

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 16<sup>th</sup> April 2012 at the Gwithian Church Hall, Gwithian commencing at 7.21pm

<u>Present</u>	Councillors	A Crocker	D Cupples
		T Homes	R Marks
		Mrs S Negus	B Pocock (Chairman)
		M Roberts	S Rowe
		A Young	

Others present                      1 member of the public  
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Apologies for absence were received and accepted from Councillors Pascoe, Slade-Elmes & 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.

*The Chairman asked that items 5d & 5e be brought forward at this point as the parishioner in attendance was the applicant and this was agreed but for the purpose of the minutes is in agenda order.*

- c) Public Participation. Cllr Homes advised that the bin at Gwithian required emptying and the Clerk agreed to pass this on to CC.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 26<sup>th</sup> March 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 Clerk read out the report which showed a significant increase in reported crimes. The meeting agreed that it was unacceptable that no Police had been present at a meeting for nearly around six months and a letter should be written asking that someone attend at least quarterly.
- b) Verbal and Written reports from Parish Councillors/representatives.
  - i. Hayle Town Framework:- Cllr Marks advised that she attended the meeting which looked at open space areas within Hayle and the need for further open space around and within future development sites.
  - ii. Wall Hall Committee:-
    - Cllr Roberts advised that he had attended the first meeting of the new committee but only about 5 people had attended. He advised that they had discussed the future refurbishment of the hall but a formal committee had not been set up as yet.
    - The Clerk advised that a letter had been received from Alan Butterfield regarding the funds and in her opinion once the committee had been properly set up with the right governance and accountability the money could be handed back. The meeting RESOLVED to write a letter in response to this effect.
    - The Clerk asked if anyone would like to represent the PC on the new committee and Cllr's Roberts and Negus agreed.
  - iii. Hockin Trust:- Cllr Pocock advised that he, the Clerk and Cllr Homes had met with the agent for the Hockin Trust and the meeting had been very helpful in understanding the current arrangements for the Towans and areas surrounding them. He advised that the agent had contacted him today by telephone to ask if the Parish Council would be interested in further discussion regarding land owned by the trust and it was RESOLVED that the Parish Council write to the agent for the Hockin Trust and express an interest in further discussions about a joint business plan.
  - iv. Low Carbon Solar:- Cllr Pocock said that he had met with the representative of LCS along with the Clerk and Cllr Homes to discuss the issues raised from the recent planning application. Cllr Pocock advised that today the company had submitted a letter to Cornwall Council's planning department outlining the problems and the solutions they were committed to resolve.

Cllr Pocock felt that the letter was very promising and that he would continue to liaise with the various parties to ensure the issues are rectified swiftly.

- v. Cornwall Council Planning:- Cllr Pocock advised that he and the Clerk had met with Susan Walters who was CC development manager for the west. They had outlined the problems the PC was facing both at an administrative level and through lack of support from planning officers. Cllr Pocock hoped that the meeting which went well would ensure both PC and CC could provide a better service in the future.

4. Correspondence received

- a) Cornwall Council – Local Council Planning Training Programme 2012/2013. Noted.

5. To consider planning applications

- a) PA12/02220 – Continued use and construction of lounge extension of annexed living/holiday accommodation - Trevaskis Farm Gwinear Road Connor Downs Hayle Cornwall TR27 5JQ – Note: Documentation submitted with application states address as Trevaskis Barn - Mrs J Strachey. Planning zone officer – Cllr Crocker. Cllr Crocker advised that she had visited the property and viewed the plans and other than ensuring the property is not split and sold separately she could see no reason to object. RESOLVED that a condition be made on any approval that the property must not be split or sold separately from the main dwelling.
- b) PA12/01119 - Retention and completion of west barn for residential use with adjoining areas of land for parking and domestic curtilage - West Barn Tregotha Farm Deveral Road Fraddam Hayle Cornwall TR27 5EP- Mrs J Law. Planning zone officer – Cllr Rowe. Cllr Rowe advised that he had visited the site and felt that the Council's previous comments regarding an affordable element should still stand. The Clerk advised that she had asked the planning officer for further advice on the application and had circulated the response prior to the meeting. RESOLVED that the Parish Council objects to the application unless the following conditions are met:-
  1. due to the scale of the site owned by the applicant which include PA12/01119 and PA12/01123, 3 further barns which are currently used as holiday lets and a large farmhouse, the Parish Council would not support this application or any future applications unless at least 50% of the units are affordable or a contribution towards affordable housing within the Parish is agreed. The Parish Council raise concern over the significantly high estimates given for costs of conversion within the viability report and ask that the planning officer look at costs in detail and the properties current condition for renovation as this may affect any contribution. The Parish Council asked that an affordable element be considered on application PA11/01675 which was a similar site and I believe this was sought by CC. The Parish Council asks that any affordable properties from this development count towards the figure for the area shown within the Core Strategy.
  2. Due to the increase in domestic curtilage around the barns the Parish Council object to this application unless the permitted development rights are removed to ensure the council has tighter controls on future development.

