

Minutes of the Annual General Meeting of Gwinear-Gwithian Parish Council held on Monday 13th May 2013 at the Hall for Gwinear, Gwinear Churchtown commencing at 7.00pm.

<u>Present</u>	Councillors	A Crocker	J Crocker
		D Cupples	T Homes
		Mrs S Negus	L Pascoe
		B Pocock (Chairman)	S Rowe (Vice Chairman)
		B Slade-Elmes	M Smith
		J Tovey	

Others present

Mr JR & Mr NJ Hosking
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Safety Procedure – The Chairman advised the meeting of the fire exits, location of toilets and asked that mobile phones be switched off during the meeting.
- b) Apologies for absence were received and accepted from Cllr Roberts.
- c) Members to declare personal and prejudicial interests (including the details thereof) in respect of any items on the Agenda.
 - i. *Cllr Pascoe declared that “In commenting on any item on this agenda I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the matter is discussed at Cornwall Council and full information is available”.*
 - ii. *Cllr Negus declared a pecuniary interest in item 7a and did not take part in the discussion or vote for this item.*
 - iii. *Cllr Pocock declared a personal interest in item 6c and did not take part in the discussion or vote for this item.*
- d) Public Participation. There were no queries from the public.

Cllr Pocock as retiring Chairman welcomed the new Parish Councillors to the meeting and asked that a vote of thanks be given to Anthony Young who was, up until the beginning of May, one of the longest standing Councillors for the Parish.

2. Annual matters

- a) To elect a Chairman and to receive the Declaration of Acceptance of Office. With four written nominations received from Cllrs A Crocker, J Crocker, Homes and Slade-Elmes, all being for Cllr Brian Pocock and no other proposals it was RESOLVED that Cllr Pocock be elected Chairman and sign the Declaration of Acceptance of Office.
- b) To elect a Vice-Chairman. With four written nominations received from Cllrs A Crocker, J Crocker, Homes and Slade-Elmes, all being for Cllr Steve Rowe and no other proposals it was RESOLVED that Cllr Rowe be elected Vice-Chairman and sign the Declaration of Acceptance of Office.
- c) To elect, as considered necessary, the following Committees and Officers of the Parish Council

The Chairman and Vice-Chairman ex officio shall be members of every committee

Committees of the Parish Council

Parish Plan Implementation Committee: Cllrs Negus, Pocock, Slade-Elmes, Rowe, Roberts, Homes & A Crocker

Working Groups for projects of the Parish Council

- i) Carnhell Green Traffic Management Working Group: Cllr Roberts 10+ local residents
- ii) Reawla Play Park Working Group: Cllrs Roberts & Slade-Elmes, Cath Clay (PTRA)
- iii) Website Management Working Group: Cllr Roberts, Homes, Negus & Pocock

Officers of the Parish Council

Rights of Way Officer: Cllr Rowe

Health & Safety Officer: Cllr Cupples

Financial Auditing Councillor: Cllr A Crocker

Financial Auditing Councillor: Cllr Slade-Elmes

Cemetery & Allotment Officer: Cllr Rowe

Representatives to Outside Bodies

- i) Gwithian Green Advisory Group: Cllr Roberts & Cllr Pocock
- ii) Connor Downs Residents Association: Cllr Homes
- iii) Gwinear Hall Committee: Cllr Pascoe
- iv) Gwithian Residents Association: Cllr Homes
- v) Towans Partnership: Cllr Roberts
- vi) Hayle Day Care Centre Trust: Cllr Slade-Elmes
- vii) Wall Hall Committee: Cllr Roberts & Cllr Negus
- viii) Rural Transport Partnership: *Vacant*
- ix) Penwith Access and Rights of Way Forum: Cllr A Crocker
- x) Over 50's Forum: Cllr Mrs Slade-Elmes
- xi) Walkers are Welcome group: Cllr A Crocker
- xii) Cornwall Council Beach Management Advisory Group: Cllr Homes
- xiii) Community Network Panel: Cllr Pocock with Cllrs Roberts & Slade-Elmes as substitutes
- xiv) Pen Tye Residents Association: Cllr Slade-Elmes & Cllr Roberts
- xv) Community Action Through Sport: Cllr Cupples
- xvi) Gwinear School Travel Working Group: Cllr Roberts

Cllr Pocock proposed and Cllr Rowe seconded that the Committees and Officers of the Parish Council be agreed with all in favour. The proposal was RESOLVED.

