

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 13<sup>th</sup> February 2012 at the WI Hall, Turnpike Rd, Connor Downs commencing at 7.00pm.

<u>Present</u>	Councillors	A Crocker	D Cupples
		T Homes	R Marks
		Mrs S Negus	L Pascoe (Vice Chairman)
		B Pocock (Chairman)	M Roberts
		S Rowe	B Slade-Elmes
		C Spence	A Young

Others present

Cllr John Coombe CC  
5 members of the public  
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Apologies for absence were received and accepted from CCllr Ray Tovey
- b) Members to declare personal and prejudicial interests (including the details thereof) in respect of any items on the Agenda.
  - i. Cllr Cupples declared an interest in item 6c of the agenda and took no part in the discussion or vote for this item.
  - ii. Cllr Young declared an interest in item 5d of the agenda being an immediate neighbour.
- c) Public Participation.
  - i. Mr Neil Wade a local resident advised the meeting he was in attendance regarding a planning application he intended to submit for residential units at his site in Upton Towans. He said that there was currently a mix of residential and light industrial units at his site known as Triplet car spares. Mr Wade said that he had shown Cornwall Council planners around the site and had spoken with neighbours regarding his proposals.
  - ii. Cllr Pascoe advised the meeting that he had attended a meeting of Crowan Parish Council regarding their affordable housing project which would show the preferred sites for housing in Leedstown. Cllr Pascoe said 2 of the 3 possible sites were on the border of our Parish and he felt that the Clerk should contact Crowan PC for more information and to ensure that the Council was involved in the consultation process and this was agreed by the meeting.

*The Chairman advised the meeting that four members of the public were in attendance for items on the agenda and RESOLVED to bring 3bi and 5e forward at this point but these are in agenda item order for the purpose of the minutes.*

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 23<sup>rd</sup> January 2012. RESOLVED that the minutes be accepted as a true and accurate record of the meeting.
- b) Business arising from the Minutes. None.

3. Reports

- a) Report from the Police Neighbourhood Beat Manager. The report was circulated with the agenda. The Chairman asked the Clerk to find out what type of bin had been stolen in Carnhell Green.
- b) Verbal and Written reports from Parish Councillors/representatives.
  - i. 81 Gwithian Towans site meeting - Cllr T Homes.
    1. Mr Jon Pender who was in attendance as the agent for the applicants briefly outlined the application and points raised at the site meeting. Mr Pender said that his clients were willing to compromise on the design of decking area.
    2. Cllr Homes outlined the main concerns raised at the site meeting and recommended that the Parish Council objects to the alterations to the decking area unless a compromise can be made.
    3. The Chairman advised that 19 objection letters from residents living on the Towans had been received and he agreed with Cllr Homes recommendations and the meeting RESOLVED The Parish Council has reviewed this application since the site meeting held on Friday 10<sup>th</sup> February 2012 and has to date received 23 separate letters of objection from residents residing on Gwithian Towans.

The Parish Council RESOLVED to object to the application on the following grounds:-

The Parish Council Planning Zone Officer could see no evidence of the 11 PV panels (as shown on the plans previously agreed) when visiting the site. The Parish Council considers it would not be appropriate to allow the additional 8 PV panels due to the increased visual impact giving the appearance that a substantial portion (around two thirds) of the SW elevation is glazed. The owner claimed that the level of PV was designed to meet the energy need from the Heat pump fitted but as this operates at night (when the PV is inoperative) and the property will not be 100% occupied. The Council feels that the additional visual impact cannot be justified.

The Parish Council considers that the change in the height of the decking creates a visual and privacy impact that is unacceptable. At no stage have the plans indicated that the decking would be visible above the existing Cornish hedge. In fact in the previously agreed plans the decking is clearly indicated as being hidden below the Cornish hedge (as can be seen at No.83). In some places the width of the decking is entirely visible and in other places partially visible. Also the decking steps have never been shown in any previous plan and the Council considers that they create an unacceptable visual impact and extends the decking out unacceptably on to common land not owned by the site. It is a precedent which should be avoided if we are to maintain the unique character of the area. At the site visit we also noted the new addition of a chrome and glass balustrade to the NE side of the decking. This is not clearly shown in the plans provided and the materials were not specified on those plans. The Council considers that the materials used are not in keeping with the unique character of the area and of those already agreed for the project.

It is the opinion of the Council that raising the decking further than shown in the agreed plans creates an additional privacy/overlook issue for the immediate neighbours exacerbating the privacy issue created by the previously agreed plans. Given the existence of representations from neighbours about the existing planned height of the decking the Council believes that altering it to be higher shows a distinct lack of consideration and un-neighbourliness on the part of the applicants. It should also be noted that the choice of solid wood panel fencing coupled with the height of the decking has deprived No 80 of the view of Godrevy lighthouse that it has enjoyed for many years.

