

FROM PARISH CLERK TO RESIDENT 29/9/22

Good Morning [REDACTED] – we have no information about the details of how the work will be carried out – this would be an issue for the planning and any building control regulations that would apply.

The parish council acts as a consultee in all planning matters, and does not make the final decision or impose conditions on what is or may not be permitted. In making any comments, the councillors may only use the Cornwall Local Plan in making their comments.

Can I suggest that the most direct way forward for you is to speak with the planning officer who will make that final decision? Her name is Shauna Vandermeulen Shauna.Vandermeulen@cornwall.gov.uk, and you can either email her directly or use the alternative email of planning@cornwall.gov.uk

Oll an gwella - all the best

John

[REDACTED]
Sent: 28 September 2022 10:25
To: Parish Clerk <clerk@stkeynetrewidlandpc.org.uk>
Cc: chair@stkeynetrewidlandpc.org.uk
Subject: Re: Planning Application PA22/06621

Mr Hesketh,

On Friday 9th Sept Sally Lewis came round to my property to understand the comments that I had submitted....she also took some photos to show the Parish Council as it is difficult to visualise the wall and entrance to my property. Later that morning Mr Boney then came round to my property to say that he had read my comments submitted and my suggestions made and that he would be changing his plans about removal and rebuilding the Cornish Wall and said that when he had previous work carried out to build his winery a number of years ago the Council said that he may need to widen the entrance to the winery at some point in the future. So from this conversation I took it that no work would be carried out to demolish and rebuild the wall.

Parish Council meeting then took place on 14th Sept. However no detail is recorded as to what is happening with the Cornish Wall.

On Monday (26th Sept) of this week Mr Boney approached me to say that he was now considering rounding off the corner of the wall and putting in some stonework. However no real detail was given about when or how much of the wall would be removed to round off the corner. Naturally if a section of the wall was to be removed then this would involve some element of construction work....however given the lack of detail I have no way of knowing the impact this may have upon access to my property. So from my perspective its unclear as to what is happening hence my question about whether any changes to the original plans would then need to be run past the County Council and Parish Council again. I have looked on the Council planning register and cannot see any amendments to the original planning application.

[REDACTED]

On Wed, 28 Sep 2022, 09:53 Parish Clerk, <clerk@stkeynetrewidlandpc.org.uk> wrote:

Good Morning [REDACTED]

Many thanks for your email. Minutes of parish council meetings record decisions made and the actions arising from them – they are never designed to be a word by word record of what has been said (which is the function that Hansard has).

At the meeting, Mr Boney explained what your objections had been (Councillors had already been given notice of what you had posted on the planning portal) and that he had resolved them with you.

If you are saying that this is untrue, or you haven't reached an accommodation yet, can you annotate your comments below please, and I'll circulate your answers to the councillors.

A) This planned construction work will be taking place within the only access to my property (Lake View), therefore the work will significantly impact upon the entry and exit to Lake View during construction. *(this is not a planning issue for the parish council but would be addressed by the planning officer when they make their decision)*

(B) To the best of my knowledge (during the past 3 years) there have been no issues (i.e Road Traffic Accidents) with vehicles entering or leaving the vineyard and entering onto the public highway. During 2021, which was a one off exceptional year for tourism in Cornwall due to Covid and travel restrictions, there were increased visitors to the vineyard (wine tours occur c. May - Sept) however there were no road traffic issues during this period. The access to the vineyard could simply be improved by removing the existing single 5 bar wooden gate entrance and replacing with a double 5 bar wooden gate. This would significantly widen the entrance to the vineyard to facilitate larger bulky deliveries (which already occur at present only a few times per year with no major issues) without the need to demolish an existing Cornish retaining wall, removing tons of earth and rebuilding a replacement retaining wall.

2. The proposed access to the new Ancillary Accommodation/Holiday let will be via a set of steps built into the proposed new retaining wall and a new path that will run along the bottom of garden, adjacent to the earth and stone retaining wall (as shown in Proposed Site Layout Drawing no. 2225_07). There is already a path that leads from the side of the existing holiday let (entrance to the path is located beside an existing car parking space) down through the garden (as shown in Topographical Survey drawing no. 2225_06) which could be used to access the new holiday let and would be within closer proximity rather than removing and rebuilding a wall to create a new entrance and path.

