

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 12<sup>th</sup> March 2012 at Unit 3 Bosproval Farm Business Units, Penhale Rd, Carnhell Green commencing at 7.00pm.

<u>Present</u>	Councillors	A Crocker	D Cupples
		T Homes	R Marks
		Mrs S Negus	L Pascoe (Vice Chairman)
		M Roberts	

Others present                      One member of public  
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Apologies for absence were received and accepted from Cllrs Slade-Elmes, Young, Pocock, Rowe and Cllr Tovey.
- b) Members to declare personal and prejudicial interests (including the details thereof) in respect of any items on the Agenda. No declarations were made.
- c) Public Participation.
  - i. Cllr Negus advised that she had received complaints regarding dog fouling at Higher Goneva again and the Clerk agreed to raise the issue with the local dog warden.
  - ii. Mr G Davies advised that he was in attendance for agenda item 6a. Mr Davies advised he lived near the site and had concerns regarding work that has been left unfinished from the last solar park application and the detrimental effect that development and this will have on the access road which is currently used (Nanterrow Lane).

*Cllr Pascoe who was in the Chair asked the meeting if agenda item 6a could be brought to this point as the member of public was in attendance for this item, this was RESOLVED by the meeting but the item is in agenda order for the purposes of the minutes.*

2. Presentation

Presentation on "Fire changes" by Des Tidbury, the Chief Fire Officer and Director of Community Safety and Protection, Cornwall Fire and Rescue Service. The meeting agreed to defer the presentation as the Fire service were not in attendance.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 27<sup>th</sup> February 2012. After one minor amendment it was RESOLVED that the minutes be accepted as a true and accurate record of the meeting.
- b) Business arising from the Minutes.
  - (i) 21/089 (3i) – Reawla Park Project (Community Project) Cllr Roberts asked for an update on the project. The Clerk explained that the project was being run by Cornwall Council as they owned the park but PTRAs had put the application for the grant in on their behalf. The Clerk advised that the grant would not allow for refurbishment or moving of current fixings at the park but only for new fixings. The Clerk advised that Cornwall Council were minded to hold a consultation day with the public to ensure everybody was happy with what the grant was spent on and the eventual layout of the park.

4. Reports

- a) Report from the Police Neighbourhood Beat Manager. Noted.
- b) Verbal and Written reports from Parish Councillors/representatives.
  - i. Planning matters - The Clerk advised that Planning Officers wanted to decide application no. PA11/05545 (4 dwellings adj to Connor Downs Surgery) and PA12/00606 (Land adj Linden Cottage, Carnhell Green) under delegated powers but were happy to come and talk to us regarding policy and better communication. The meeting agreed to consider questions to be put to the officers and arrange a meeting once the questions had been approved.
  - ii. Planning Training – CC – Cllr Homes advised the meeting that he and Cllr Crocker had attended planning training which involved discussion on the core strategy and the National Planning Framework. Cllr Homes advised that although policies such as TM8 are saved policies they are viewed as out of date.

He advised that without a Neighbourhood Development Plan (NDP) there was no real way of disputing any planning application that was covered by the Core Strategy. Cllr Homes advised that the timetable for implementation of the Core Strategy was about October 2013. He said that with regard to NDP's a cheaper option was referred to by way of pier review, ie through a neighbouring Parish Council. He also said that if a referendum showed reasons against the NDP the whole process would not need to be undertaken again, the Parish Council could merely alter the NDP in favour of the general consensus from Parishioners.

iii. Private Beach Owners Meeting – Cllr Homes advised that he attended the meeting and private beaches will no longer be cleaned by CC from the 1<sup>st</sup> April. He advised that another meeting to review the situation was to be held next month. Cllr Homes said that CC would be removing the large bins that are kept on the beach but bins in the car park would still be available.