The Parish Council would like to make it clear that in line with TM8 this is considered to be a one storey development and we would not consider the use of this space for normal habitation acceptable or look favourably on any further application for this to be converted to habitable space.

The Parish Council have the aforementioned concerns about this application and object specifically to the changes in the level of the decking because of its visibility above the Cornish hedge, the visual impact that this, the steps and the new balustrade creates and the additional impact it has on the privacy of the neighbouring properties is unacceptable.

It is the overall view of the Parish Council that an owner or developer should never rely on 'retrospective permission' to get unauthorised works granted permission and anyone doing this is taking a considerable risk and may face formal enforcement action.

The Parish Council would like to underline that it sees TM8, which was adopted as a part of the Penwith District Local Plan in 2004 and is retained as a 'Saved Policy', as vital to maintain the unique and distinctive character of the area and will seek to reinforce this policy in future through the development and adoption of a Neighbourhood Plan covering this area.

The Parish Council are keen to see this issue resolved for all parties involved and are willing to liaise with the parties to ensure a successful outcome for all is achieved.

4. Cllr Coombe informed the meeting that he was happy to take back the Parish Council's comments to Cornwall Council and would ask that the application go to committee if a compromise could not be made.

ii. PHA Reawla Walkabout – Cllr Roberts. Cllr Roberts advised that he attended the walkabout on behalf of the Council and spoke with the PHA representatives regarding the current projects the Parish Council are involved in for Reawla. PHA has intimated they may be able to incorporate part of a garden on Wall Vean in to the Streetscape scheme to make the communal area larger. The meeting RESOLVED that Cllr Roberts should pursue the project with PHA and liaise with the Clerk to ensure continuity of the Streetscape project.

iii. Building Community Planning Camp – Cllr Homes. Cllr Homes advised that he attended the course which was actually over the whole of the 3 days but he found it invaluable and would definitely help the PC regarding NDO's. He advised that he would write up a report for the next meeting. Cllr Homes said that one of the front runner Council's on the scheme may pull out. After a brief discussion the meeting

RESOLVED that if a place becomes available for front runners this Parish Council would put its name down for the scheme.

iv. HAP Family Activity Trail – Cllr Spence. Cllr Spence advised the meeting that he had produced a draft document which had been circulated to everyone and asked if there were any comments on the draft so far. Cllr Pocock said that Cllr Spence should be congratulated on the leaflet. Cllr Pocock thought that the cycle route could incorporate Gwithian Green. The meeting agreed to send the draft to HAP.

v. CDRA – Cllr Marks. Cllr Marks advised that the Easter egg hunt and the fete may be held at the Turnpike Inn next year. Cllr Marks said that the Horsepool junction project should start this month. Cllr Marks said that it had been agreed that the CDRA would contribute to the electricity for the Christmas lights this year. The AGM will be held on 24<sup>th</sup> May.

vi. CNP – Cllr Marks. Cllr Marks advised that the Deputy Chief Fire Officer was in attendance at the last meeting and the proposed closure of Camborne Fire Station was discussed. They were advised that a new station at Tolvaddon was to be opened and Hayle was to be retained. She advised that various sites were discussed and generally these would mean 15,000 people would be reached quicker than the existing sites do. The Hayle site will include ambulance and fire engines. The proposals when finalized will go to cabinet in June. Cllr Spence who works as a paramedic advised that in his opinion the changes could only better the current service. Cllr Marks advised that there was also a talk by Dr Boulter regarding the emergency facility at Penwith being open for longer hours, he was accompanied by the Trust executive and advised it will be staffed by doctors who have extra training. There will also be a CT machine that works longer hours and not the x-ray out of hours

vii. Gwithian devolution – Cllr Pocock. Cllr Pocock advised that he had contacted the new agent for the Hocking Trust and they would meet to discuss future plans shortly.

#### 4. Correspondence received

- a) CC – Planning & Regen Service – Expansion of householder team (West) Noted.
- b) Cllr Cupples – Connor Downs Jubilee Hall. The meeting thanked Cllr Cupples for resolving the issue with the Charity Commission.
- c) Ralph & Co Solicitors – Wall Hall – Ernest Goldsworthy Deceased Trust Noted.
- d) CC – New Archive & Record office for Cornwall Noted.
- e) CC – Workshop/focus group – Neighbourhood Design Toolkit Cornwall. Cllr Homes and Roberts agreed to attend.

