

# PELYNT PARISH COUNCIL MINUTES

Minutes of the Meeting of Pelynt Parish Council held in the Village Hall on  
Thursday 2<sup>nd</sup> January 2025 at 7.30pm.

MINUTES	Action								
<p><b>PRESENT</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Cllr K Wakeham - Chairman</td> <td style="width: 50%;">Cllr P Wright</td> </tr> <tr> <td>Cllr J R Philp</td> <td>Cllr B Garrott</td> </tr> <tr> <td>Cllr A Whitehead</td> <td>Cllr S Smith</td> </tr> <tr> <td>Cllr M Boxall</td> <td>Cllr L Mattick</td> </tr> </table> <p>Thirteen members of the public were also in attendance.</p> <p><b>1) 24798 APOLOGIES</b> Cllr A Taylor and Cllr J Candy.</p> <p><b>2) 24799 DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA</b> None received.</p> <p><b>3) 24800 MINUTES OF THE LAST MEETING</b> The minutes of the Parish Council meeting held on the 28<sup>th</sup> November 2024 were amended to include apologies from Cllr M Boxall and then signed off as a true record. <b>Proposed Cllr P Wright. Seconded Cllr S Smith. 7 votes for. 1 abstention.</b></p> <p><b>4) 24801 PUBLIC PARTICIPATION</b> The Chairman read a short report from Cllr Candy stating it is his policy to listen to the community and any debate by the Parish Council regarding planning applications. Having been involved with a previous application for the Jolly Park site, when under different ownership, his opinion was it had held significant benefits to the Parish. He stated that as planning policy is changing he will approach this application with an open mind. A member of the public stated that in his opinion the planning application for Jolly Park should be objected to on the grounds of scale, not in line with the PNDP, slow development of the site if units were not sold and the amount of recent development in the Parish. Other points briefly raised included impact on the environment and capacity of the sewerage treatment plant. It was also raised that not many comments had been submitted to the Planning Department and the lack of residents attending the meeting for such an important development in the Parish was disappointing.</p> <p><b>5) 24802 PRECEPT 2024/2025</b> The decision to apply for a Precept of £37,000 was ratified and it was noted that this was a lower amount than anticipated to run the Parish, any additional finances for the 2024/2025 period will be taken from reserves if required. <b>Proposed Cllr P Wright. Seconded Cllr M Boxall. All agreed.</b></p> <p><b>6) 24803 ACCOUNTS</b></p> <p>a) Parish Council accounts for December 2024 for payment were ratified – Payment to the amount of £5075.85 were passed for payment. <b>Proposed Cllr J R Philp. Seconded Cllr A Whitehead. All agreed.</b> A bank reconciliation for November 2024 had been circulated to members prior to the meeting.</p> <p>b) Village Hall accounts for December 2024 for payment were ratified – Payment to the amount of £124.97 were passed for payment. <b>Proposed Cllr J R Philp. Seconded Cllr L Mattick. All agreed.</b></p>	Cllr K Wakeham - Chairman	Cllr P Wright	Cllr J R Philp	Cllr B Garrott	Cllr A Whitehead	Cllr S Smith	Cllr M Boxall	Cllr L Mattick	
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## 7) 24804 PLANNING APPLICATIONS

- a) PA24/08714 Use of land for stationing of 98no residential park homes for persons 55 and older with associated landscaping and ancillary development, including a minor revision to the alignment of the Public Right of Way (Ref. Footpath 621/16/1) running through the site. Land at Jolly Park, Jubilee Hill, Pelynt.

It was resolved to object to planning application PA24/08714 responding as follows to the Planning Department:- The scale and density of this proposed development will have a notable detrimental impact in the local landscape and on the character and appearance of the village. The entire proposed development land and the scope of the density falls entirely outside of the emerging Pelynt Neighbourhood Development Plan and also fails to meet the requirements of Policy 9. In previous discussions with the developer this proposal was to be a mixed development of high quality, luxury units which appears to have altered to units of a standard design and regimented layout. Members also have concerns regarding safety and antisocial behaviour due to the density of units and the proposed age group residing on the site which does not have lighting. Pelynt, in the last few years, has had two large developments amounting to 100 dwellings, 70 of which are a mix of various forms of affordable housing. The proposed additional, large scale development does not give adequate time for this recent growth to stabilise and become part of the established area. Priority for the Parish is to provide recreation land and dedicated public open space, a facility that is desperately lacking and even more important now with the recent growth of the area. The needs of the Parish regarding open space and recreation areas are not being met with this proposed development.

**Proposed Cllr K Wakeham. Seconded Cllr B Garrott. All agreed.**

- b) PA24/09535 Change of Use from a two bed holiday cottage with managers facility to residential (C3 dwelling house) use as a single family home. Blake Cottage, Cardwen Farm, Pelynt.

It was resolved to support planning application PA24/09535.

**Proposed Cllr M Boxall. Seconded Cllr L Mattick. All agreed.**

## 8) 24805 PUBLIC PARTICIPATION

A resident stated that the Parish Council is reflecting the concerns of residents by objecting to planning application PA24/08714 and he felt that any future development should provide beneficial assets to the community. Cllr Wright gave a brief update on works being undertaken at the sewerage treatment plant regarding installation of a new tank to prevent overspill to local river sources.

**The meeting closed at 8.05pm.**