5. Correspondence received

- a) Cornwall Council – Public Conveniences Review update. Noted.
- b) CALC – Local Government Financial Bill – Local Business Rates. The meeting agreed to write a letter to the local MP.
- c) Cornwall Council – Launch – Cornwall Landscape Character Best Practice Guidance. Cllr Homes said he would like to attend. The meeting RESOLVED to approve the £5 charge for the launch and for Cllr Homes to attend.
- d) Crowan Parish Council – Affordable Housing. Noted.
- e) NALC – Members' conduct and the registration and disclosure of their interests. . Noted.
- f) NALC – Legal Topic Notes relating to Council meetings, non-councillor members of committee and pre-determination. Noted.
- g) Cornwall Council Localism Newsletter. Noted.
- h) Cornwall Council – List of beach events. Noted.
- i) Cornwall Council – Information on the changes to refuse, recycling and garden waste services. Noted.
- j) Cornwall Council – Information on the new consultation website for the Engineering Design Group. Noted.

6. To consider planning applications

- a) PA12/00827 - [Temporary use as Solar Farm, comprising the erection of solar arrays, equipment housing and ancillary/associated equipment. Continued use of land for agricultural purposes - Seven Adjoining Fields Situated Off Gwithian Road Approximately 500M North Of The A30](#). Hope Solar Park Ltd - *Planning zone officer – Cllr Homes*. Cllr Homes gave his report on the application which the Parish Council RESOLVED to accept and forward as our comments on the application as follows:- The Parish Council is generally supportive of applications which seek to develop green technologies in our area and accept that the site identified appears to be a good site so are supportive of an application in this area. However we have concerns about the scale of the new development and the cumulative effect that this 46.64 Acres has, when added to the 26.5 Acres already agreed and delivered for the Churchtown Solar Farm. Any further development would be to a proliferation of PV in this small area of the Parish and we, the Parish Council, would not welcome further applications of this nature in the vicinity.

We do however have significant reservations about the applicant of this development based on experience of the neighbouring Churchtown Solar Farm development. This is a result of both the experiences of residents during the construction phase, unapproved changes (access to site) made during this phase which resulted in a significantly higher impact for residents on Nanterrow lane than was suggested in the application and outstanding issues which have still not been addressed even though specific promises were made in autumn 2011 by Stuart Homewood of LCS.

These issues are as follows;

Promises made on delivering a community benefit fund have not been honoured and it is still not clear how these funds can be made available for the community.

Promises made on benefits to the local economy were not realised because all construction work, materials, vehicles and workers were supplied by a Spanish company, Inazin Solar, the management of which shares some directors with both Low Carbon Solar Ltd and Orta Solar who now manage the site. Was there ever any intention to employ local workers or benefit local businesses?

The main entrance to the site (and the one used by construction traffic) was put in the NE side (through Nanterrow Lane), not as shown on the approved plans (PA11/00751) where access to the site is clearly identified as being on the SW corner through a more suitable concrete road (owned and used by the landowner for his haulage business) from Gwithian Road. This is backed up by Design and access statement accompanying the application which stated that construction traffic would use this road. Use of this access created the following issues;

Damage to the road surface of Nanterrow Lane which was never intended to take the size of construction traffic. This was patched with inferior stone which quickly washed out of those potholes. Despite promises made in 2011 to rectify this issue, the worst of these have had to be filled with suitable material at the cost of local residents.

There was significant damage to the Cornish hedge to achieve the cut through for the 'DNO Access Road' (now main access to site) that has not been restored. The blocks and now dead vegetation from the hedge has simply been piled on either side of the entrance (see attached photos).

Promises again made in Autumn 2011, to relocate the main entrance to the agreed point on the Landowners land have not been met and predictions that the site would only need to be accessed 2-3 times a quarter have been found to be wholly incorrect with local residents observing a much higher number of vehicles still utilising this entrance, especially as until recently the electronic surveillance and security measures had not been working as expected necessitating the need for on-site security.

Promises made to erect signage advising a speed limit of 10mph, as is appropriate for this road, have also not been fulfilled. This is a problem with vehicles currently accessing the site but was also a significant issue which the construction traffic using Nanterrow Lane.

