

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 9<sup>th</sup> September 2013 at Connor Downs Sunday School, Turnpike Rd, Connor Downs commencing at 7.00pm.

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

Others present

Mrs Vida Perrin, Clerk to the Council  
 38 members of public  
 Jon Warner - Homechoice Officer  
 Anthony Bassett – Ocean Housing

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 Tovey & 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 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. The Chairman asked that anyone wishing to speak on matters not relating to Planning speak now. There were no other matters raised.

2. Presentation by Jon Warner of the Homechoice Team, Cornwall Council

- i. Mr Warner advised that the Homechoice Policy is set by Members of Cornwall Council and it was his job to implement it. He advised that the Policy covered the whole of Cornwall and was brought in when the Unitary Authority was set up.
- ii. He advised that Homechoice only dealt with those in need of rentable properties not intermediate properties as this was dealt with by South West Homes. Mr Warner advised that the Homechoice Team openly advertise each property as it becomes available and those on the register bid for those properties. The Team then shortlists those who have bid, looking at those with a local connection to the Parish first and then which Band they come under with A being those with the highest need and E being those with the least need, taking into account how long they have been on the register.
- iii. Mr Warner advised that there were around 29,000 people on the register with around 200 new applicants every week. Of the 29,000 around 16,000 are in Band E, the lowest band. He advised that the register would be up for review shortly and that there had been discussion regarding the removal of Band E, he advised that it was for the people of Cornwall to decide whether Band E should stay as part of the register.
- iv. Mr Warner advised they did not verify people at the beginning of the process as this would be too time consuming. He advised that those registered were assessed when they were successful through their bid.
- v. Cllr Cupples advised that a lot of people he had spoken with were not aware of the process of registering and asked how we could advertise this more clearly. Mr Warner said that they could hold surgeries around the Parish and suggested it would be best to carry this out 4-6 months before a scheme is ready.
- vi. Mr Warner advised that those in Band A and B, the highest bands were assessed annually but those in Bands C through to E were assessed every 3 years due to resources.
- vii. The Clerk asked how the Parish Council can help assess those in the lower bands more often. Mr Warner suggested a mail shot to those on the register within the Parish could be undertaken to update their circumstances.

3. Presentation by Anthony Bassett, Ocean Housing – Phase 2 of the Horsepool Road Development

- i. Mr Bassett advised that Ocean Housing were now starting the process of looking at the 2<sup>nd</sup> phase of housing on the Horsepool Road site which would probably consists of around 30-35 new homes with approximately 50% being affordable and 50% being open market housing. He said that Ocean was looking to put a pre-application in with CC in around 2-3 weeks time. Mr Bassett said that a full application would be submitted in around 4-6 months time.

- ii. Mr Bassett advised that of the 6 open market houses on the 1<sup>st</sup> phase one was sold as a holiday home.
- iii. The Chairman advised Councillors that no formal application had come forward and that this presentation was to give the public and Cllrs an opportunity to ask questions but that Councillors should make no pre-judgement and await full plans before commenting.
- iv. The Chairman proposed that members of the public be permitted to ask questions, this was seconded by Cllr Cupples with all in favour.
- v. Cllr Homes asked what size the plot was. Mr Bassett said he would forward this information.
- vi. Cllr Pascoe reminded the Ocean Housing representatives that there had been a discussion during the first phase about a community facility on the site for the village and that the Parish Council was still in need of a long term office space. Mr Bassett did not recall the conversation but agreed to look into the matter.
- vii. Mr Thurnell-Read asked if any restrictions could be imposed on development of open market properties regarding holiday homes and local connection. Mr Bassett said it was unlikely.
- viii. Ms Windsor said that the village would not want any more properties sold off for holiday purposes and was angry that one from the new development had been sold in this manner.
- ix. Ms Oxborough felt that if one property from the new development was sold as a holiday home there obviously is not a need for open market houses as otherwise a family would have bought it.
- x. Mr Bassett advised that open market housing was required to make the project viable; he said that the Association used to get grants up to £60,000 but now it was nearer to £20,000. He said to provide the scheme with no grant would mean a split of 50/50 and that there would be no surplus funds at that level.
- xi. Cllr Cupples asked if it would be acceptable to put the draft plan of the site on the PC website. Mr Bassett agreed assuming it was made clear that the plans were for indicative purposes only.

