

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on 26th March 2012 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

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

Others present 4 members of the public
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Apologies for absence were received and accepted from Cllrs Crocker, Spence, Rowe and Cllr Tovey.
- b) Members to declare personal and prejudicial interests (including the details thereof) in respect of any items on the Agenda. There were no declarations made.
- c) Public Participation.
 - i. Mr Ian Horne advised that he was in attendance regarding the letter he had submitted to the Chairman on Saturday. He said that he had witnessed members of the public trying to board buses at the bus stop outside his house with great difficulty on a number of occasions. He advised that elderly people in particular really struggled to board buses due to the very low kerb. The meeting agreed to contact Cornwall Council regarding the issue highlighting the urgency of the need for a raised kerb.
 - ii. Cllr Negus asked if any progress had been made on the problem with the lock on the Gwinear notice board and the Clerk said that she would chase the company that supplied the board regarding the issue.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on Monday 12th March 2012. RESOLVED that the minutes be accepted as a true and accurate record of the meeting.

Cllr Homes arrived at this point

- b) Business arising from the Minutes. None.

The Chairman advised that members of the public were in attendance regarding item 5c and the meeting RESOLVED to bring this item forward to this point but for the purposes of the minutes the item is in agenda order.

3. Reports

- a) Verbal and Written reports from Parish Councillors/representatives.
 - i. CDRA – Cllr Cupples asked if the Parish Council would be happy for him to liaise with the Clerk to replace the picnic table top that had been burnt with the one the CDRA were holding and the meeting agreed that the Clerk contact the CPO and arrange for him to be present when the picnic table top was installed.
 - ii. CALC – Cllr Pocock advised he had attended the AGM which was very informative, he advised that he had brought back a couple of planning explained booklets and these could be borrowed via the Clerk.

4. Correspondence received

- a) Cornwall Council-Local Council Planning Forum-Invite Wed 25th April 5.30pm New County Hall, Truro. Cllr Roberts agreed to attend on behalf of the Council.
- b) Boundary Commission – Review of Parliamentary constituency boundaries 2013. Noted.
- c) Cornwall Council – Register of Members Interests. Noted.
- d) Cornwall Fire & Rescue Service – Consultation. The meeting agreed that a letter be written in support of the proposals.
- e) Connor Downs Sunday School – Parking Issues. The Clerk advised that she had contacted the Police who were now in contact with the Sunday School and Mike Peters who had not replied as yet regarding the subject.
- f) Cornwall Council – Temporary Road Closure – Trennerth Road, Leedstown. Noted.

5. To consider planning applications

a) PA12/01835-[Demolition of existing dwelling and construction of timber frame single storey dwelling - 57 Gwithian Towans Gwithian Cornwall TR27 5BT](#)-Kennett. *Planning zone officer – Cllr Homes*. Cllr Homes advised the meeting that the existing chalet is of poor condition and would merit a replacement chalet. He advised that his only real concern was the two storey aspect of the dwelling which again goes against TM8. He said that the design statement mentions 2 storey chalet's on either side of the application site but from his research both were applications which were either before the existence of TM8 or had not had planning consent and felt that the planning officer should look in to this in more detail as he was unable to get this information online. He said that it was clear from the plans that there is residential access to the second floor but the dimensions were not clear from the plan on the actual height. Cllr Homes felt that a better way of managing the two storey issue was by asking that there be a maximum eaves height of 2.5m and 4m with a dual pitched roof. Cllr Homes said that the only other issue was the use of pvc doors and windows and this should be natural timber and not imitation timber in pvc. After a discussion the meeting RESOLVED that although there is no objection to a replacement dwelling, the Parish Council has concerns over the following points:-

- Although the design and access statement mentions two storey chalet's on either side of the application site, from research, the Parish Council feels both applications may either be before the existence of TM8, or did not have planning consent for a second storey. It is our opinion that the planning officer should look in to this in more detail as we were unable to get this information online.
- It is clear from the plans that there is residential access to the second floor, but the dimensions are not clear from the plans on the actual height as the plans show no measurements at all. It is the Parish Councils opinion that new plans with actual heights should be sought, as on overlaying the existing chalet plan with the proposed plan, the chalet appears to be twice the height of existing. The Council feels that a more acceptable height would be a maximum eaves height of 2.5m and 4m with a dual pitched roof.
- The Parish Council does not approve of the use of pvc doors or windows, natural timber should be used in line with TM8 and not imitation timber in pvc.

The Parish Council would welcome further discussion with the planning officer and applicant regarding the points above before support can be given.

b) PA12/01642-Installation of 1no wind turbine, 25 m to hub, access and associated works - Land South West Of Junction Between Track To Chy Vithian And Wheal Alfred Road Chy Vithian Hayle-TGC Renewables Ltd. Planning zone officer – Cllr Rowe. After a discussion the meeting RESOLVED that there is no objection.