There were immense difficulties in communicating issues during the construction phase. The Spanish workers didn't understand or respect the unique character of the area and were rude to local residents when concerns were raised. Considering the links between these companies (i.e. the shared directors across the various construction, original and ongoing management companies), raising concerns about issues during the development should have been easy, but the open attitude demonstrated by LCS during the consultation phase has not been matched once approval has been granted.

Local residents are still experiencing issues and ongoing costs, as well as a restriction to business and lifestyle due to the 5 occasions where telephone/broadband services were lost and the resulting loss of quality of services since the development was completed.

While these unresolved issues and experiences of local residents during the construction phase do not all have a direct effect on the new application, it does demonstrate certain duplicity and lack of reliability on behalf of the applicants which undermines the assurances provided in the new application. It also demonstrates general disregard of local residents concerns which has significantly reduced our willingness to work with them on this or any future development.

It is the opinion of this Parish Council that we need to be reassured, that firstly, any residual issues from the previous development are being taken seriously and will be resolved without further delay and secondly, for us to get assurances that we will not see a reoccurrence of the blatant disregard of the local community seen during the construction phase of the earlier project, before we would be happy with taking this application further. Our understanding is that LCS has been working with the planning authority on developing the application for some time. We therefore feel that had LCS done any consultation with the local community for the new development, at any point during that time, these issues would have been brought to light and hopefully addressed much earlier.

To this end we are seeking a meeting with Low Carbon Solar (and the other companies involved in the Development), with representatives who have the authority (i.e. Director level) to make decisions about the concerns we and others have raised and the authority to deliver on the any promises already made and on any future assurances. Those assurances would then become conditional for the approval of planning permission. We also need to be assured that there would be clear lines of communications opened and lines of responsibility clearly drawn to enable speedy resolution of issues and timely and effective consultation on any proposed changes during all further phases of this development.

- b) PA12/01195 - [Change of use of field to seasonal touring caravan site, construction of reception block and shower/toilet block - Land North Of Treeve Lane Bordering A30 Treeve Lane Connor Downs Cornwall](#) – Basnett. Planning zone officer – Cllr Spence. After a brief discussion the meeting RESOLVED to object to the application on the following grounds:-