*Cllr Pocock proposed moving item 7 – planning to this part of the meeting and allowing members of the public to speak. This was seconded by Cllr Rowe with all in favour. The item is in agenda order for the purposes of the minutes.*

#### 4. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 12<sup>th</sup> August 2013. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Pascoe seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

#### 5. Reports

- a) Report from the Police Neighbourhood Beat Manager. Noted.
- b) Verbal and Written reports from Parish Councillors/representatives.
  - i. Towans Partnership – Cllr Roberts advised that the group involved with the Towans Ranger feasibility study would be interviewing for the project at the end of the month.
  - ii. Speedwatch – Cllr Cupples advised that the Team had undertaken 10 sessions and he was in the process of drawing up figures which he would pass on to the PC.
  - iii. Carnhell Green Traffic Management Group-Cllr Pascoe said that he had still not heard from Highways.
  - iv. Education Contribution – The Clerk advised that the Section 106 agreement for the development on Turnpike Rd, Connor Downs had now been approved and included an education contribution which would most likely go to the Primary School in its entirety. Cllr Cupples asked that a vote of thanks be given to both the Clerk and Cllr Pascoe for their work to secure the contribution.

#### 6. Correspondence received

- a) Cornwall Council – Information on future training and information sessions on Neighbourhood Plans. Cllr Cupples and A Crocker agreed to attend.
- b) Mr A Young – Record of a Traffic Survey undertaken in Carnhell Green. The meeting agreed to forward the report to the Carnhell Green Traffic Management Group.
- c) Cornwall Rural Housing Association Ltd – Invitation to attend their AGM; Barn Function Road, Trelissick Gardens, Feock; 16<sup>th</sup> September 2013 from 11.00am. Noted.
- d) South West Water – Follow-up documentation following the “25 year vision” consultation earlier this year; eight key investment themes, the tasks ahead & an insight into proposals at local and regional level are outlined. The Chairman advised the meeting that he had been advised by South West Water that a representative would attend the PC meeting on the 14<sup>th</sup> October (venue to be agreed)

- e) Cornwall Council – Notification that enforcement investigation into alleged building works (widening of site entrance and stationing of a storage container) at 25-27 Calloose Lane West, Leedstown has been suspended pending the submission of an appeal. Noted.
- f) Cornwall Council – Notification and invitation to attend a “Budget Consultation” event; 7<sup>th</sup> October 2013, 6:30pm – 8:00pm, Frank Johns Centre, Hayle. Cllr Homes agreed to attend.
- g) CALC – Information on forthcoming Code of Conduct Consultation meetings. Cllrs Pascoe and Rowe agreed to attend.
- h) Correspondence regarding Prouts Lane from the Gwinear & District Footpath & Bridleway Association (GDFBA) and the Land Registry. The Clerk advised the meeting that the Land Registry had confirmed that the lane was not registered with them and that the GDFBA had agreed to take over the project of designation.
- i) The Addenbrooke Family – Correspondence expressing concern with dogs using the beach at Gwithian Towans / Godrevy. The Clerk agreed to ask Cornwall Council to erect a sign at the location.
- j) Copy communication enclosed with the CDRA magazine regarding Connor Downs and the increase in recent development. After a brief discussion the meeting agreed to write to the Group advising them of the Neighbourhood Plan process and the possible involvement they could have. The Clerk noted there had already been a positive response to involvement from the group and other individuals for the NP process.
- k) St Gwinear Church – Information on the number of burial plots remaining at the churchyard. Noted.

