

## **LAWHITTON PARISH COUNCIL (LPC)**

**Web (lawhitton-pc.uk)**

**An extraordinary Meeting held on Thursday 23<sup>rd</sup> May 2024 at 7.30 p.m.  
at Lawhitton Village Hall**

**[mf.lawhitton@gmail.com](mailto:mf.lawhitton@gmail.com) or Phone: 01566 776924**

### **MINUTES**

**Attendees:** Cllrs. A Steven. T Bastard. J Perry. M King. L Hunt. R Robinson. L Chudleigh.

**In attendance:** M Fasham Clerk

**Other attendees:** K Kneebone. P Abraham. B Abraham. J Wickins.

**Apologies:** None.

1. PA24/02134 Reserved matters application for the erection of up to 3 dwellings (access only). Details following outline consent PA23/04595. Mr Abraham (resident of a neighbouring property) opened this item explaining his reasons for objecting to this application: Proximity to the rear garden of properties in Holmans Meadow. Surface water drainage due to concrete and block paving property surround, leading to run off into Holmans Meadow. Due to the elevation of these houses the loss of privacy during construction and after completion. Large dominant houses not in keeping with the area. Sewerage: the local sewerage processing plant is already overloaded. Environmental loss of habitat for wildlife. Construction noise, dust and vibration. Risk of damage to the village green and the oak tree. Mr Wickins shared the concerns raised by Mr Abraham and added his concern regarding the increase in traffic once the dwelling were occupied.
2. PA24/02804 Outline application with some matters (appearance, landscaping, layout and scale) reserved for the erection of up to 250 new homes (including 75 affordable homes) and associated works including formation of accesses, provision of public open space and landscaping. Land At Stourscombe Farm Launceston Cornwall PL15 9LQ. The following concerns were raised: will the 75 affordable homes actually be delivered for local people, can this be guaranteed. How will the increase in traffic, access and junction arrangements work before and after the development already planned at Newton Farm and access on to the A388 main road. 250 new homes will put further pressure on already stretched critical health services and schools.

**Council closed session:** Pursuant to the Public Bodies (Admission to Meetings) Act 1960, members of the public and press are excluded from this part of this section of the meeting

1. PA24/021234: Council support the development of the farm buildings into new homes and believe this to be a benefit to the community. The height of the new properties should not exceed the height of the existing barn, which is being retained. The village green, which runs along the site access road, is a public open space and should be safeguarded during the construction period. The construction environmental & traffic management plan and the use of specialist consultants address many of the other concerns raised, but appropriate mitigation to safeguard the use of the village green during construction should also be included. The proposed plans include planting of a beech hedge on the east boundary, in order to increase biodiversity, an alternative mix of native species could be considered beneficial.

2. PA24/02804. Council discussed the plans, in some areas explaining the detail for clarification. The Council agreed the element of affordable housing should be reserved for local people. The main points of concern were that after this application is passed by Cornwall Planning there is no guarantee the affordable housing will be built and 'ring fenced' for local people. If the estate is sold off in parts then this overall plan could be changed with reduced numbers of affordable housing being built. The plan proposes a new road be constructed to alleviate the problems on Bulsworthy Lane, the Council want assurance this should go ahead if the estate is sold on, possibly split between different developers and construction begins. At present Bulsworthy Lane is not fit for any extra traffic to a construction site. The proposed development does not address the single track approach and poor visibility of the junction with the A388 at the bottom of Bulsworthy Lane. The addition of 250 new homes will put further pressure on already stretched critical health services and schools.

Chair:                     *ALB*                     Date:                     9/7/24