

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 22<sup>nd</sup> October 2012 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

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

Others present Mrs Ruth Marks & Mr Steve Edwards, The Design and Planning Studio.  
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Apologies for absence were received and accepted from Cllr Pascoe.
- b) Members to declare personal and prejudicial interests (including the details thereof) in respect of any items on the Agenda. Cllr Rowe declared a pecuniary interest in item 2 on the agenda and took no part in the discussion.
- c) To co-opt Anne Marsh on to the Gwithian Ward of the Parish Council and accept her declaration of acceptance. (Please note that declarations of interest can be made at any point during a meeting)  
The Clerk advised the meeting that Mrs Marsh needed an emergency operation which would leave her unable to work for 3 months. Mrs Marsh had received confirmation over the weekend that the operation would be carried out shortly and at this time she felt she could not start the role of Councillor bearing in mind she would be out of action for 3 months. The meeting agreed to re-advertise the position.
- c) Public Participation. None.

2. Presentation

To receive a presentation from Mr Steve Edwards, The Design and Planning Studio, regarding a proposed housing and community facility development, at Relistian Lane, Reawla.

- i. Mr Edwards circulated draft plans with two options for the proposal. Option 1 was for 32 dwellings at a 40 dwellings per hectare ratio. The second option was for 25 eco homes at a 30 dwellings per hectare ratio. Both options included a community hall with meeting room, office, main hall, toilet and kitchen facilities along with parking. Mr Edwards said that the community hall would mean less affordable properties being available within the overall development but as the need for a hall and office facilities were important objectives within the Parish Plan it was felt by his company that the model would be more acceptable to the public in its current form. Mr Edwards advised that his company had agreed terms with the land owner with a 2 year option to purchase the land. Mr Edwards advised that initial talks with CC had been positive but his company wanted to show the plans to the Parish Council at a public meeting before putting in a pre-application with CC.
- ii. Cllr Young asked why they had provided such a high density option. Mr Edwards advised that option one was a feasibility study to see exactly what the plot could offer in the way of housing.
- iii. Cllr Negus felt that the kitchen in the community hall needed to be moved so that it could be easily reached by people using the main hall. Mr Edwards said that the internal layout of the hall could be altered easily and his company would be guided by any suggestions made by the local parishioners and Parish Council.
- iv. Cllr Roberts noted the slight separation of the scheme between what would probably be more affordable properties and slightly bigger more expensive properties. He noted that a similar layout could be seen at Pen Tye and this had led to the more expensive properties erecting high fences around the edge of their sites making the estate feel even more split. Mr Edwards agreed and said that a planning restriction of erecting high fencing on the main frontages of plots could be put on any approval or could form part of a design guide for the area. Mr Edwards stated that the affordable houses would visually look exactly the same as the larger houses and have the same eco specification.
- v. Cllr Pocock felt that any development on this scale should cater for two car parking spaces per household. Mr Edwards noted this point.

vi. Cllr Homes commented that any affordable housing element would need to carry on in perpetuity. Mr Edwards agreed and noted this comment.

vii. Cllr Roberts felt that it was important to use the development entrance as a slowing feature to alert drivers they were approaching the village. He felt that a raised platform similar to the one being laid in the village centre could help with this and slow down traffic. Mr Edwards noted the comment.

viii. Cllr Roberts noted there was no provision for an outside play area for the hall, he felt if a playgroup wanted to use the hall this would deter them although this was not detrimental as equally there would be many other users who would not require it. Mr Edwards noted the comment.

ix. Cllr Young noted there was no outdoor communal space or play area. Mr Edwards noted that he had read in the Parish Plan update of the work being proposed for Reawla Play Park which was just up the road from the proposed development. He said that a contribution towards improving the park could be considered or a small open space maybe feasible within the proposal.

### 3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 8<sup>th</sup> October 2012. RESOLVED that the minutes be accepted as a true and accurate record of the meeting.
- b) Business arising from the Minutes.
  - i. 22/054 (3v) – CDRA Horsepool Project. Cllr Cupples advised that the group were looking to seed and mark out the path shortly.

### 4. Reports

- a) Verbal and Written reports from Parish Councillors/representatives.
  - i. Towans Partnership – Cllr Roberts advised that Tyrone Homes had attended the meeting and given a report on behalf of GGSCF Ltd. He said the TP were very keen on the idea of a Towans Ranger and the TP Chairman was hoping to co-ordinate a meeting between Hayle TC and GGPC regarding a joint venture. It was suggested that Natural England should also be involved in the project. Cllr Roberts advised that a representative from CC Licensing Body gave a brief report on allocating TENS and licenses.
  - ii. Gwithian Towans Community Group – Cllr Homes advised that the meeting was well attended with around 40 people. He advised the group was still finding its feet and were putting together a constitution. He advised that Dick Goodere gave a report on the Towans Partnership and he gave a report on behalf of GGPC on NDP/NDO.