7. To consider planning applications

- a) PA13/06332 - [Erection of 7 affordable and 4 open market dwellings and associated works - Land To The Rear Of 60 Turnpike Road Connor Downs Hayle Cornwall](#) – Ms M Bilsland. *Planning zone officer – Cllr Cupples.*
- i. Cllr Cupples tabled his report which included issues regarding:-
  - Environmental assessment
  - Recycled materials
  - Conditions of ‘exception sites’
  - Density
  - Recreational space
  - Education Contribution
  - Affordable layout
  - Affordable element tenure
  - Section 106 involvement
  - Amenity space
  - Parking
  - Footpaths
  - Highways
  - Sewerage
  - New Homes Bonus
  - Designated landscapes and protected habitats
  - Street lighting
  - Crime/anti-social behaviour
- ii. Cllr Homes felt that this site did not form part of the village which was why it had been named as a potential ‘exception site’ he felt that there were better sites within the boundary of the village where further development could take place. He raised concerns about the access and the provision of a footpath on the access road.
- iii. Mr Thurnell-Read said that Prouts Lane was an unrecorded Bridleway and had never been a right of way for vehicular access. He also felt the site lines when exiting the site were inadequate. He advised that a recent traffic survey noted over 400 traffic movements through the village in one direction.
- iv. Cllr Pocock advised there were 3 main reasons for allowing development as an exception site:-
  - where there is community support
  - where the local needs are met by the proposal
  - and where the open market element is essential to subsidise the delivery of the affordable housing (and by no means exceeding the amount of affordable housing to be provided by the proposal in any case).

- v. Mr Kirkland agreed that the site lines, along with the build outs, islands and other junctions made this too dangerous a location to create further vehicular access.
- vi. The agent for the applicant advised that the density was well within that expected by Cornwall Council. That this application had an affordable element of 77% far higher than other exception sites. The Police had commented on the application positively. An ecological assessment will be carried out. That a footway will be provided. That the overlooking issue was within requirements. That they would enter into a section 106 agreement regarding affordable housing, education contributions and open space.
- vii. Ms Greeves stated that the new Ocean Housing development were not permitted to access Horsepool Rd from their development by Highways as it was deemed to dangerous and had to use Greenbank so another junction here was not acceptable.
- viii. Mr Kirkland said the Police would not have taken into consideration the affect of the development on existing properties.
- iv. Cllr Crocker felt that as one of the Ocean Houses had to be sold for holiday purposes it was clear there was not a need for more open market housing within the village.

Cllr Cupples proposed that the Parish Council objects to the application for the following reasons:-

1. Exception Sites - For this site to be considered as an exception site, Cornwall Council are able to consider mixed tenure proposals that include an element of market housing where the following conditions are met:

- where there is community support; There is considerable local opposition to this development with over 40 residents in attendance at the Parish Council meeting.
- where the local needs are met by the proposal; There is no demonstrable need at this time due to the proximity of several new developments nearby.
- and where the open market element is essential to subsidise the delivery of the affordable housing (and by no means exceeding the amount of affordable housing to be provided by the proposal in any case). There is no need for open market units in the village at this time for the same reason.

If the site is to be designated as an "exception site" by Cornwall Council the Parish Council would want to see 100% affordable dwellings.

