

**Quethiock Parish Council**  
**Minutes of the meeting held on 16<sup>th</sup> February 2023**  
**at Quethiock Parish Hall at 7.00pm**

**Present:** Councillors: John Blatchford ( Chair ), Nigel Gaskell, Chris Healey, Tim Lynch, Vic Welch and Alison Jeffrey. Clerk: Matthew Wald.

**Apologies:** Councillor Steve Hobbs

**In attendance:** Several members of the public

**1. Declarations of Interest:** None

**2. Minutes of meeting on 30<sup>th</sup> January 2023**

The Council approved the minutes of the previous meeting ( proposed Cllr Gaskell, seconded Cllr Lynch )

**3. Planning Application PA22/1034: 4 Glamping Pods etc at Quarry Cottage.**

3.1 The Chair explained that this meeting had been called to consider the above planning application. He invited members of the public present to give their views.

3.2 One member of the public spoke to support the application.

3.3 Others present spoke against it. The following objections were made:

- The development would increase traffic. The village already suffers from a recent, unsupportable, increase in traffic thanks to the increase in home deliveries and school traffic. The access lane is narrow and it is unlikely visitors unfamiliar with narrow lanes would be able to back up if so required.
- There is no bus service in the village. Nor are there any facilities such as a shop. Guests would therefore have to use their cars.
- The development would be of no benefit to the community.
- Concern at possible disruption for residents if guests at the pods misbehaved.
- Concern at potential disruption to wildlife as a result of the development.
- That the parish is not a “tourist area” and therefore creating holiday accommodation in the parish is inappropriate.
- Agreement to this application could open the floodgates to numerous further such applications in the countryside in the parish
- That manifest “errors” in the application rendered it unreliable.
- The ecology survey is unreliable because it was done in winter only.

3.4 Joanne Holden, on behalf of the applicant, spoke as follows:

- Only four pods will be built. There will be only two people per dome. Although there

will be 8 parking spaces it is likely that there will only be one guest car per dome at any one time.

- No tree felling will be involved. Wild habitats will be created, not destroyed. Lighting will be covered to prevent light pollution. There will be no wood-burning stoves or outside fire pits.
- The Applicant's family lives on site and they will monitor guest behaviour. In their absence another supervisor would be on site, or the site would be closed. The intention is only to welcome couples, not rowdy parties.

3.5 During the course of the above representations the Chair reminded the meeting that

- The purpose of the meeting was to consider this application, not hypothetical future applications;
- The Parish Council had previously supported the grant of planning permission for a not dissimilar development of three shepherds' huts near Clapper Bridge; and that
- There are already numerous holiday accommodation sites in the parish, for example in converted farm buildings.

3.6 The Chair invited councillors to make observations:

- Cllr Jeffrey said that the application contains errors of fact which should be taken into account
- Cllr Healey considered that a proper ecological survey required observations to be made throughout the year, not just in winter
- Cllr Gaskell considered that further ecological information was required
- Cllr Welch considered that there were no sufficient grounds to oppose the application
- The Chair said that, since Hepwell Farm now has a new access road and therefore no longer uses the access lane for farm traffic, he did not consider that traffic issues were a reason to oppose the application.

3.7. The Chair then asked councillors to vote, the result being as follows:

- To oppose the application: 3 votes
- To support the application: 3 votes

3.8 The Chair declined to exercise a casting vote. He informed the meeting that the Clerk would report what was said and the result of the vote to Cornwall Council. He added that it is open to any member of the public to make representations via the Cornwall Council Planning website.

**There being no other business, the meeting concluded at about 8.15 pm.  
Next meeting: Monday 3<sup>rd</sup> April at 7pm, in the Parish Hall.**

Signed Chairman.....Dated.....