

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 22nd July 2013 at the Connor Downs Sunday School, Turnpike Rd, Connor Downs commencing at 7.00pm.

<u>Present</u>	Councillors	A Crocker	J Crocker
		D Cupples	T Homes
		L Pascoe	B Pocock (Chairman)
		M Roberts	M Smith
		J Tovey	

Others present

Mrs Vida Perrin, Clerk to the Council
37 members of the public
Stephens Scown Solicitors, on behalf of CIB Plant Hire

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 Cllrs Negus, Rowe & Slade-Elmes
- c) To receive personal and prejudicial interests (including the details thereof) and preapproved dispensations in respect of any items on this Agenda. There were no preapproved dispensations in respect of any items on this Agenda.

i Cllr Smith declared a personal interest in item 2 being a neighbour to the proposal.

ii. 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”.

d) Public Participation.

Mr Thurnell-Read suggested that maybe the popularity of the meeting was due to the central location and that the Parish Council may want to consider holding fewer meetings at the Parish office which was quite remote. The Chairman advised that the Parish Council did hold meetings throughout the Parish through the year but that the majority were at the Parish office.

The Chairman proposed that planning items be open for public participation this was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.

2. Presentation

Pre-application presentation by Stephens Scown Solicitors, on behalf of CIB Plant Hire, for the proposed permanent operation of the Recycling Facility at Treeve Farm, Treeve Lane, Connor Downs (temporary planning permission was granted in April 2011)

- i. The Chairman reminded Councillors that a full application was yet to be submitted and that this presentation was an opportunity for both parishioners and the Parish Council to gain information and ask relevant questions but Councillors should not form or be seen to form a view until a full application has been received.
- ii. Mr Tofts of Stephens & Scown who was representing the applicant advised the meeting that his client wanted to work with the community and the Parish Council to ensure everyone was happy with the proposals. He advised that currently the business employed 40 people and as the current permission was temporary for a period of five years the applicant was looking to put in full plans around Sept/Oct of this year. He advised that Cornwall Council could apply new conditions under a new application but that the main changes his client would like to alter from the temporary permission were that they would like their lorries to be able to leave the site earlier than the current 8am.
- iii. The Chairman asked the agent what time they would be leaving.
- iv. Mr Tofts advised that it maybe that one lorry needs to leave at 6am but it would probably not be more than one lorry.
- v. Cllr Smith asked that the applicant supply a list to the Parish Council before an application is submitted outlining the conditions that will be altered or removed.
- vi. The agent advised that the only other condition that they may seek to remove is for drainage as they had overcome the issues outlined within this condition.

Cllr Pocock proposed bringing item 6 (Planning matters) to this point in the agenda and allowing members of the public to speak on the applications, this was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.

For the purpose of the minutes item 6 is in agenda order.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 8th July 2013. Cllr Pocock proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Cupples seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

4. Reports

- a) Verbal reports from Parish Councillors/representatives.
 - i. Cllr Pascoe advised that he had arranged a meeting with Cormac for this Friday to discuss the latest issues with regard to the Streetscape project in Reawla.
 - ii. Cllr Pascoe reported he had received a phone call from a parishioner at Gwithian Towans concerned about a planning breach and was investigating the matter further. Cllr Tovey asked if anything could be done about the dead grass and Cllr Pascoe agree to raise it at the meeting.
 - iii. Cllr Pascoe advised that a pot hole at the Gwithian Towans car park had been reported to him and the Clerk agreed to report it to Cornwall Council.
 - iv. Cllr Homes reported the Parish Speedwatch Team would be undertaking another speedwatch shortly.
- b) Written reports from Parish Councillors/representatives. None.

5. Correspondence received

- a) Cornwall Council – Confirmation of the designation of the Gwinear-Gwithian Neighbourhood Area under the Neighbourhood Planning (General) Regulations 2012. Cllr Cupples asked that a vote of thanks be given to the Neighbourhood Planning Group and this was seconded by Cllr Tovey with all in favour.
- b) Mr A Young – Notification of a traffic survey to be undertaken in Carnhell Green during the period 16th, 17th and 19th July 2013. The Chairman noted the item and thanked Mr Young for his commitment.