Item 6 was discussed at this point but for the purposes of the minutes is in agenda order.

- e) To consider Annual Subscriptions to the following:
 - i) Open Spaces Society - £40.00
 - ii) SLCC - £227.00
 - iii) Campaign to Protect Rural England - £29.00
 - iv) CALC - £680.10
 - v) Gwinear & District Footpaths & Bridleways Association - £25.00

Cllr Pascoe proposed approval of the annual subscriptions with Cllr A Crocker seconding. All were in favour and the proposal was RESOLVED.
- f) To confirm dates for Parish Council Meetings for the ensuing year

Cllr Homes proposed approval of the meeting dates with Cllr Cupples seconding. All were in favour and the proposal was RESOLVED.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 22nd April 2013. Cllr Pascoe proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Slade-Elmes seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

4. Reports

- a) Report from the Police Neighbourhood Beat Manager. The police report was tabled.
 - i. Cllr Pascoe advised he had received complaints about illegal parking to the entrance of Arundel Park, it was agreed that the Clerk notify the Police.
- b) Verbal reports from Parish Councillors/representatives.
 - i. Reawla Streetscape – Cllr Pascoe advised that the local resident's wall has been rebuilt. Cllr Negus asked that the Clerk put the additional works being carried out in the Signpost newsletter and this was agreed.
 - ii. Gwithian Towans Neighbourhood Planning – Cllr Homes advised that the recent consultation on the design appraisal had not been as well attended as past events but that the feedback was positive. He advised that the consultation boards and report were now being displayed in the Sunset Surf.
- c) Written reports from Parish Councillors/representatives
 - i. Reawla Streetscape; update. It was felt that it was unclear from the correspondence when the road maintenance issues would be resolved. Cllr Rowe agreed to ask Cormac and report back to the Council.

5. Correspondence received

- a) Gwinear School – Copy correspondence between Gwinear School and Good Energy; re: the proposed solar farm, Lanyon Farm, Gwinear. The meeting agreed that the Clerk keep in contact with the School and Good Energy to ensure the Parish Council had all the information available if a full planning application is made.
- b) Cornwall Council – Cornwall & West Devon Mining Landscape (Cornish Mining) World Heritage Site Management Plan 2013-18; copy of the final adopted plan for information. Noted.
- c) Cornwall Council – Homechoice consultation; response to the Parish Council’s correspondence. The meeting agreed to acknowledge the letter but to ask for further information and if required, ask for a representative from Homechoice to attend a future meeting of the Council.
- d) South West Water – Foul drainage network and capacity; response to Parish Council’s correspondence. The meeting agreed that as SWW would be a stakeholder in any future plans under Neighbourhood Planning further evidence was needed of the impact future development may have specifically on each of the areas outlined. Cllr Pocock proposed a letter be written regarding this, seconded by Cllr Rowe with all in favour. The proposal was RESOLVED.
- e) Cornwall Council – Homechoice; response to the Parish Council’s correspondence. It was agreed that the information provided would be useful when looking at future developments.
- f) Cornwall Council – Various highway issues; response to Parish Council’s correspondence.
 1. Carnhell Green - Cllr Pascoe asked if results of the questionnaire carried out for Carnhell Green could be made available and this was agreed.
 2. Roseworthy – It was agreed that the Gwithian Ward Cllrs needed to look at Roseworthy as part of the infrastructure projects for the section 106 money.
 3. Parish Council sign - It was agreed that the Clerk ask the landlord if the PC could put a sign on the Cornish hedge.
- g) Marine Minerals Ltd – Update on the tin recovery project. Noted.
- h) Local resident – letter regarding traffic incident in Carnhell Green. The meeting noted the comments made by the Police on their report and agreed to forward the concerns raised to the Carnhell Green Traffic Management Group.
- i) CALC - LAIS1351 - Precept Referendums Bill (2) Cornwall. Noted.

6. To consider planning applications

Cllr Cupples arrived during this item.