#### 5. To consider planning applications

- a) PA12/00355 - [Erection of an extension - Bay View 62 Gwithian Towans Gwithian Cornwall TR27 5BU](#) – Toy. Planning zone officer – Cllr Homes. Cllr Homes advised that he could see no reason to object to the plans at present but advised that the plot would now be at its limit for further development. He advised that a note be added to ensure the finish and materials used within the proposals should comply with TM8 and the character of the area. RESOLVED that there is no objection to the proposals other than to note that any finish and materials used within the proposals should comply with current policy within TM8 and the general character of the area.
- b) PA12/00767 - [Erection of a detached double garage - 31 Penhale Road Carnhell Green Camborne Cornwall TR14 0LU](#) – Charman. Planning zone officer – Cllr Young. Cllr Young advised that there was currently nowhere under cover for vehicles on site and that the garage would replace part of an old agricultural building which was not particularly worthy of retention. Cllr Young felt that there was no reason to object. RESOLVED that there is no objection.
- c) PA12/10940 - [Proposed timber 4 bay carport - Trevaskis Farm Gwinear Road Connor Downs Hayle TR27 5JQ](#) – Eustice. Planning zone officer – Cllr Crocker. Cllr Crocker advised that the car port was not overlooking anyone and could see no reason to object. RESOLVED that there is no objection.
- d) PA12/00032 - [Division of one residential dwelling into two residential dwellings, new septic tank and associated works - Speckled Hen Barn Penhale Road Carnhell Green Camborne TR14 0LT](#) – Bawden. Planning zone officer – Cllr Slade-Elmes. Cllr Slade-Elmes said that there was no change to the floor area from the plans approved in November last year, she said that the only concerns were access and the increase in traffic/parking and the size of accommodation would be very limited in each dwelling. RESOLVED to raise concern over the access arrangements, the increase in traffic/parking and the size of accommodation which will be very limited in each dwelling if permitted.

e) PA12/00606 - [Construction of dwelling and associated works - Land Adj To Linden Cottage Carnhell Green Cornwall](#) – Hart & Ivey. Planning zone officer – Cllr Young.

i. The agent for the applicant advised the meeting that he was in attendance to answer any questions the Council may have on the application.

ii. Cllr Young said that he had visited the site and spoke with neighbours and the applicants and his recommendation was that he had concern over the size and construction of the dwelling and that the application had been turned down previously due to it being seen as a new build in the country and clarification was needed on the current situation.

iii. Two local resident spoke against the application advising that the property which had now deteriorated had not been occupied for well over 60 years and that the proposed design was out of keeping with the area as it did not appear to be constructed of granite. The resident's also advised that access and parking were both issues and the track leading to the property was not fit for extra traffic.

iv. The meeting RESOLVED to request a site meeting so that all those affected by the proposals could attend.

#### 6. Other matters requiring decisions of the Council

a) Receipts and payments: to approve the statement for the period ending on 13<sup>th</sup> February 2012 and the payments due.

1545	Carnhell Green Fellowship-Electric (cancelled cheque due to signature)	0.00
1546	Carnhell Green Fellowship-Electric (Last bill)	89.71
1547	WC Rowe – Food for website launch	150.15
1548	Seadog IT – Hosting and maintenance annual fee	341.40
1549	Seadog It – Gov domain name payment	253.50
1550	CPRE – annual subscription	29.00
1551	GDVA – signpost Feb 2012	10.00
1552	Wall Methodist Church – hall hire 23 Jan 2012	12.00
1553	Hall For Gwinear – Hall Hire 3 & 9 Jan 2012	20.00
1554	Cornwall Council – CPO payment Dec 2011	180.00
1555	Cornwall Council – Gwithian Green HLS FEP work	90.00
1556	Mr T Homes – travel expenses 3 days Eden project and back (planning camp)	102.60
1557	Cash – Postage	30.00
1558	Mrs V Perrin – Keys cut (notice board spares)	18.00
1559	Mrs V Perrin - Staff wages	1294.18
1560	PAYE & NI	440.84

RESOLVED that the payments be accepted.

b) To receive information from Wall Methodist Church regarding the future of Wall Hall and agree the way forward. The meeting agreed to acknowledge the letter for the time being.

c) To consider a grant application from Community Action Through Sports. After a discussion the meeting RESOLVED to grant £300 towards the project from the Parish Council's general Youth fund reserve.

d) To receive information from Cornwall Council regarding the devolution of Public Convenience (Gwithian) and agree the way forward. The meeting agreed to contact other Parish and Town Council's regarding devolution of public conveniences to them before making a decision.

e) To receive the Cornwall Council draft Core Strategy for consultation. Cllrs Negus and Crocker asked for copies of the information on disc in time for discussion at the next meeting.

#### 7. Late or urgent items not on the agenda

i. The Clerk read out a late email received from the PTFA at Gwinear School which asked if the Parish Council would be donating mugs for the Queens Jubilee. After a discussion the meeting agreed to research the cost of mugs for both schools and pre-schools within the Parish.

ii. The Clerk advised that an updated version of the Discover Hayle map had been received and the Parish Council needed to ensure the information was correct before it was re-printed.

#### 8. 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. None.

The Chairman closed the meeting at 9.01pm.