6. To consider planning applications

- a) PA13/03122 - [Erection of 17 dwellings \(to include affordable housing contribution\) - Westcountry Timber Trenawin Lane Connor Downs Hayle Cornwall TR27 5JG](#) – West Country Timber. *Planning zone officers – Cllr Homes & Cllr Cupples.*

i. Cllr Homes and Cupples gave their report on the application, outlining that in principle development on the site was acceptable but that there was concern over the following:-

- Education contribution
- Parking/turning space
- Access/Highway Infrastructure
- Conservation/environmental
- Drainage
- Boundary/planting

ii. The Chairman invited members of the public to raise issues regarding the application, these included:-

- Parking
- Ownership of Prouts Lane
- Mineshaft under Angarrack Lane
- Traffic
- Access
- Angarrack Lane being a single carriageway
- Loss of business/employment
- Loss of trees/nesting birds

iii. Cllr Homes made the following proposal:-

Whilst in principle the use of a brownfield site for this type of development is preferred over a greenfield site, the Parish Council raise the following concerns relating to the plans:-

Education contribution

- An Educational contribution in line with advice on other recent developments of at least £2736 per qualifying dwelling (12) should be obtained.

- The attached letter from the local school and Acting Senior Manager School Improvement (West) Children, Schools and Families Cornwall Council shows the need for an education contribution within our Parish.
- The Parish Council has close links with the School and has worked with CC and applicants in the past regarding section 106 agreements to include an educational contribution.
- We would wish to work with the Planning Officer to ensure this contribution is sought before approval is granted.

Affordable housing/community space

- The grouping of the affordable housing (Plots 8/10/11/12/13) in the SE of the site does not promote integration and social cohesion.
- There is also a complete lack of communal space which also promotes social cohesion.
- Consideration should be given to keeping the existing 2nd site access into Trenawin Lane which appears to come in around plot 13. This could be maintained (with some reconfiguration of the plans) and mitigate some of the potential issues of lack of adequate turning areas.

Parking/turning

- The provision of off road parking spaces appears to be adequate but we still have some concerns about the sizes of the turning spaces provided. This is important because while there might be adequate parking for the planned residential units there does not appear to be much provision for visitors and only one access to the site is being provided.
- This should be established before permission is granted.

Access/Highway infrastructure

- The site is not attached to an adopted road and there appears to be no detailed specification of the proposed road both leading to the site and within the site itself.
- There is concern regarding the width of the adopted road leading from the site (Angarrack Lane) as this road does not appear to be wide enough for two vehicles to pass in its entirety and the site lines from Trenawin Lane onto Angarrack Lane are deemed dangerous.
- Angarrack Lane does not provide for safe walking access to the village of Connor Downs as there is no footway and the lane known as Prouts Lane is a private lane and therefore cannot be relied upon for pedestrian access.
- The PC is concerned that traffic from the site will also travel towards Gwinear Road from the development and the access on Trenawin Lane is not currently suitable for vehicular movement in this direction.
- We have concerns over the long term maintenance of the roads within and leading to this development. We understand that the current layout does not meet the criteria in Cornwall Council's adoption policy. However, if access to the public highway could be secured on both sides of the development, with a few minor alterations the development could be altered to comply.
- The Parish Council could not support any development which does not provide a highway infrastructure that is constructed to appropriate standards and in accordance with a previously approved layout and/or configuration as set out by the Highway Authority.
- If the development is not offered for adoption to the Highway Authority, the Highway Authority must ensure that a properly-constituted body with defined legal responsibilities is established to maintain the streets to the common benefit of residents.
- The Parish Council expects the Highway Authority to ensure that legal certainty is obtained prior to permission being granted that the streets are going to be properly maintained in perpetuity by these private arrangements.

Conservation/Environmental

- Generally speaking there does not appear to be many conservation issues on the site however the environmental report identifies that the use of the site before 2005 cannot be established so that while there should be little concern for contamination post 2005, the same cannot be guaranteed from the use before that time.
- It is therefore suggested that definitive investigation is carried out across the site to determine if there is any contamination and this should be made a condition of the permission.

Drainage

- We are concerned at the pressure this development will put on the mains drainage system which in time will need to be upgraded.
- In regard to linking to the mains drainage, the applicant proposes installing a link via Prouts Lane to that network. Due to uncertainty in regard to ownership and right of easement (including some vehicular access) for the properties which back onto it we are unsure if this is a viable plan and we suggest that this issue is resolved satisfactorily or another viable option proposed before permission is granted.
- The proposed development (PA13/05789) adjacent to this site has opted for soakaways showing there is an issue linking to the mains drainage system.

Boundary/planting

- The current boundary wall is difficult to see due to the dense vegetation but looks to have been a Cornish hedge. As we have seen in other areas of the locality (Horsepool) the stone has been removed leaving a soil bank now thick with vegetation.
- The applicant proposes that a new faux Cornish hedge boundary wall, concrete block faced with natural stone.
- We would prefer to see the traditional Cornish Hedge reinstated but at the very least make sure that this is consistent with the boundary walls at the recent housing developments in the locality.
- Preference for the traditional planted Cornish hedge is reinforced by a lack of proposed planting across the development.

