

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 28<sup>th</sup> October 2013 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

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

Others present

- 5 members of the public
- 3 representatives of Trand UK Ltd
- 1 representative of Good Energy
- 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 Cllrs Tovey, Slade-Elmes & A Crocker.
- 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”.*
  - ii. *Cllr Homes declared a non-pecuniary interest in item 6a as secretary of Gwinear-Gwithian Sustainable Community Fund (GGSCF) explaining that if planning permission was granted there was a possibility any community benefit funds may come through GGSCF.*
  - iii. *Cllr Pocock declared a non-pecuniary interest in item 6a as a director of Gwinear-Gwithian Sustainable Community Fund (GGSCF)*
  - iv. *Cllr Roberts declared a non-pecuniary interest in item 6a being a school governor at Gwinear School.*
- d) Public Participation. The Chairman asked if there were any other items from the public other than on planning matters and there were none.

## 2. Presentation

Presentation by Trand UK Ltd - proposed housing development adj to Relistian Park, Reawla.

- i. Mr Falle gave a brief history of the company and advised that they had located a parcel of land in the village of Reawla which could be suitable in planning terms for development. He said the development could provide affordable and open market housing as well as a community facility and large village green. Mr Falle said if the community was generally in favour of a possible development at the location, the next step would be to establish whether there was a need within the Reawla area. He stated that there was a high level of local people needing affordable housing within the Parish but it was difficult to break this down into areas.
- ii. Cllr Pascoe asked how many dwellings would be on site. Mr Falle said it could be a small development of 12 or maybe 24 or staged over time as the need arises.
- iii. Cllr Homes asked what housing providers the company would use. Mr Falle said they had worked with Devon & Cornwall Housing and other similar associations but they had not approached anyone as yet.
- iv. Cllr Homes asked if the site was classed as an exception site. Mr Falle said it was.
- v. Cllr Pocock thanked Trand UK Ltd for attending and advised that they would need to undertake the research to identify the need for affordable housing in the immediate area but that the Parish Council would be willing to be involved.

*Cllr Pocock proposed moving item 6 here with Cllr Cupples seconding and all in favour. The proposed was RSEOLVED. The item is in order for the purposes of the agenda*

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 14<sup>th</sup> October 2013. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Rowe seconded with all in favour and the proposal was RESOLVED.
- b) Business arising not already on the agenda from the Ordinary Meeting. None.

4. Reports

- a) Verbal reports from Parish Councillors/representatives.
  - i. Cllr Pascoe advised that he had attended the AGM of the Sandcastles playgroup.
  - ii. Cllr Homes advised that he had attended the Beach Management Committee and that the minutes were available in the office.
- b) Written reports from Parish Councillors/representatives. None.

5. Correspondence received

- a) Department for Communities & Local Government – Guide to Community Rights. Noted.
- b) Rural Services Network – Newsletter; Rural Vulnerability Service Broadband October 2013. Noted.
- c) Results of Traffic Survey undertaken at Horsepool Road, Connor Downs, by the Gwinear-Gwithian Speedwatch Team / Devon & Cornwall Police, during the period 20<sup>th</sup> August 2013 to 8<sup>th</sup> October 2013. Cllr Homes advised there would be long road works on A30 early next year which we would need to monitor.
- d) THF Ltd – Possible “Phase 2” development, Connor Downs. Cllr Pocock proposed that the company be invited to attend a future PC meeting to discuss the letter further, this was seconded by Cllr Roberts with all in favour. The proposal was RESOLVED.