- 2. Affordable Housing - The affordable properties are all grouped together and segregated from the open market units and this fails to promote integration and social cohesion.
- 3. The affordable units are mainly 3 bedrooms (9) which is totally unacceptable as the majority of people on our register require 1 and 2 bedroom properties of which there are only 2 proposed. Attempting to fill 3 bed units with those in need of 1 or 2 bed units will create a measure of under-occupancy with the attendant benefit cuts. One potential result may be that these units are much more likely to be offered as more suitable to those outside our Parish than to those within as was seen with the Ocean Housing development where almost half the affordable properties are now occupied by someone without a primary local connection. Any new build units must reflect the Parish needs and this development fails to do so therefore is unacceptable in its present form.
- 4. The Parish Council have a policy to endeavour to work with the Unitary Authority and affordable housing providers to ensure that:-
  - a robust process is followed to ensure that those who are in the most need of affordable homes with a local connection to the Parish are registered accordingly
  - any affordable units proposed within the Parish are designed in line with the evidence gathered from the process of registration and local policy
  - all affordable units within the Parish are occupied by somebody with a local connection to the Parish where practically possible
- 5. Communal Space - There is no provision for a communal space which would contribute towards social cohesion. There is a playing field close to the site managed by the Parish Council which is in need of new play equipment and regular maintenance.
- 6. Crime/Anti-social behaviour – As well as the inappropriate layout of the site the Parish Council asks that the Police assess the impact of the development on existing properties and advise what risk/requirements are needed to remove potential for crime/anti-social behaviour for them.
- 7. Section 106 - The Parish Council would expect to be involved in the S106 agreement so as to influence selection of tenants to focus on people with a Parish connection and need to be assured that the tenure is correctly levelled in favour of rented accommodation (as suggested by the A/H team).

8. Education Contribution - The Parish Council cannot support any application which does not provide the full amount of appropriate educational contribution. The contribution must be made part of the section 106 agreement and be in line with the needs of the local Primary School.

9. Unit sizes/amenity - With regard to the unit type the planning application is extremely vague and point out that the plans shown are for indicative purposes. This is also supported by the statement “showing what can be achieved on this site”. The overall sizes given seem far too small for comfortable living space and there seems to be inadequate garden space, although their design statement says the units will “have a minimum of 50 square metres of usable private garden space and quote TP-12 regarding parking and are proposing 2 spaces per dwelling.

10. Highways - The proposed new road link should include provisions for walking e.g. a proper pathway along at least one side which connects with Prouts Lane. A restrictive post should be planted at this end of the remainder of Prouts Lane to deter vehicular access. The site lines on to Horsepool Road need to be carefully assessed as they will be impeded by the existing build outs/islands and other junctions. The Parish Council note that the new Ocean Housing development plans (PA10/08618 )were changed as the Highways Officer would not allow them to exit onto Horsepool Road due to the issues above instead opting for an access from Greenbank. The Highways Officer commented as follows ‘The access was looked at and the desired visibility could not be achieved on the main road through Connor Downs due to the speed limit. It was unanimously decided to move the access into the side road (Greenbank) to obtain a visibility of 2.4m (X) distance by 33m (Y) distance which is acceptable in highway terms and the junction onto Horsepool Road from Greenbank is able to cope with the increase in traffic from the new development as well as the existing traffic from Greenbank’

11. Any highway infrastructure should be constructed to the appropriate standards and, if not adopted by the highway authority, it must be instructed by highways that a “properly constituted body with defined legal responsibilities is established to maintain the streets to the common benefit of residents” and the Parish Council seek assurance from highways that they will obtain the appropriate legal certainty before they grant permission.

12. Sewerage – It is the Parish Councils opinion, based on the many incidents of local failure of parts of the system within the village, that the mains pipework is no longer suitable for its function. We have a fairly ancient pitch-fibre pipe carrying an ever increasing amount of sewerage, annually jacked-up during the summer months with the influx of holiday-makers, and every new development adds more to this fragile network. SWW continue to suggest there is sufficient capacity but do not consider the quality of the system when commenting.

13. New Homes Bonus – The Parish Council have a policy that any new development within the Parish whereby its creation contributes towards the New Homes Bonus received by the Unitary Authority, the Parish Council expects a significant proportion of the NHB be reinvested back in to the Parish where that growth has taken place through the Parish Council.

14. Designated landscapes and protected habitats - Any new infrastructure should avoid designated landscapes and protected habitats. Design of any planting schemes should consider potential to integrate with and reinforce connections with existing habitat corridors where possible. Ensure any construction work or site vegetation clearance accords with ecological standards for species present.