### 5. Correspondence received

- a) Cornwall Council – Invitation to Local Council Planning Forum (closest venue being Pool Innovation Centre, 15<sup>th</sup> November 2012 at 5.30pm) Cllr Homes agreed to attend.
- b) Cornwall Council – Friendly Link Officer information. After a discussion the meeting agreed to invite the FLO to a future meeting.

### 6. To consider planning applications

- a) PA12/09383 - [Application for Certificate of lawfulness: Existing use of caravan as dwellinghouse - Caravan 2 Tregotha Villa 47 Deveral Road Fraddam Cornwall TR27 5EP](#) – Ms Jones . *Planning zone officer – Cllr Rowe.* Cllr Rowe advised that the caravan had been in situ for many years probably since the 1970's. RESOLVED that there is no objection.
- b) PA12/09001 - [Demolition of single storey extension and erection of two single storey extensions and associate works - Higher Drewollas Farm 41 Praze Road Leedstown Hayle Cornwall TR27 6DH](#) – Mr Jones . *Planning zone officer – Cllr Rowe.* Cllr Rowe said that there had been permission for a similar extension previously but this had lapsed, the application included taking down a lean to and building on to the main dwelling into the courtyard. He said there were no neighbours nearby. RESOLVED that there is no objection.

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

- a) To discuss the devolution of Reawla Play Park and agree a way forward. The Clerk gave a report on the activities at the park including the recent meeting between CC Officers and GGPC to resolve some of the long term issues within the park. After a discussion the meeting RESOLVED that in principle the Parish Council would start negotiations on devolving the duty for the park from CC to GGPC once the issues of health and safety had been resolved. The meeting RESOLVED that it was not acceptable for CC to spend Cllr Tovey's remaining Community Chest Grant on resolving issues which had been caused by CC lack of maintenance and due care.

The meeting RESOLVED that the Parish Council continue with the arrangement that half of the Community Chest would go to St Erth PC and half would go to GGPC for community projects.

- b) To receive and discuss the public convenience tender information from Cornwall Council. The Clerk outlined previous discussions with CC regarding the devolution of the cleaning contract. She advised that the current Service Level Agreement included the Parish Council taking over more than just the cleaning. The meeting RESOLVED to advise CC that the Parish Council would only be interested in signing a SLA for just the cleaning.
- c) To provide an update on the detailing of the Streetscape project. The Clerk advised that the seat had only been moved a foot to the right due to a manhole. She advised that CC were awaiting samples for different blocks and would contact the PC once these were available for Councillors to view. The Clerk circulated information on the bins and the meeting RESOLVED to pay for just one bin to replace the existing bin but that the fixing should be in the original quote and would not pay extra for this. The meeting RESOLVED that as CC were not able to empty a second bin the Parish Council would not purchase a second bin at this time but would monitor the situation around the bus shelter for litter.
- d) To receive information from Cornwall Council regarding the Gambling Act 2005 and the review of the Statement of Principles. The meeting RESOLVED to defer this item until the next meeting.
- e) To receive and discuss a list of infrastructure ideas from the CDRA. The Clerk had circulated late information received from the CDRA on this project and the meeting RESOLVED to defer this item until the next meeting.
- f) To consider the Environmental Stewardship Agreement for Gwithian Green and sign the acceptance declaration. The meeting RESOLVED to approve the Environmental Stewardship Agreement for Gwithian Green and sign the acceptance declaration. The Chairman asked that the minutes show a vote of thanks to Dick Goodere for his contribution towards putting together the bid for the ESA.
- g) To review a list of potential sites for the Community Right to Bid and agree a way forward. The meeting RESOLVED to forward any further sites for consideration to the Clerk for approval at the next meeting.
- h) To discuss the final version of the Local Council Code of Conduct for adoption. The meeting RESOLVED to adopt the final version of the Local Council Code of Conduct.

8. Late or urgent items not on the agenda

- i. The Clerk advised that the Parish Council had been offered a free session with Locality for Neighbourhood Planning. The meeting RESOLVED that Cllrs Homes and Roberts attend a meeting with the Clerk in the Parish Office on 25<sup>th</sup> October.
- ii. The Clerk advised that she had been contacted today by the planning officer dealing with PA12/05769 - Construction of rural worker's dwelling - Land at Polmennor Downs South Carnhell Green Cornwall. The Officer had advised that he was unable to approve the application as the Land Agency had suggested the development was new build in the countryside and this was noted by the meeting.
- iii. The Clerk advised that she had received the latest draft version of the Family Activity Trail. The meeting agreed to put an item on the next agenda for discussion.
- iv. The Clerk advised that the CC Annual Budget meeting on the 12<sup>th</sup> November had been postponed but that no date had been set as yet.

9. Agenda items for future meetings

- a) Raised in public participation. None.
- b) Raised by members. None.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 8.52pm.