Oll an gwella - all the best

John Hesketh

[REDACTED]
Sent: 28 September 2022 09:33
To: clerk@stkeyneparishcouncil.org.uk
Subject: Re: Planning Application PA22/06621

Mr Hesketh,

I have just read the minutes from the Parish Council meeting on 14/9. With regard to the Planning Application in relation to Looe Valley Vineyard I see that Mr Boney stated that the issue I raised

In respect of Mr Boney's planned removal of an existing Cornish wall had been resolved. Would you please clarify what Mr Boney said in terms of how this had been resolved as there is no detail in the Minutes? Earlier this week Mr Boney stated to me that he was now considering rounding off the Corner of the wall.....however no detail was provided as to what this would entail. Is this something that would have to be considered again by the County Council and Parish Council as it would be a change to the existing planning application?

Thanks

[REDACTED]

84/2022 Planning

A Ref: PA22/06621

Proposal: Proposed extension of existing winery, improvements to car park and access and creation of a single self-contained ancillary living and/or holiday accommodation unit.

Location: Lower Locrenton St Keyne Liskeard Cornwall PL14 4RN

Mr Charles Boney appeared to explain that the application was to make a small expansion to a small rural business. A comment made by a neighbour concerning the appearance and change to an existing Cornish wall and access to adjacent property had been resolved. He further explained that the new building would effectively be an annexe to the house and would not be sold off separately. It was Resolved to support the application. Proposed Cllr Lewis. Seconded Cllr Blackwell. All agreed.

On 5 Sep 2022, at 10:20, [REDACTED] > wrote:
Mr Hesketh,

Thank you for your reply.

I will not be able to attend the Parish Council meeting therefore if you would read out my comments that would be great.

Thank you.

[REDACTED]

On Mon, 5 Sep 2022, 08:52 Parish Clerk, <clerk@stkeynetrewidlandpc.org.uk> wrote:
Good Morning [REDACTED],

Thank you for your email and the comments you have made on this planning application.

You are correct in your assumption that the parish will have sight of the planning application you refer to in your email.

This item is scheduled for discussion and a response at the next public meeting that will be held on Wednesday 14 September in St Keyne Village Hall. Councillors will have been provided with copies of all the planning documents that are included in the application to Cornwall Council, and will also have been directed to any comments posted by residents, as well as any specialist reports produced by Cornwall Council officers.

Parish council meetings are public meetings and open for anyone to attend and to speak for up to 3 minutes during public participation. I am attaching a copy of our guide 'Attending a council meeting' that you may find helpful should you wish to attend. A copy of the meeting agenda will be published on the council's website on the evening of 8 September.

If you are unable to attend, I can read out the comments you have already made in your email or you may wish to write to me separately.

Oll an gwella - all the best

John Hesketh
Parish Clerk & RFO

Sent: 02 September 2022 14:58
To: clerk@stkeyneparishcouncil.org.uk
Subject: Planning Application PA22/06621

Mr Hesketh,

I assume the Parish Council will have sight of a new planning application submitted by Looe Valley Vineyard for the construction of a new holiday let together with the removal of an existing old Cornish stone retaining wall. I have submitted various objections to certain aspects of this planning application on the Cornwall Planning application website. I can only assume that the Parish Council will be made aware of any objections from neighbouring properties to Looe Valley Vineyard. However, for information I have copied below my comments made directly to the Cornwall Planning website.

Many thanks



Comments submitted to Cornwall Planning Website

I wish to comment and object to certain aspects of the planning Application PA22/06621.

1. Part of the planning application proposes to remove an old Cornish stone retaining wall (c. 6 feet high) together with numerous tons of earth and replace with a new retaining wall (height is not specified on the planning application) in order to create a wider driveway access to the vineyard. My concerns are as follows;

(A) This planned construction work will be taking place within the only access to my property (Lake View), therefore the work will significantly impact upon the entry and exit to Lake View during construction.

(B) To the best of my knowledge (during the past 3 years) there have been no issues (i.e Road Traffic Accidents) with vehicles entering or leaving the vineyard and entering onto the public highway. During 2021, which was a one off exceptional year for tourism in Cornwall due to Covid and travel restrictions, there were increased visitors to the vineyard (wine tours occur c. May - Sept) however there were no road traffic issues during this period. The access to the vineyard could simply be improved by removing the existing single 5 bar wooden gate

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