*Cllr Pocock proposed the public be permitted to speak during item 6, seconded by Cllr Cupples with all in favour. The proposed was RSEOLVED.*

6. To consider planning matters

- a) PA13/07812 - [Installation of 12.8MW solar photovoltaic farm with associated infrastructure \(sub-station & inverter buildings, meter & control buildings, site security fencing & security system and temporary site contractors' compound and access tracks\) and the construction of a car park for The Gwinear Community Primary School. - Lanyon Farm Gwinear Lane Gwinear Hayle Cornwall TR27 5LA](#) – Good Energy, Lanyon Solar Park Ltd.
  - i. Cllr Pascoe asked at what point would the car park be undertaken. Ms Edwards advised it would be constructed in conjunction with the solar farm.
  - ii. Cllr Rowe asked what would happen to the car park after the 25 years. Ms Edwards said that the land would then be returned to the land owner.
  - iii. Cllr Rowe felt that there would need to be some sort of condition on planning to secure the car park for the school in perpetuity otherwise we would be storing up problems for future generations.
  - iv. Cllr Homes said that he had noted the fencing anomaly had been corrected.
  - v. Mrs Meneer stated that although she was in favour of renewable energy, she had concerns over loss in property prices, disruption to the village when the pipes are being laid, light pollution and low level humming noise.
  - vi. Mrs Farina said that good agricultural land should be protected for food production and agricultural jobs. She had concerns over the cumulative damage on the landscape in a predominantly rural area and English Heritage site.
  - v. Mr Emsley said that the only people that seemed to be supporting the proposal lived in Reawla, he had concerns over the road disruption and the fact that the car park could be viewed as a brownfield site after the 25 year period.
  - vi. Cllr Pascoe asked if Good Energy had looked at other ways for the cable. Ms Edwards advised they had.

vii. Cllr Homes proposed that the Parish Council support the application, this was seconded by Cllr Smith with Cllrs Cupples and Rowe. Cllrs Pocock, Pascoe, Negus and J Crocker objected and the Chairman, Cllr Pocock used his casting vote to carry the objection, Cllr Roberts abstained. Cllr Pascoe asked that the vote be recorded.

Cllr Pocock noted the reasons for recommending refusal of the application for the following reasons:-

- Agricultural Land - the loss of a significant amount of the best and most versatile agricultural land, including its agricultural productivity and employment. The Parish Council notes there is a large area of grade 4 running through the Parish. The 2 existing solar farms which we supported as they are on Grade 3b land or below. This land is 80% grade 3a.
- Visibility & location – concern over certain areas of the site being visible from residential aspects and the close proximity of the site to a large residential village
- Cumulative impact – we are concerned over the cumulative impact of all renewable energy and ask that a detailed cumulative impact assessment be undertaken to include both wind and solar energy for our Parish.

The Parish Council therefore believes the application should be refused as it conflicts with:

1. The Penwith Local Plan policies GD-1, GD-4, CC-1, CC-2, CC-15, CC-16 and CS-9;
2. Cornwall Local Plan policies 13(2), 15, 22, and 23(3); and
3. National Planning Policy Framework, Sections 7, 10, 11 and 12.

The Parish Council has given this application a great deal of time and thought and has not made the decision above lightly. The Parish Council supports renewable energy but considers them against the three principles above. This application fails to comply in each principle.

The Parish Council is happy to work with responsible Energy providers to find suitable locations in conjunction with the principles.

The Parish Council has set up an independent sustainable community fund to facilitate any community benefit funds available from approved applications.

If the planning officer is minded to recommend approval of the application the Parish Council would wish the following to be taken into consideration before the strategic planning meeting:-

- That a draft lease for the car park be assessed to ensure the School will have the secure benefit of using the space in perpetuity. The parties' responsibilities and costs must also be clearly defined. This matter should be resolved to all parties' satisfaction before the application is viewed at the Strategic Planning Committee.
- That Gwinear-Gwithian Sustainable Community Fund be engaged in negotiations at the very earliest opportunity on the annual fund. This matter should be resolved to all parties' satisfaction before the application is viewed at the Strategic Planning Committee.
- As there appears to be no democratic process that applies to Western Power Distribution when it comes to carrying out works to the main road through Gwinear Village we ask that early talks between the developer and the local community about how the process will be carried out and a draft project plan be drawn up for this part of the development so villagers are aware of the possible disruption. The ancient cobbles that lie under the surface of the road and any other significant features must be taken into consideration in the project plan.
- That another ecological assessment be carried out specifically for barn owls.

