

**MINUTES OF THE EXTRA ORDINARY MEETING OF ST SAMPSON
PARISH COUNCIL HELD ON TUESDAY, 21ST JULY 2026 AT 7PM IN
GOLANT VILLAGE HALL, GOLANT**

Present: Councillors C Taylor, N Smith, C Gabb, P Meredith, D Bonsall and S Hubner.

Cornwall Councillor Ian Wilson
Lisa Solly – Situ 8
11 members of the public
Sue Blaxley (Parish Clerk/RFO)

Councillor N Smith said that he was recording the meeting to facilitate minute taking.

Public Participation

Lisa Solly said that the site is a delicate, sensitive one and this application seeks permission in principle for the erection of one dwelling on the site with the only material considerations in its determination being location, land use and the amount of development. She explained that if this application is successful, a detailed application has to be submitted within 3 years which will cover all other matters such as parking, access, siting and drainage.

Lisa Solly explained that the site lies within the curtilage of Paradise Cottage within the built environment. She said there is an outbuilding on the site. She said that the development would be modest in scale and sensitive to the AONB environment. She said that it should be noted that no objection has been raised by the AONB team, the Ramblers or the PROW team. She explained that the access to the site will require careful design. Lisa Solly said the question in this application to be considered is whether the principle of one dwelling on this site within the village setting is acceptable with all other matters to be considered at a later date.

Kevin Marshall-Reeve said that he objects to the application. He said that it is an obviously challenging site with significant access issues. He said that development of this site would significantly adversely impact access, particularly for the less abled and the emergency vehicles during the construction period and during the longer term.

Jackie Smith spoke on behalf of Debbie Reeve. She said the site cannot be classed as infill development which is defined as a small, undeveloped gap within the existing built frontage. She said there is clearly no gap in the built frontage and that allowing this site to be developed will create a frontage that does not already exist which will create a precedent for further development accessed via this bridlepath. She said that the environmental impact of this development would far outweigh any economic and social benefits.

Martyn Hardy said that 4 years has elapsed since the idea of developing this site was first aired and the application now under consideration. He said the nature of the application makes it very difficult to assess until the detailed stage. He said that there is no housing need in Golant. He said that occupiers of the development would have to use private vehicles to access local facilities. He said that the location of the development would lead to the destruction of a hedgerow on the bridleway which is contrary to sustainability criteria.

Fayre Hardy said that it should be noted that the Applicant is not present.

Councillor D Bonsall asked where the glowworms are located on the site. Fayre Hardy said they are mainly in the hedgerow and whilst they are not legally protected, they are significant in terms of biodiversity. It was also noted that there are a number of bat species in the area.

Ian Laughton said that this application is very vague so making sensible comments is difficult. However, it was noted that valuable objections can still be made.

1. Apologies

None.

2. Declaration of interest in items on the agenda

Councillors C Taylor and C Gabb declared an interest in item 3 on the agenda and left the meeting during discussion of the matter.

Councillor S Hubner took the Chair.

3. Planning

To receive and consider the following planning application:

PA26/04296 - Application for Permission in Principle for the construction of up to 1 dwelling (minimum of 1, maximum of 1) at Paradise Cottage, Golant

Councillor S Hubner said that many good points have been raised by members of the public. He reiterated that the grounds for objection must be limited to location, land use and the amount of development. He said that objections cannot be made on grounds such as flooding, access, ecology, design and parking.

Councillor N Smith said that the guidance in the NPPF says that material considerations include sustainability so the above considerations cannot be dismissed. Councillor D Bonsall said that we can also make it clear that any approved development should be aware of these issues.

Councillor P Meredith said that his main concern was the safety impact on the bridleway. He said that this is an elevated site whilst the sites opposite are level in terms of their topography.

It was noted that this is a unique location and the question is whether the development of the site with one dwelling is suitable.

Councillor D Bonsall said that access to the site would substantially damage the existing hedgerow. Councillor N Smith said that the creation of an access to the site will surely close the bridleway.

Councillor S Hubner said that the dimensions of the site are 20m by 30m and once access and parking have been created, the erection of one dwelling on the site would overdevelop the site unless the dwelling is very small. Councillor N Smith said the development would require a septic tank and runoff drains and the resultant transportation of spoil from the site would lead to an enormous environmental impact.

It was proposed by Councillor N Smith and seconded by Councillor D Bonsall that the application not be supported as the site is in an inappropriate location by reason of the resultant significant environmental harm that would be caused by the development and the unacceptable access via the bridlepath as well as the amount of development, albeit only one dwelling, which would result in

overdevelopment of the site once services, access and parking on the site were installed. All councillors voted in favour of the proposal. The proposal was, therefore, carried.

4. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 28th July 2026

The date and venue of the next meeting on Tuesday 28th July 2026 in Golant Village Hall was confirmed.

The meeting concluded at 7:35pm.