The Parish Council asks that the planning officer liaises with them over the progress of the conditions above and if the conditions are not sought and implemented the Parish Council asks that this application be determined by the Planning Committee and not under delegated powers.
- c) PA12/01123 - Retention and completion of east barn for residential use with adjoining areas of land for parking and domestic curtilage - East Barn Tregotha Farm Fraddam Hayle Cornwall TR27 5EP – Mrs J Law. Planning zone officer – Cllr Rowe. Cllr Rowe advised that he had visited the site and felt that the Council's previous comments regarding an affordable element should still stand. The Clerk advised that she had asked the planning officer for further advice on the application and had circulated the response prior to the meeting. RESOLVED that the Parish Council objects to the application unless the following conditions are met:-
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- d) PA12/02600 - Upgrading of existing entrance - Land South Of 53 Upton Towans Hayle Cornwall (Atlantic Coast Holiday Park) – Normanhurst Enterprises Ltd. Planning zone Officer – Cllr Marks. Cllr Marks advised that she had visited the site and reviewed the plans which were to replace an existing wooden fence with a traditional Cornish hedge and she could see no reason to object. RESOLVED that there is no objection.
- e) PA12/02603 - Replacement signs - Land South Of 53 Upton Towans Hayle Cornwall (Atlantic Coast Holiday Park)– Normanhurst Enterprises Ltd – Planning zone officer – Cllr Marks. Cllr Marks advised that she had visited the site and reviewed the plans which were to replace an existing old sign with a new and more improved sign and she could see no reason to object. RESOLVED that there is no objection.
- f) PA12/00731 - Construction of double garage - 16 Gwithian Road Connor Downs Hayle Cornwall TR27 5EA – Mr Andrew – Planning zone officer – Cllr Cupples. Cllr Cupples advised that he had visited the site and spoken with the owners. He said that the site was very secluded and did not impose or overlook anyone else. He said that the application advised him that the existing garage already had planning consent for conversion to a bedroom although he had not checked this. The plans showed that the new garage would be well positioned and would not affect anyone else and he could see no reason to object. RESOLVED that there is no objection.
6. Other matters requiring decisions of the Council
- a) To receive a letter of resignation from Cllr Spence. The Chairman advised the meeting that he had spoken with former Cllr Spence and thanked him for his work, he said he had written a letter to this effect and the meeting agreed the letter be sent.
- b) To discuss correspondence and invoice received from the Martin Luck Group (Re: website launch leaflets) After a brief discussion the meeting RESOLVED to pay the invoice and accept the compensation offer of £100 which could be used to purchase stationery or printing.
- c) Receipts and payments: To approve receipts and payments up to 16th April 2012 and the payments due.
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|------|---|---------|
| 1717 | Malcolm Heather – Grass cutting ESPF & cemetery 12/11 – 3/12              | 806.00  |
| 1718 | Connor Downs & Gwithian WI – Hall hire, 5hrs, 24 <sup>th</sup> March 2012 | 20.00   |
| 1719 | Gwinear & District Villages Assoc – Signpost advertising April 2012       | 10.00   |
| 1720 | Portreath Garden Machinery – 2 x brush cutter & 1 x mower service         | 261.99  |
| 1721 | EDF – Electricity for the period 13 March 2012 – 10 April 2012            | 57.27   |
| 1722 | B Pocock – Reimbursement-invoice for Mobile Computer Support              | 20.00   |
| 1724 | Staff wages – Mrs V Perrin (Clerk)  | 1419.77 |
| 1725 | Staff wages – Mrs C Thomson (Admin Assistant)                             | 492.51  |
| 1726 | PAYE & NI   | 524.84  |
| 1723 | Note: Cheque 1723 cancelled – error made                                  |         |
- RESOLVED that the payments be accepted.
- d) To consider setting up a website working group. The Chairman advised the meeting that the group would look at the day to day running of the website and report back on a quarterly basis. The meeting RESOLVED to set up a working group to include select Councillors and office staff to meet quarterly.
7. Late or urgent items not on the agenda
- i. Planning - The Clerk advised that she had received a late item regarding a CC planning committee meeting on the 25<sup>th</sup> March. The Clerk circulated a report which could be read out at the meeting and it was RESOLVED that the report be accepted and that the Chairman would attend the meeting to read the report on behalf of the Parish Council.

- ii. Streetscape - Cllr Roberts advised that he would be meeting with the Highways team along with the Chairman to discuss the Streetscape project and asked if Councillors had any comments to speak to him.
- iii. Planning - Cllrs Rowe and Crocker advised that they had been approached by Riviera Produce regarding a forthcoming planning application but had said that they could not make any comment until an application had been received by the PC.

iv. Signs:-

- Cllr Young advised that the sign at Polmennor South had been broken when hedge strimming had taken place and asked that a letter be written explaining that due to the signs being made of plastic and being so low down the signs were always vulnerable when strimming takes place.
  - Cllr Rowe advised that the Cober Crescent sign also needed replacing.
  - Cllr Pocock advised that the PC cemetery sign needed replacing.
- v. Cllr Negus asked if the notice board at Gwinear had been fixed yet. The Clerk advised that the contractor had been contacted but it did not look like they had been out. Cllr Rowe said that he would contact them.
  - vi. Cllr Rowe advised that he had been looking at the fingerpost at Reawla and was speaking with Terrill's regarding costings. The Clerk said that the PC would need to ensure they involved CC as they were responsible for the posts.
  - vii. Cllr Pocock advised that a meeting had been arranged for the discussion of Gwithian projects being undertaken by the PC with local residents for Friday 27<sup>th</sup> April at 7.30pm at Gwithian Church Hall.

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 8.50pm.