After visiting the Churchtown site in Gwithian it became apparent that the ecological/environmental section of that development is either not working or has not been undertaken, therefore

- That the developer ensures the following:-
- That any fencing is accessible (either through or under) for larger sizes of wildlife such as rabbits, foxes and badgers.
- That any wildlife habitats are created before the full completion of the development and at the earliest possible opportunity.
- That CC ensures this is carried out in line approved plans.

- b) PA13/08629 - [Conversion and extension of workshop to form annexe - 24 Lowenac Crescent Connor Downs Hayle TR27 5DY](#)- Mr Gribble. *Planning zone officer – Cllr Cupples*. Cllr Cupples gave a brief report on the application and proposed that there is no objection, this was seconded by Cllr Roberts with all in favour. The proposal was RESOLVED.
- c) PA13/09047 – [Construction of Dwelling House, Detached Garage and Association Works - 12 Deveral Road Fraddam Hayle TR27 5EP](#) – Mrs Bryant. *Planning zone officer – Cllr Rowe*. The Clerk advised that the application had been accidentally sent to Hayle TC by Cornwall Council and they had therefore extended the consultee period. The Clerk advised the plans had not yet been received and in light of this it may be prudent to defer the item. Cllr Rowe proposed the item be deferred to give people more time to view the plans, seconded by Cllr Pascoe with all in favour. The proposal was RESOLVED.
- d) PA13/09261 – [Gable extension to front elevation - 88 Gwithian Towans Gwithian Cornwall TR27 5BU](#) – Mrs Mills. *Planning zone officer – Cllr Homes*. Cllr Homes gave a report the merits of the application and proposed that there be no objection but that it be noted that the Parish Council would like the windows to the new part of the building be in a natural material or if not of a natural colouration in line with the natural materials to be used throughout the rest of the new extension and to conform with the design study produced which will lead to a full design guide for Gwithian Towans. The proposal was seconded by Cllr Roberts with all in favour, the proposal was RESOLVED.

7. Other matters requiring decisions of the Council

- a) To receive Neighbourhood Plan update and approve recommendations made by the Steering Group. The meeting perused the information and Cllr Homes proposed that:-
- That the Parish Council accepts the grant of £6750 for Neighbourhood Planning.
  - That the Parish Council approves the recommendations from the NP Steering Group to appoint Paul Weston & Stuart Todd of Locality to help with professional services using these funds.
  - That the draft Terms of Reference for the NPSG as amended by Locality be approved.
  - That the proposed project plan be approved.
  - That the Parish Council approves the recommendations from the NP Steering Group to the creation of a mini-website for Neighbourhood planning using the Parish Councils web designers. The cost to come out of the PC reserve for Neighbourhood Planning.
- The proposal was seconded by Rowe with all in favour. The proposal was RESOLVED.
- b) To discuss the Design Study & Character Appraisal Document and forward comments to the Gwithian Towans Neighbourhood Planning Project Team. After a discussion Cllr Homes proposed that the Design Study & Character Appraisal Document be approved and that the Gwithian Towans Project Team adopts the recommendations made within the report. This was seconded by Cllr Roberts with all in favour, the proposal was RESOLVED.
- c) To consider and approve recommendations made by the Staffing Committee. The meeting considered the proposals which include training for the Clerk and Cllr Roberts proposed that the recommendations be accepted, this was seconded by Cllr Pascoe with all in favour. The proposal was RESOLVED.
- d) To ratify the proposal to donate £25.00 voucher as a prize for the Speedwatch competition and approve payment. Cllr Rowe proposed the proposal be ratified, Cllr J Crocker seconded with all in favour. The proposal was RESOLVED.

8. Late or urgent items not on the agenda.

- i. The meeting reviewed the draft PPIC minutes and List of Infrastructure which had been circulated last Thursday. It was agreed that Cllrs would get comments to the Clerk by 12noon next Monday in time for the next agenda and the Infrastructure list will be approved at the next meeting.
- ii. The Clerk advised that further information regarding planning application for Tregotha Barns had been received which conflicted with the Parish Councils view. Cllr Pocock proposed the PC ask that the application go to committee, this was seconded by Cllr Rowe with all in favour. The proposal was RESOLVED.

9. 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 8.35pm