From meeting with Planning Officer

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

i. The Clerk advised the meeting that the Chairman, Cllr Crocker and herself had met with Mark Broomhead regarding the application. The Clerk advised that the general rule regarding new build in the countryside was that it need to be within a settlement ie with development on at least 3 sides, that the ruins amounted to there being no more than 50% rebuild required and that the original dwelling had been occupied since the 1970's although Mr Broomhead noted that every application should be taken on its own merit. Mr Broomhead also noted that an application for a similar development in Goldsithney had been turned down on appeal for similar reasons. The Clerk also advised that Mr Broomhead had said that Cllr Coombe had not asked for the application to go to committee.

ii. Cllr Pascoe said that the Parish Council had supported the application back in 2006 and in his opinion he felt that this type of development should be supported within our Parish as although there is little left of the property now, the evidence clearly shows that there was a dwelling on the site. Cllr Pascoe said that various other sites such as in Caloose and Trenerth have been developed from ruins and he felt this was no different.

iii. Cllr Homes felt that the comments made by Mr Broomhead were correct although he personally had no objection to the application and as the Parish Council has supported this sort of development in the past and supported this particular development in 2006 he felt that the Parish Council's policy had not changed.

iv. Cllr Roberts thought that the property was a reasonable size opposed to some applications that had come forward and been granted approval.

v. Cllr Marks asked if the current application was to the same scale as the previous development and the applicants' agent replied that it was 25% bigger than the application in 2006 due to modern living standards.

vi. Cllr Homes felt that it would be democratic to settle the application at Planning Committee level within Cornwall Council.

vii. Cllr Pascoe said that the Parish Council had requested that the application go to Planning Committee and he still felt that should be the case.

RESOLVED to recommend that the application be taken to planning committee and not be refused on delegated powers due to:-

- the evidence shown of the former existence of a dwelling
- the evidence of other ruins such as barns, pig sty's and general agricultural structures being brought in to use as residential development in the past within the Parish.
- the general public in attendance at our meetings, some being in favour and some against the proposal, we feel it would only be democratic to let the planning committee make the decision on the application rather than it being determined under delegated powers.

6. Other matters requiring decisions of the Council

a) Receipts and payments: to approve the statement for the period ending on 26th March 2012 and the payments due.

1710	Cash – Purchase of stamps for Website Launch leaflet	58.00
1711	EDF – Supply of electricity for Parish Office – 31/10/11-12/03/12	212.19
1712	Cornwall Council – Hire of Community P.Officer/vehicle – Feb 2012	180.00
1713	Shirley Negus – 20 coloured maps (£1.00) & literature/photos (£36.00)	37.00
1714	Chown China – Supply of 335 Diamond Jubilee Mugs	1467.30
1715	WC Rowe – Food for website launch – 14 April 2012	57.50
1716	Cash - Sundries for website launch	30.00

RESOLVED that the payments be accepted.

- b) To receive and approve the Income & Expenditure Statement for the third quarter of the 2011/12 accounts. The meeting RESOLVED to accept the Income & Expenditure Statement for the third quarter of 2011/12.
- c) To consider formulating a working group for the Streetscape project. After a brief discussion the meeting RESOLVED that the Gwinear Ward Councillors meet informally to discuss the project when needed and report back to Full Council meetings.
- d) To receive information from Cornwall Council regarding residents parking permits at Gwithian Towans and agree the way forward. After a discussion the meeting RESOLVED to go with option 1 for Cornwall Council to issue and deal with the permits rather than Parish Council.
- e) To discuss questions for a meeting with Planning Officers. The Chairman asked that all Councillors get questions to the Clerk by the 9th April as he would be meeting with Nicola Stinson, head of planning west on the 10th. The meeting agreed that Cllr Homes also attend the meeting on the 10th if possible.
- f) To review Cemetery fees and agree the way forward.
 - i. Cllr Young felt that there was an issue with our fees being so low, particularly as people from outside of the Parish could use the cemetery at a very cheap price compared to elsewhere.
 - ii. Cllr Pascoe felt the cost should be brought in line with elsewhere.
 - iii. Cllr Negus said that it would be better to look at tripling the fee for non-parishioners or bringing the price for them up to current Cornwall Council fees.
 After a discussion the meeting agreed to look in to the costs for Cornwall Council cemeteries and other cemeteries within the Parish before making a final decision.
- g) To discuss a date for a consultation event regarding the future plans at and around Gwithian Towans. Cllr Pocock advised that a preliminary date of Saturday the 28th April had been set and he would like to invite Gwithian village residents as well as Towans residents. He asked that Cllrs Homes and Roberts lead the event and organise leaflets and information for the event and this was agreed.

7. Parish Plan

Cllr Pocock advised that the next PPIC meeting had been set for Wednesday 2nd May 2012.

8. Late or urgent items not on the agenda

The Clerk advised that she had received a phone call and a letter from two separate parishioners regarding problems with motorbikes using a field at the end of the village in Reawla. The meeting agreed that the Clerk contact both Cllr Rowe and the Police regarding the issue.

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. None.

The Chairman closed the meeting at 8.08pm.