

**Marhamchurch Parish Council**

Tuesday March 1<sup>st</sup> 2016

An Extraordinary meeting of the Parish Council was held in the Methodist Sunday School on the above date at 7.30pm.

**Councillors present:** Chairman Mr R Hockin, Messrs M Grills, R Blewett, S Colwill, T Perry, J Petherick, Mrs F Hunt and Mrs I Waterhouse

Also in attendance Cllr N Chopak.

Approximately 20 members of the public were present for part of the meeting

**Apologies.** Mr T Edwards and the Clerk Mrs B Heathcote.

With the approval of the councillors, Mr J Petherick took the minutes of the meeting

**Declarations of Interest.**

16/23 None were made.

**Dispensations. .**

16/24 No requests received.

**Public Open Session. To receive questions and answers from the public on an agenda item.**

16/25 The Chairman advised members of the public that the extraordinary meeting was to address a number of planning applications that had been received, including that pertaining to the former car park of the Buller's Arms Hotel (BAH). He stated that he had noted the public feedback on the CC website and informed the public that any comments they wished to make should be submitted by the 8 Mar 16. The Chairman invited comment from the audience.

Mr C Jopling, representing the Marhamchurch Conservation Group (MCG), asked the Chairman to confirm that the letter from them, relating to the application covering the former car park of the BAH had been received. The Chairman confirmed receipt of this and also a copy of the MCG's Planning Consultant's letter to Cornwall Council.

Mrs V Landricombe asked when, if ever, would Cornwall Council say 'no' to development of the BAH car park forever. Councillor Chopak stated that this would not happen and that the developer would be able to re-apply for planning permission, no matter how many times it had been refused in the past.

The Chairman noted Ms Unger's submission on the CC website concerning the technical discrepancies the developer's plan contained with respect to the footpath adjacent the entrance to the BAH and the element of the Function Suite effected under the plan. He thought that the Parish Council's response should include comment on these alleged discrepancies.

Mr M Cummings raised the issue of a formal Valuation of the site. He advised that the MCG had now received a draft Valuation report from their appointed valuation officer. The draft report indicated that the value of the site as it stands is of the order of £180K and with planning permission, £190K. It was stated that they had paid £450 (excl VAT) for the valuation. Mr C Jopling stressed that the valuation was useful in that it provided a realistic price for the site. This could be used as evidence should the developer, at some future stage argue the lack of an alternative to development, in that a community solution could probably be found at this 'realistic' price.

Mr C Jopling went on to say that the issue of viability of the BAH should be considered, noting that it had been a key point in the last planning appeal. He stated that the issue of viability was somewhat ‘sacrosanct’. Therefore if the plan could be proved to affect the viability of the pub, it was possible that the only option was for the involvement of the Secretary of State. The MCG therefore had identified a short term remedy and, in the longer term, assessed the pursuit of a Compulsory Purchase process was possible.

Mr P Hillenbrand stated that he felt the plans submitted were lacking in detailed consideration of the impact on the viability of the BAH, which he felt would be seriously affected.

Mr T O’Sullivan pointed out that if these latest plans were refused it was likely that the developer would leave the site as it is and that there would still be no car park. He thought the only viable alternative was to talk to the developer and search for a community funded solution. The Chairman advised that the present purchase price (£440K) prohibited such a solution.

Mrs E Hillenbrand asked about the process of calling the plans into CC Committee – the Chairman asked Councillor Chopak to respond. Councillor Chopak advised that if more than 80 public comments were received by CC, the Council would look favourably on calling the plans to Committee rather than dealing with the issue at desk level only. She also stated that if 80 comments were received the case for a site visit was strengthened – an event that she felt may be useful in that at the last site visit the car park had not been fenced off as it is now. Councillor Chopak stressed however, that there was still a need to prove *material reasons* for refusal, especially as the developer’s latest plans appeared to satisfy the CC’s previous concerns and they may be more favourable to approve the new plans in this instance. The public and Parish Council’s comment should therefore contain strong reasons for recommending refusal and that a majority of comments calling for refusal would encourage the Planning Officer to call the issue to Committee. The Chairman suggested the public submit comments, either for or against the plans.

Mrs V Landricombe stated that the car park area had become an eyesore and asked Councillor Chopak if there was any way pressure could be brought on the developer to clear up the site. Councillor Chopak advised that the developer was at liberty to do what he has done to date as it is considered to be a temporary building site. She concluded that there was no way for the CC to force through a clean-up of the car park.

Mr Jopling asked Councillor Chopak to emphasise the issue of the latest plan’s impact on the viability of the BAH. He stressed the MCG’s planning consultant’s letter which explained that the Planning Officer had been wrong not to consider the BAH’s viability in the last planning application process.

## **Planning**

### 16/26 Applications

- i) PA16/00853. Land south of the Buller’s Arms, Marhamchurch - proposed construction of 5 new dwellings and one new commercial unit (A1 and A2 uses) together with the demolition of both the car park stores and the rear lobby area of the Buller’s Arms Hotel – The Innovative Design Company. The councillors examined the plans and had a long discussion about the proposal. Following the discussion and noting the issues that arose during the Open Session, Mr M Grills

proposed a complete refusal of the plan. Councillors unanimously voted to recommend refusal on a number of grounds including: The apparent technical discrepancies contained within the plans; that the development was inappropriate within the Conservation Area; that the plan would have a direct impact on the viability of the BAH and the wider local tourist businesses; that the development would result in continued congestion and parking difficulty within the village; that there is no parking adjacent the retail unit for either customers or deliveries which would result in parking congestion and hazards; that the retention of the Function room in the new plan extends the noise source into the development area and may impact on the residents of plots 2 and 3 and finally that there is no compelling housing need for more open market housing.

- ii) PA16/00249 – New extension and rebuild of existing rear extension of existing rear extension – Longdown, Marine drive, Widemouth Bay, Bude – Ms J Aldridge. Following the discussion, it was unanimously resolved to recommend approval.
- iii) PA16/00275 – First Floor extension and conversion of existing internal garage - Little Elm, Hobbacott Lane, Marhamchurch – Mr and Mrs N Adams. Following discussion, it was unanimously resolved to recommend approval.
- iv) PA16/01419 – Variation of condition 2 (plans conditions) of PA15/08503 to revise the design of approve dwelling. Middle Longbeak, Marine Drive Widemouth Bay. Mr Anders Baker. In considering the plans the councillors felt that the diagrams provided included insufficient detail to make an informed decision. The Chairman proposed they request an extension until 23/3/16 and for more detailed consultation papers to enable them to make a recommendation.
- v) Appeal/D840/W/15/3139909 Prior Approval for the proposed change of use of agricultural building to a dwelling house. Barn at Rattenbury Farm Marhamchurch. C Axford. The applicant is challenging CC’s decision that a planning permission is required.

### **Urgent matters**

16/27a Notice of Election. The Chairman read the Notice of Election relating to the parish councillor vacancy, advising the public that the election would take place on 7 Apr 16 if contested.

16/27b Local Maintenance Partnership Grant. The Chairman advised that the subject grant had been increased by 10% to £421. It was resolved to continue with the LMP Scheme for 2016/17 and to accept the grant.

### **Date of Next Meeting.**

16/28 Tuesday 22 March 16 at 7.30pm in the Methodist Hall.