15. Street Lighting - Efficient street lighting should be provided, but energy usage and biodiversity/landscape effects should be taken into account. Incorporating effective street lighting into new schemes could help reduce crime and the fear of crime.

16. Local support – At the time of our meeting there were 5 objections from local residents on the planning portal and over 40 residents attended the Parish Council meeting. The Parish Council has also since received 12 further letters of objection from local residents which we have forwarded to the planning officer.

17. Environmental Assessment - An appropriate environmental assessment should be undertaken.

18. Recycled materials - Recycled materials should be used for construction work where possible.

The proposal was seconded by Cllr A Crocker with 9 in favour and 1 abstention. The proposal was RESOLVED.

b) PA13/07172 - [Retention of construction of agricultural shed, two polytunnels, formation of hard surface, access track and stationing of storage catering van - Sorbus Lea Trennerth Road Leedstown Hayle TR27 5ER](#) – Mr T Rowan. *Planning zone officer – Cllr Pascoe.* Cllr Pascoe advised that he had been unable to view the site but that planning approval had been granted for 3 years but this had lapsed last year. Cllr Pascoe advised that he had spoken to the planning officer and proposed no objection, this was seconded by Cllr Homes with 9 in favour and 1 against. The proposal was RESOLVED.

- c) PA13/07439 - [Two storey extension to rear elevation - 1 Station Road Carnhell Green Camborne Cornwall TR14 0LY](#) – Mr M Burden. *Planning zone officer – Cllr Roberts.* Cllr Roberts said that he had viewed the plans and proposed no objection, this was seconded by Cllr Negus with all in favour. The proposal was RESOLVED.
- d) PA13/07325 - [Erection of a dwelling in association with equestrian business - Trenerth Equestrian Trenerth Road Leedstown Hayle Cornwall TR27 5ER](#) – Ms Hennah. *Planning zone officer – Cllr Rowe.* Cllr Rowe advised that 3 years ago the Parish Council commented on the application site as follows "The Parish Council supports this application as necessary to the conduct of the rural business & recommends that the stationing of the residential caravan be approved for no more than five years during which period it may be feasible to recommend permanent accommodation for agricultural workers at the site." Cllr Rowe proposed that there is no objection assuming a suitable condition is placed on the dwelling tying it to the existing business and with a rural worker tie to the new dwelling, this was seconded by Cllr Pascoe seconded with all in favour. The proposal was RESOLVED.
- e) PA13/07608 - [Construction of lean to type extension from kitchen for use as a sunroom/porch - 11 Wall Road Wall Hayle Cornwall TR27 5HA](#) – Mr Wallis. *Planning zone officer – Cllr Tovey.* The Clerk read out Cllr Tovey's report which proposed no objection, Cllr Pocock agreed with the proposal and asked for a seconder, seconded by Cllr Roberts with 9 in favour and 1 abstention. The proposal was RESOLVED.

8. Other matters requiring decisions of the Council

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

The following income has been received:

Summary	Amount
Recreation / Street Scene	10.00

The following payments are now due:

Summary	Amount
Hall Hire / Office Space	39.00
Salaries / PAYE & NI	2354.00
Administration	207.49
Agency Services	748.00

Cllr Pascoe proposed that the payments be approved. Cllr Smith seconded with all in favour and the proposal was RESOLVED.

- b) To discuss the procedure for breaches to the allotment tenancy agreement and agree a way forward. After a discussion it was agreed to defer the item until the next meeting to gather further information.

9. Late or urgent items not on the agenda

- i. Cllr Cupples advised that the hedge to the front of the bungalow estate at Arundel Way needed maintaining.
- ii. Cllr J Crocker asked that when talking to Highways about speeding issues could the flooding at Roseworthy also be mentioned.
- iii. Cllr Negus advised that there had also been reports of flooding outside Gwinear School.

10. 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 9.10pm.