The proposal was seconded by Cllr Cupples with all in favour. The proposal was RESOLVED.

b) PA13/05789 - [Erection of nine dwellings - Land At Trenawin Lane Connor Downs Cornwall](#) – Mr Jones. *Planning zone officers – Cllr Homes & Cllr Cupples.*

i. Cllr Homes and Cupples gave their report on the application, advising that in their opinion the proposals were unnecessary development in a rural location. They reported the following issues:-

- Education contribution
- Loss of agricultural land
- Current development in the vicinity is adequate and this site is not required as an exception site.
- No affordable housing provided
- Drainage
- Parking
- Access
- Scale and nature of the dwellings are out of keeping with the surrounding area
- Loss of trees/planting/boundary vegetation

ii. The Chairman invited members of the public to raise issues regarding the application, these included:-

- If the adjacent development is approved this site could then be viewed as infill
- Ownership of Prouts Lane
- Loss of trees
- Impact on visibility when leaving the site due to trees
- Drainage
- Traffic
- Angarrack Lane being a single carriageway

iii. Cllr Homes made the following proposal:-

Principle of development

- The Parish Council agrees with the pre-application advice that the site lies outside of the village boundary.
- This site is also considered to be in agricultural use.
- To allow the development we would have to consider this to be a rural exception site. The Parish Council feels that there is no significant evidence of undersupply in the ‘remainder of Community Network Area (CNA)’ which includes the Village of Connor Downs and the rest of our parish, St Erth and Towednack Parishes. According to the pre-submission version of the Local Plan, there is a total requirement of 350 dwellings to be delivered between 2010 and 2030 in the remainder of the CNA. Completions and commitments since 2010 total 192 leaving a remaining requirement of 158 to be delivered by 2030.

This equates to approx 9 per year for the remainder of the period. Many of those completions and commitments have already been delivered in and around the Connor Downs area. Given the rate that new dwellings are being delivered there is no reason to suggest that the remainder of the CNA will not deliver the numbers of new dwellings required therefore designating this site as a rural exception site is not warranted.

Affordable Housing

- The proposal does not meet the normal requirement for affordable housing provision for a development of over 5 dwellings and because in our view this would need to be classed as a rural exception site the level of affordable housing provision should be 100%.

Parking

- Parking provision for the housing would seem to be inadequate (a minimum of 1 per dwelling) especially considering the makeup of housing (mainly 3 bed and detached). This is likely to have the unintended consequence of pushing additional and visitor parking onto Angarrack Lane which is undesirable.

Scale/Character

- The scale and nature is out of character for the surrounding area which is predominately single storey.

Trees/natural landscape

- The PC also agrees with the views of the tree officer. *'The BS5837 tree survey does not appear to have been used to inform the development proposal and root protection areas of multiple trees will be affected with the current layout.'*

Education Contribution

- Additionally, should the development be given permission, it is the policy of the Parish Council to seek an educational contribution on all open market housing approved.

Access

- We are concerned that the site lines from the dwellings will be hindered by the trees.
- There is concern regarding the width of the adopted road leading from the site (Angarrack Lane) as this road does not appear to be wide enough for two vehicles to pass in its entirety.
- Angarrack Lane does not provide for safe walking access to the village of Connor Downs as there is no footway and the lane known as Prouts Lane is a private lane and therefore cannot be relied upon for pedestrian access.

Drainage

- We are concerned at the pressure this development will put on the mains drainage system which in time will need to be upgraded.
- In regard to using soakaways this is not deemed suitable for a development of this size. It is our recommendation that because this is unnecessary development in a rural location and there are significant flaws in the proposed design, that there is no reason to recommend outline permission on this site.

This was seconded by Cllr Cupples will all in favour. The proposal was RESOLVED.

Cllr Tovey proposed that a vote of thanks be given to Cllr Cupples and Cllr Homes for their reports on both applications. This was seconded by Cllr Pocock with all in favour.