- a) PA13/02870 - [Demolition of existing extension and replacement with timber frame pitch roof extension and conservatory - Seafields 56 Gwithian Towans Gwithian Cornwall TR27 5BT](#) – Mr & Mrs Sacree. *Planning Zone Officer – Cllr Homes* Cllr Homes outlined the application and advised that he could see no reason to object to the application and proposed no objection, this was seconded by Cllr Rowe with a majority vote the proposal was RESOLVED.
- b) PA13/03160 – [Discharge of Section 106 Obligation dated 18th March 1993 - Bosparva House Bosparva Lane Leedstown Hayle Cornwall TR27 6DN](#) – Mr E Hosking. *Planning Zone Officer – Cllr Pascoe.*
 - i. Cllr Pascoe outlined the application and advised that he could see no reason to object to the application.
 - ii. Cllr Pocock supported Cllr Pascoe’s view but proposed that there should be a condition placed on the approval stating that the property cannot be sold separately without the section 106 agreement being reinstated first. and proposed no objection, this was seconded by Cllr Slade-Elmes with a majority vote the proposal was RESOLVED.
- c) PA13/02878 - [Installation of a small scale 50kW wind turbine, associated electrical cabinet, buried cable and temporary access. Turbine tip 34.2m/hub height 24.6m/rotor diameter 19.2m - 20 Prosper Hill Gwithian Hayle Cornwall TR27 5EB](#) – Mr J Hosking, SH Hosking & Son. *Planning Zone Officer – Cllr A Crocker.*
 - i. Cllr A Crocker advised that she had viewed the plans and site and had spoken with the applicant and the only concern she wanted to raise was the possible impact on surrounding areas.
 - ii. The applicant passed around a photo montage of various sites, including the AONB showing the possible impact of the turbine.
 - iii. Cllr A Crocker asked if there would be a community benefit contribution from the turbine.

- iv. The applicant said there would not due to its size but that he had already contributed through section 106 agreements set up with CC on other projects.
- v. Cllr A Crocker asked what the lifespan of the unit was.
- vi. the applicant said it was 20-25 years.
- vii. Cllr Crocker proposed no objection, this was seconded by Cllr Rowe with a majority vote the proposal was RESOLVED.

- d) PA13/03003 - [Formation of an agricultural tractor shed - Land Adjacent To 7 Wall Gardens Wall Hayle Cornwall TR27 5HN](#) – Mr Hurrell. *Planning Zone Officer – Cllr Slade-Elmes*. Cllr Slade-Elmes said that she had spoken to the applicant and neighbours and proposed there be no objection, this was seconded by Cllr Negus with all in favour. The proposal was RESOLVED.
- e) *Planning correspondence*: Cornwall Council – PA13/00146 - Notification of an appeal against Cornwall Council’s decision to refuse permission for the renovation of a former dwelling to form a new dwelling, at land at Callose Lane West, Leedstown. The meeting noted the correspondence.
- f) *Planning correspondence*: PA13/00839 - [Construction of affordable dwelling. - The Firs Polmennor Drive North Carnhell Green Cornwall](#) – Mr Ivey & Mr Hart – to receive correspondence from the case officer and agree Parish Council’s response. The Clerk advised that the application was now going to CC Planning Committee.

Cllr Pocock proposed the following comments:-

Gwinear-Gwithian Parish Council has given notice to Cornwall Council that they wish to make an application under Part 2 (5) (1) of the Neighbourhood Planning (General) Regulations 2012 for the designation of the Parish as a Neighbourhood Area for neighbourhood planning activities. Gwinear-Gwithian Parish Council will as part of this process look at all existing brownfield sites within the Parish for development, including areas where dwellings have previously stood.

The Parish Council’s general view is that for development on sites where a former residential dwelling has stood redevelopment should be supported, particularly where it is affordable and forms part or all the original footprint of the dwelling. There is a sound logical case for bringing back to life former dwelling sites as part of our new housing quota under the emerging Local Plan for Cornwall. It also reduces the new build on Greenfield sites.

With regard to abandonment, the Parish Council believes that the applicant has shown appropriate evidence of the properties former use as a dwelling house and a planning application was submitted by the previous owners in 2007 to re-construct the property which leads us to the conclusion that it has not been abandoned.