1. Object strongly to the application due to the lack of any evidence that another touring caravan facility is required locally; the Parish of Gwinear-Gwithian is already saturated with similar sites which offer far more to the community and are better placed for such activities.
  2. any development on this site would represent unnecessary development in the countryside, and would set a precedent for further development on green space.
  3. The access road is dangerous with single line traffic at points and no footpath which are unsuitable for caravans passing regularly. There are existing congestion problems around the school which is near to the site and the Police have advised the Parish Council that speeding within the village is an issue.
  4. The existing sewerage system although may be able to take the capacity of a new toilet block is not fit for purpose with regular problems for existing users and extreme issues of overflow into the Red River, no further development should be permitted until the current pipes are upgraded.
  5. The development would not be of sufficient benefit to the local community as there are currently no section 106 agreements on the development for the problems outlined above such as road infrastructure, school congestion and the sewerage system.
- c) PA12/00250 – Variation of condition 15 of approval PA10/08618 (dated 14 July 2011 for erection of 25 affordable/open market dwellings and associated works), for a minor material amendment to include the removal of photo-voltaic cells, alterations to internal layouts and window openings and removal of stone cladding – Greenbank, Connor Downs – Ocean Housing Group. **Planning zone officer – Cllr Cupples.** Cllr Cupples advised that condition 15 of the application related to the PV element of the plans, he was of the opinion that these were being withdrawn due to the fact that no further grant aid for this sort of scheme was available. Cllr Cupples advised that due to the lack of PV the pitch of the roof was also being altered to lower and as such any dormer windows would also be reduced. After a discussion the meeting RESOLVED that although the Parish Council is disappointed that the applicant is no longer providing PV within the scheme due to the financial aspect, there is no objection but would like this noted.
- d) **For Information** - PA11/09602 – Installation of a single wind turbine generator on an 18.3m mast - Higher Nanterrow Farm, Nanterrow Lane, Connor Downs – Mr and Mrs Reynolds – ***This application has been approved by Cornwall Council.*** Noted.
- e) **For Information** – PA11/10940 – Timber 4 bay carport – Trevaskis Farm, Gwinear Road, Connor Downs – ***This application has been approved by Cornwall Council.*** Noted.
7. Other matters requiring decisions of the Council
- a) Receipts and payments: to approve the statement for the period ending on 2012 and the payments due.
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|------|---|---------|
| 1561 | Northcliffe Media – 2 <sup>nd</sup> week of advertising West Briton (admin asst)  | 60.00   |
| 1562 | Cornwall Council – Hire of Community P.Officer/Vehicle Jan 2012                   | 180.00  |
| 1563 | F M Biggleston – Supply of ironmongery/hardware July-Dec 2011                     | 24.88   |
| 1564 | TAB Enterprises Ltd – Grant application (see minute 21/091-6a)                    | 420.00  |
| 1565 | Shirley Negus – Photocopying, headed paper and compliment slips                   | 1.00    |
| 1566 | Connor Downs and Gwithian WI – Hire of hall, 13 Feb 2012                          | 8.00    |
| 1567 | Gwinear & District Villages Assoc – Signpost advert March 2012                    | 10.00   |
| 1568 | Cornwall Trophies – Engraving and repair to Chain of Office                       | 54.00   |
| 1569 | Brian Pocock – Supply of laptop (for admin assistant position)                    | 219.98  |
| 1570 | Brian Pocock – Supply of software for laptop above (creativemark)                 | 16.95   |
| 1701 | Hall for Gwinear – Hall hire for 2 <sup>nd</sup> February 2012                    | 10.00   |
| 1702 | BT-Parish office line rental (4/3/12-3/6/12) & calls/internet Dec 2011-March 2012 | 172.22  |
| 1703 | Martin Rule – Habitat maintenance, Gwithian Green LNR, Winter 2011/12             | 544.00  |
| 1704 | Cash for postage  | 30.00   |
| 1705 | OfficeSMART – Supply of office furniture and stationery                           | 1675.68 |
| 1706 | Mrs V Perrin – Staff wages (parish clerk)   | 1280.61 |
| 1707 | Mrs C Thomson – Staff wages (admin assistant)                                     | 540.16  |
| 1708 | PAYE & NI   | 440.84  |
- RESOLVED that the payments be accepted.
- b) To review information received regarding the Streetscape project and agree the way forward. The meeting discussed the plans put forward from Gwinear Ward Councillors and RESOLVED to accept the following principles to be incorporated within the existing plan:-

### General Principles

- Complete agreement on the need to get rid of the proposed coloured tarmac road surface.
- Cllr Rowe was able to confirm the constraints we have in regard to road size. He confirmed that the largest road vehicle we could expect to see in the area was a combine harvester. Current models are 12'6" and the newer models are 13'6".
- For the Traffic narrowing at either end of the project we should look at the ones recently installed in Marazion (Cllr Homes to supply photographs) whose design seemed to have the maximum impact on driver behaviour.
- Again for the traffic calming narrowing (at either end), the councillors rejected the proposed unattractive illuminated signage and agreed the need for bespoke signage (probably timber) which would incorporate the necessary road narrowing sign but also a message asking drivers to 'please slow down when driving through our village'. It was thought that we could ask for suggestions as to the wording as part of the community consultations.
- Agreed the need to cut down on the peripheral areas of grass in the development, mainly for needs of practicality and maintenance. It was suggested that instead of grass in these areas could be meadow planted providing greenery and changing colour and the need to only be cut once a year. It was agreed that the decision on grass or meadow or other could be made by the community as part of the consultation process and that the PC would need to abide by the consensus and if grass chosen we would need to accept the additional maintenance commitment that that would entail.