Around 30 members of the public left at this point

- c) PA13/05227 - [Lawful development certificate for building works to dwelling consisting of alterations to roof structure, additions and extensions to dwelling, external cladding of dwelling, replacement and new windows, and re-roofing of dwelling - 75 Gwithian Towans Gwithian Cornwall TR27 5BU](#) – Mrs Ginner. *Planning zone officer – Cllr Homes / Cllr Pocock.* Cllr Pocock advised that whilst the development was not generally in line with the design appraisal produced for the Parish Council as the work had already been carried out it was unlikely CC would enforce any changes. Cllr Pocock proposed that the Parish Council accept the proposal but forward the design appraisal to the applicants and advise them that their development is not in the spirit of the appraisal, this was seconded by Cllr A Crocker with all in favour. The proposal was RESOLVED.
- d) PA13/05295 - [Conversion of barns to form two dwellings, installation of septic tank and associated works - Agricultural Buildings Adjacent To 4 Coswinsawsin Lane Coswinsawsin Lane Carnhell Green Cornwall](#) – Mr Smith. *Planning zone officer – Cllr Roberts.*

Cllr Roberts gave a brief outline of the development and proposed that there is no objection assuming a suitable section 106 contributions with an element of community benefit is sought and that under the draft Local Plan any development with 2 or more new residents would need to contribute in this way. The Parish Council would like to note that the area is predominantly an agricultural area and would not want to see development within the area mitigate that status. This was seconded by Cllr Cupples with all in favour. The proposal was RESOLVED.

- e) PA13/04314 - [Stable block to include 3 stalls and tack/store room - 57 Turnpike Road Connor Downs Hayle TR27 5DT](#) – Mrs Brook. *Planning zone officer – Cllr A Crocker.* Cllr Crocker advised that she had visited the address and spoken to the neighbour who did not object to the proposals. Cllr Crocker proposed no objection. This was seconded by Cllr J Crocker with all in favour. The proposal was RESOLVED.
- f) PA13/05105 - [Change of use of disused shop into additional living area - Connor Stores 16 Connor Hill Connor Downs Hayle TR27 5DW](#) – Mr Hancock. *Planning zone officer – Cllr A Crocker.* Cllr Crocker advised that she had visited the address and spoken to two different neighbours neither of whom objected to the proposals other than that the property stay as one dwelling but the proposal did not ask for two. Cllr Crocker proposed no objection. This was seconded by Cllr J Crocker with all in favour. The proposal was RESOLVED.

7. Other matters requiring decisions of the Council

- a) To receive correspondence from the Gwinear District Footpaths & Bridleways Association regarding Prouts Lane, Connor Downs and agree the way forward. Cllr Roberts proposed that as GDFBA have expert knowledge on the procedure for the Parish Council to ask them if they would be willing to undertake the work to designate the lane. This was seconded by Cllr Pocock with all in favour. The proposal was RESOLVED.
- b) To assess locations for traffic monitoring within the Parish. Cllr Pocock proposed we roll out a programme across the Parish starting with the Radar Class monitors, this was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.

Cllr Pocock proposed extending the meeting by 10 minutes as it was 9pm, seconded by Cllr Homes with all in favour. The proposal was RESOLVED.

- c) To discuss correspondence from Cornwall Council regarding the Highways Adoption Policy and agree a response.
- i. Cllr Pocock proposed that the Parish Council adopts the following stance on all development within the Parish:-
- That generally, development serving five dwellings or more/or more than one commercial premises should provide a highway infrastructure that is constructed to appropriate standards and in accordance with a previously approved layout and/or configuration as set out by the Highway Authority.
 - If the development is not offered for adoption to the Highway Authority, the Highway Authority must ensure that a properly-constituted body with defined legal responsibilities is established to maintain the streets to the common benefit of residents.
 - The Parish Council expects the Highway Authority to ensure that legal certainty is obtained prior to permission being granted that the streets are going to be properly maintained in perpetuity by these private arrangements.

This was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.

- ii. Cllr Pocock proposed that the Parish Council write to the portfolio holder again asking that the unanswered questions within the PC letter are answered. This was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.
- d) To receive guidance from the Department for Environment Food & Rural Affairs regarding Gwithian Green and agree the way forward. Cllr Cupples proposed we forward the information to GGAG for comment, seconded by Cllr Homes with all in favour. The proposal was RESOLVED
- e) To consider information from Cornwall Council regarding the advertisement of new affordable housing within our Parish. The Clerk advised that she had still not heard back from CC and Cllr Pascoe agreed to investigate.

8. Late or urgent items not on the agenda

Cllr Roberts volunteered to hold a stall for the Vintage Rally on behalf of the PC and proposed the theme should be Neighbourhood Planning, this was seconded by Cllr Pocock with all in favour. The proposal was RESOLVED. Cllr Roberts asked for volunteers and agreed to contact Councillors individually.

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 9.08pm.