With regard to paragraph 55 of the NPPF, the Parish Council interprets this as follows:-

- There is an essential need for a rural worker to live permanently at or near their place of work in the countryside.
The Parish Council agrees this application would not cover this.
- Such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.
The Parish Council agrees this application would not cover this.
- The development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting.
The Parish Council has already stated it would prefer to see existing sites redeveloped and does not feel that the property would detract from the setting.
- There is exceptional quality or innovative nature of the design of the dwelling.
The Parish Council has always emphasized the need to use natural and local materials alongside sustainable renewable energy sources and feel any development which uses these will have to be quality and shows innovation rather than going for much cheaper options.

Cllr Cupples seconded with all in favour the proposal was RESOLVED.

Cllr Homes proposed Cllr Pocock speak on behalf of the Parish Council at the committee meeting, this was seconded by Cllr Cupples with all in favour.

g) *Planning correspondence: PA13/02521 - [Demolition of existing bungalow and workshops and construction of eight new dwellings with parking court - 13 Upton Towans Hayle TR27 5BJ](#) – Mr N Wade – to agree the Parish Council’s response further to visiting the site.*

Cllr Pocock proposed the following comments:-

- As the site is an exception site 100% affordable housing should be provided. We appreciate this is not always viable and are willing to accept a figure of 50% affordable if this is the most viable option assuming the following concerns are addressed.
- We appreciate that the current policy states that affordable dwellings do not need to contribute towards education due to the fact that they should, in theory, go towards those already with a connection to the parish, thus not adding to the local school. Unfortunately this is not the reality.
- The recent housing development in Connor Downs by Ocean Housing produced the following figures (these figures came from Ocean) :-
*On the 12 Affordable rented 9 had the local connection to Gwinear-Gwithian and 3 with the surrounding Parishes.
 The 7 homebuy properties, 1 has the local connection to the Primary Parish with the remaining 6 to the secondary.*
- This equates to 52% of the properties being occupied by individuals from outside of the parish putting an added strain on the school which has already stated that it is at crisis point. The Parish Council cannot support further development without some sort of financial support to the local school and we ask that Cornwall Council forward the attached correspondence from the local school to the applicant along with our comments in the hope that a voluntary contribution may be forthcoming.
- The Parish Council cannot support any development without the main road leading to the site being adopted and maintained by Cornwall Council. The development will provide 8 dwellings each of which will pay council tax towards infrastructure such as roads. We are seeing increasing problems with maintenance on both public and private roads but can do little to alleviate the problems on the latter. Thus we must ensure the local authority takes responsibility for new developments of a large scale such as this to ensure maintenance in the future.
- We do raise concern about the overall height of the new development and its impact on neighbouring properties both in scale and overlooking. We would appreciate more detailed plans on the impact on neighbouring properties as the current plans do not clearly show the impact to the bungalow to the right hand side of the site.
- If the concerns above are addressed the Parish Council in principle would be supportive of the application and are keen to work with the applicant and Cornwall Council to address these issues.
- The Parish Council would like to state that it may change its opinion on the application if the figure of 50% affordable is changed due to viability in the future.
- The Parish Council would therefore be grateful if it is noted that it would want to be notified of any consequent changes to any section 106 agreement before they are approved by Cornwall Council and appreciates the Affordable Housing officer sending the current report to us for perusal.
- The Parish Council would like to seek assurances that any compulsory infrastructure/educational contributions would be reassessed in line with any changes.

Cllr Homes seconded with all in favour, the proposal was RESOLVED.

Cllr Rowe left the room at this point

h) *Planning correspondence: PA13/01950 - Modification of Section 106 obligation dated 08/10/2012 in respect of decision notice PA11/01675 (regarding Off-site Affordable Housing Contribution) - Lemin Farm Reawla Lane Reawla Hayle Cornwall TR27 5HH – Mr S Rowe – to receive correspondence from the Affordable Housing Team Leader and agree the Parish Council’s response. Cllr Cupples proposed that there is no objection, but that a condition be made that if the circumstances of the viability test change in the future back to the original circumstances of the section 106 agreement then the original amount stated should be paid. The proposal was seconded by Cllr Homes with all in favour, the proposal was RESOLVED.*

Cllr Rowe returned at this point

7. Other matters requiring decisions of the Council

- a) Receipts and payments: to approve the statement for the period ending on 13th May 2013 and the payments due.