The rest of the decisions made, following the flow of the development, from the Reawla lane end, through the east end of the proposed works;

- Agreed need not to amend the narrowing plans for Reawla lane end (other than those issues agreed in general principles above). It was agreed that this was required not only to slow the approach of the traffic to the village centre but also to prevent the parking that happens in this area which creates a traffic safety issue, especially for the residents of Relistian Park. There was significant discussion on how we could cut into the embankment to provide parking in this area but this was rejected for practical reasons and it was agreed that Yellow lines were needed to prevent parking on the approach to the narrowing.
- It was agreed that the 3 raised area should be removed in favour of one raised area which stretches from just slightly SW of the shop across the Relistian Lane Junction (and extending into that junction for one car length?) to approx half way between the junction for Relistian Lane and the Junction for Wall Vean. We would like a costing produced based on 2 road surfaces (or indeed any other options that highways believe would meet our needs) (1) for the raised area in tarmac the same colour as the road surface and (2) for the raised area to be provided in blocks suitable for the immediate environment.
- Bus shelter to be moved from end of path to the grassed triangle before the Wall Vean turn in. The blocks area shown at the area where the path meets the road, to be extended along to the front of the bus shelter.
- In regard to the grass triangles at the junction to Wall Vean it was agreed that short timber (or heritage style if available) posts placed in a concrete foundation approximately 1.5 – 3 metres apart with a visible height of around 600mm (as is best practice) would be needed to prevent unwanted parking on these areas and encourage the use of the blocked areas at the junction for this purpose and that the little sliver of grass at the end of the blocked area (on the right had side facing into Wall Vean) should be removed and the blocks extended until it meets the pathway.
- It was agreed that the cost of tree planting seemed excessive and other suppliers should be investigated. It was also thought and that the cost of trees planted would be dictated budget remaining after the other priority works were completed.

- This might affect the maturity of the planting achieved but this would be something that would be resolved in time. Additional tree planting could also be carried out in future years when the budget allowed.
- In regard to the footpath, it was agreed that this should be tarmac with the inset concrete ridges breaking the path into thirds to prevent this becoming a skateboard run.

Finally the other discussions centred on the area at the front of Reawla House. It was wondered if it would be possible to NOT utilise the strip of land taken from Reawla House and borrow from the road surface to form the path. This would save the cost of the land purchase and provide other benefits in slowing the traffic through that point. It was decided that if this could be done within the constraints that we have for minimum width and without creating a road safety issue, that this should be done.

- c) To review quotations received for the purchase of mugs in celebration of the Queens Diamond Jubilee.
  - i. The Clerk advised that the Council could only spend money for this activity under section 137 of the Local Government Act and assuming there was a reserve already for it and the Clerk advised there was in the form of the general youth reserve. The meeting RESOLVED to use s137 for the purpose of this project.
  - ii. The meeting reviewed the three quotations and noted that quote one appeared to be for bone china and was more expensive because of this. The meeting RESOLVED to approach the other two companies for quotes for bone china and compare these to quote one. It was agreed that if the other two quotes were cheaper the Clerk would contact company one which was based locally to try and price match but it was agreed that the local company should be used and 335 mugs should be ordered to cover both schools and nurseries within the Parish and that the funds would come out of the youth reserve for the expense to a maximum of £1400.
- d) To review update received in connection with Gwithian Green. The meeting received the report from the GGAG and RESOLVED to accept the recommendations with the Clerk and Chairman overseeing any works.

8. Late or urgent items not on the agenda

Cllr Marks advised that the telephone number on the board at the ESPF needed to be updated and the Clerk agreed to investigate.

9. Agenda items for future meetings

- a) Raised in public participation. These had been dealt with earlier in the meeting.
- b) Raised by members. None.
- c) Late items notified to the Clerk. The Clerk advised that cemetery costs for the Parish may be an issue due to the huge increase in Cornwall Council owned cemeteries and the meeting agreed an item be placed on the next agenda to discuss the issue.

The Chairman closed the meeting at 8.48pm.