood Plans were referred to and said that this should be clarified.

Donna Hayes said that her objections to planning application reference number PA18/10094EASTH for a proposed conservatory first floor extension and alterations to the existing building at Moons, Golant were still valid. She said that this was irrespective of the fact that revised plans have been submitted. She said that the proposed development was not an appropriate scale and would neither preserve or enhance the AONB. She said that the proposed extension would be unduly overshadowing and overbearing on the occupiers of her dwelling as well as having a negative impact on the amenities of the occupiers of her dwelling by reason of its depth, height, width and massing. She said that any development to Moons should be of a scale that is in accordance with the existing dwelling. Chris Davidson commented that the window looking onto Donna Hayes' garden was 1.2 metres squared and obscure glazed. He said that it is proposed to install two rooflights in the roof on the front apex and that the size of the patio window on the other elevation has been reduced. He said that the proposed extension is 1.1 metres back from the existing extension which faces Donna Hayes' garden. He said the proposed height of the extension will not be above the existing roof line. In terms of potential overlooking into the garden of the property known as Hendra, he said the revised plans have changed the new windows so that they are no longer at floor level. Therefore, he

said that, when occupiers of the proposed extension are seated, they will look over the garden of Hendra. He said that there is some concern about the provision of a roof terrace on the roof of the existing garage but that this is not his intention. He said the existing garage roof will be replaced with a fibre glass, flat roofed one and pot plants will be placed on the roof to make it look visually attractive. Councillor D Pugh-Jones said that the Applicant would need planning permission if he erected balustrading around the garage roof. Councillor A Van den Broek asked what percentage of the floor area the extension will be compared to the existing dwelling. Chris Davidson said that it will increase the floor area by approximately 20%.

1. Apologies

Apologies were received and accepted from Councillor D Jenkinson.

2. Declaration of interest in items on the agenda

None

3. Planning

PA18/10094 – Application for first floor conservatory extension and alterations to existing building at Moons, Golant

The Chairman read out an email from Councillor D Jenkinson which said that he considers that the revised plans are an acceptable compromise and that, in the absence of any negative comments expressed to him from parishioners or other significant planning objections from councillors, he would support the application. As he was not present at the meeting this would not be counted as a vote so was for information only. The Chair said that there are a number of objections to the application from parishioners relating to overlooking, overshadowing, loss of light, out of keeping with the existing dwelling, detrimental to the nearby Listed Building and the proposed mass being out of keeping with the dwelling and the locality. He said that some of the objections related to the revised plans now being considered by the parish council although it was acknowledged that some of the objections related to the original submission. Councillor S Phillis said that he appreciates that there is a need for an extension to the dwelling but he is concerned that it causes negative issues for the occupiers of the neighbouring residential properties. He said that he does not consider that loss of light is a planning issue. Councillor J Pomeroy said that the Applicants have made an effort towards achieving a compromise by revising the plans and that the proposal is now more in keeping with the existing dwelling. He commented that this is currently a “tired looking” dwelling and that there has to be progress in the parish to ensure that buildings like this are made more visually pleasing. He commented that the revised plans show that the proposed extension has been set further back from the neighbouring residential property and that it is difficult to see what further revisions could be made. Councillor A Van den Broek

commented that the proposed extension is quite large compared to the original dwelling. Councillor D Pugh-Jones said that she appreciates the efforts made by the Applicants to achieve a compromise but she considers that the proposal remains unacceptable due to a loss of light and privacy to the occupiers of the neighboring residential properties. Councillor D Johns said that the Applicants have made every effort to achieve a compromise and that he considers that very little else could be done to alleviate the concerns raised by the occupiers of the neighbouring residential properties. He said that he would prefer the obscure window to be removed from the elevation which faces Donna Hayes' garden. He said that he does not consider that the proposed extension will have a significant adverse impact on the dwelling known as Hendra. The Chair said that on the SW elevation, it is proposed to have no windows above ground level, on the NW elevation, the window will be obscure glazed with a roof window, on the SE elevation it is proposed to have a rooflight and three tall windows. He said that the provision of the fenestration as outlined will not cause any overlooking issues other than on the NE elevation facing towards the listed building, Hendra. He said that the three new windows on the NE elevation are some 3.3 metres closer to Hendra. Councillor D Johns stated that there already is one upstairs window already plus ground level windows. The Chair said that he does not consider that the proposed development towards Hendra will cause significant overshadowing to the occupiers of Hendra particularly as there is a small road in between the application site and Hendra. It was proposed by Councillor D Johns and seconded by Councillor S Phillis that the application be supported. Five Councillors voted in favour of the proposal and one against. The proposal was therefore carried. Councillor D Johns stated that as the most significant adverse impact from the proposed extension is likely to be overlooking into the garden of Ms Hayes, it would be preferable if the window on the NW elevation was omitted from the proposal. It was proposed by Councillor D Johns and seconded by Councillor J Pomeroy that a comment be added recommending that the obscured glass window be removed from the plans leaving a blank wall on the NW elevation. Five councillors voted in favour with one against and this proposal was also carried.

PA18/10856 – Application to replace parapet wall with glass balustrade. Replace windows with French doors and install bridge between first floor and rear garden at High Water, Golant

The Chair said that the proposal comprises the replacement of a low concrete wall with glass balustrading and a bridge across to the path at the rear. He said that the Ramblers Association object to the proposal as they state that the St Sampsons Number 5 footpath right of way runs through the site of the proposed development. Councillors agreed that this is an error on the definitive map and all expressed support for what they saw as an improvement to the dwelling. It was proposed by Councillor D Johns and seconded by Councillor A Van den Broek that the application be supported. All Councillors voted in favour of the proposal. The proposal was therefore carried.

5. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 22nd January 2019

The date of the next meeting will be on Tuesday 22nd January 2019, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 7:55pm.