The following income has been received:

Dep	Description	Amount
Bacs	Locality	5000.00
Bacs	Cornwall Council	29494.50
Bacs	Cornwall Council	2769.72
Dep 1	Colin Matthew Funerals – cemetery fee	476.00

The following payments are now due:

Chq	Description	Amount
D/D	Scottish Power (payment date 14/03/13 & 15/04/13 - 2x £41))	82.00
S/O	TC & JL Goss (debit of £562.50 taken 25 th March 2013 – rent Parish Office)	562.50
1784	Cash – Petty cash and postage	30.00
1842	SLCC – Annual membership subscription fee 2013/2014	227.00
1843	CALC – Calc & Nalc annual subscription fee 2013/2014	680.10
1844	TAB Enterprises Ltd – Gwinear Pitch & Putt grant award	420.00
1845	Cory Environmental – Refuse collection for May 2013	13.80
1846	SeaDog IT – 2year renewal of “.org” website address	14.35
1847	P Miners – CPO services for the period 08/04/13 – 13/05/13	1120.00
1848	Macsavors Ltd – CPO materials (graffiti remover)	13.69
1849	Connor Downs & Gwithian WI – Hall hire (23/3 & 8/4 – 2 x £8)	16.00
1850	Shirley Negus – Printing charges (Re: G/Towans Design Appraisal)	27.10
1851	GVA – Signpost advertisement for May 2013	10.00
1852	Truro & Penwith College – Health & Safety Course fees (3xstaff)	225.00
1853	HM Revenue & Customs – PAYE & NI for May 2013	451.38
1854	Mrs V Perrin – Staff wages	1434.72
1855	Mrs C Thomson – Staff wages	417.72

Cllr Rowe proposed that the payments be approved. Cllr A Crocker seconded with a majority vote and the proposal was RESOLVED.

- b) To consider and approve quotations received for the Parish Council’s Insurance for the forthcoming year 2013/2014. Cllr Cupples proposed the quote from the existing insurer be approved, seconded by Cllr Crocker with all in favour. The proposal was RESOLVED.
- c) To review and approve the Parish Council’s Asset Register & Inventory. Cllr Rowe proposed approval of the Parish Council’s Asset Register & Inventory for 2013, seconded by Cllr Cupples with all in favour. The proposal was RESOLVED.
- d) To review and approve the Parish Council Risk Assessments. Cllr Slade-Elmes proposed approval of the Parish Council Risk Assessments for 2013, seconded by Cllr Negus with all in favour. The proposal was RESOLVED.
- e) To consider a request from Resident’s of Connor Downs to submit a modification order to Cornwall Council to adopt Prouts Lane as a public byway, and agree a way forward. After a debate Cllr Cupples proposed the request be sent to the CDRA to ask them to carry out a survey of local residents to gain their views on the proposal, this was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.
- f) To consider means of preventing access, by motorbikes, to the Elizabeth Sampson Playing Field and agree a way forward.
- i. After a discussion it was agreed that the Clerk seek professional advice from the RoSPA Inspector for the park on the best method.
 - ii. Cllr Cupples felt it was time to consider reinstating the ESPF committee and it was agreed that he would speak to the CDRA to see if there was any interest from residents to join before agreeing the way forward.

- g) To receive information on the Cornwall Council Local Maintenance Partnership for 2013/14 and agree the way forward. Cllr Negus proposed the LMP contract be accepted and that a 3 year contract be offered through the recommended tender process with a clause enabling the Parish Council to end the contract should the grant from CC not be forthcoming in subsequent years. The proposal was seconded by Cllr Slade-Elmes with all in favour. The proposal was RESOLVED.
8. Late or urgent items not on the agenda
- i. The Chairman congratulated Cllr Pascoe on his success in the local elections for Cornwall Councillor and look forward to working closely with him on Parish matters over the next four years.
 - ii. Cllr J Crocker noted that bridleway 25 had been gated and padlocked with the new owner's not allowing pedestrian access. He advised he was unsure where the bridleway ended and whether the actions were illegal. It was agreed that the Clerk forward details to Cllr Crocker so that it could be ascertained where the bridleway ended.
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 8.57pm.