

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 25<sup>th</sup> November 2013 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne 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)	B Slade-Elmes
		M Smith	

Others present

6 members of the public  
2 representatives of South West Water  
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 Tovey.
- 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 A Crocker & Cllr J Crocker declared a pecuniary interest in item 6b being the applicants and left the room during this item.*
  - iii. *Cllr Rowe declared a pecuniary interest in item 6d and left the room during this item.*
  - iv. *Cllr Smith declared an interest in item 7a as his partner is on the PCC for Gwinear Church.*

*Cllr Pocock proposed that item 6 be moved up the agenda to after item 2 and this was seconded by Cllr Roberts with all in favour. The proposal was RESOLVED. Item 6 is in agenda order for the purposes of the minutes.*

- d) Public Participation.
  - i. Mr Young asked that the Infrastructure Needs Assessment that was under consultation include a standard width footway from Station Rd, Carnhell Green right up to the Post Office and asked if the Station Rd works would receive a priority.
  - ii. Mr Thurnell-Read noted that the Police Commissioners Report was now available for comment and urged the Parish Council to consider the report at a future meeting.

2. Presentation

To welcome Mr Galligan of South West Water to the meeting to discuss the capacity and condition of the existing sewerage network for the parish of Gwinear-Gwithian.

- i. The Chairman pointed out an important part of our Neighbourhood Planning would be to assess current levels of service and future capacity.
- ii. Mr Galligan advised that he was the operations manager for SWW for the area including the Parish and gave a brief outline of the responsibilities of SWW.
- iii. He advised that although the capacity for new development may seem small in certain areas of the Parish if developers approach SWW with possible plans they can advise them on ways to increase the capacity for development but there is a charge for this.
- iv. Mr Galligan said that SWW were strictly regulated and were required to produce a business plan to ofwat every 5 years showing their proposed programme of improvements.
- v. Cllr Pocock felt that the main area where the capacity needed to be considered was Gwithian as the influx of tourists during the summer months puts a pressure on the existing system. Mr Galligan advised that Gwithian was featured in the PR14 proposals.

vii. Mr Thurnell-Read asked what was being done to alleviate problems of flooding in Roseworthy. Mr Galligan advised that the houses within Roseworthy were not on mains and therefore it would be the Environment Agency that would probably deal with issues there.

viii. Cllr Roberts asked whether the issue with odour affecting St Erth had been resolved. Mr Galligan advised that SWW had been working closely with St Erth PC to resolve the issue and had created an odour management plan.

ix. Cllr Pocock advised that there was an issue with the condition of the pipes within the Parish, particularly in Connor Downs and through from Carnhell Green to Reawla. He said that the pipes were old fibre pipes which leaked regularly.

x. Mr Galligan said that it was something that would need further investigation and agreed to look into the issue and come back to the Parish Council with a report. He said that it would be helpful if local people would report any incidents direct to SWW and agreed to send the relevant email and telephone number to the Clerk.

xi. Cllr Pocock asked that the report included the number of complaints SWW had received over the last 3 years and any repairs that have been carried out.

### 3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 11<sup>th</sup> November 2013. Cllr A Crocker 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. The Clerk noted that in future she would ensure the receipts and payments showed the period they started and finished for the purpose of the minutes.

### 4. Reports

- a) Verbal reports from Parish Councillors/representatives.
  - i. Cllr Pascoe advised that he and the Chairman of the Parish Council attended the Cultivating Futures event at Connor downs School.
  - ii. Cllr J Crocker advised that he had attended the Strategic Planning Committee meeting and the application at Lanyon Farm had been refused by CC. he stated that he had sent a note to the Clerk regarding the proceedings and this would be discussed under late items.
  - iii. Cllr Slade-Elmes advised that she and Cllr Roberts had been involved in the tree planting day at Reawla Play Park. Cllr Roberts advised that Gwinear School had been involved as well as two local residents and a press release would be in both local papers.
- b) Written reports from Parish Councillors/representatives. None.

### 5. Correspondence received

- a) Cornwall Council – Localism & Devolution Information Bulletin; 30<sup>th</sup> October 2013. Noted.
- b) Anonymous letter – Complaint; grass/ hedgerows not being cut in Reawla; views on future use of the Park. The Clerk advised that she had informed Cornwall Council who were the relevant body of the complaints.
- c) CALC – Notification that the National Association of Local Councils has produced new model Standing Orders. Noted.
- d) Cornwall Council – Consultation on 3 documents; Renewable Energy Landscape Supplementary Planning Document; Mineral Safeguarding Development Plan Document (DPD) Scoping; and Allocations Development Plan Documents (DPD) Scoping – views required by 20<sup>th</sup> December 2013 – documents on-line. The meeting agreed to defer the item until the next meeting.
- e) Cornwall Council – Consultation on the draft Licensing Act 2003; request for comments by the 3<sup>rd</sup> January 2014. Noted.
- f) Cornwall Council – Safer Cornwall Newsletter (emailed to Cllrs 18<sup>th</sup> November 2013) Noted.
- g) CPRE – Notice of an Extraordinary General Meeting of the CPRE Cornwall; Saturday 7<sup>th</sup> December 2013, 12pm, Council Chamber, Truro City Council. Mr Thurnell-Read advised that he would probably attend.

6. To consider planning matters

- a) PA13/09660 - [Erection of agricultural building and polytunnel - Land Off Trenerth Road Trenerth Road Leedstown Cornwall TR27 5ER](#) – Mr Clift. *Planning zone officer – Cllr Pascoe*. Cllr Pascoe raised concern over the scale of the proposed unit, the visibility from the main road and the possible use. Cllr Pascoe proposed the Council object to the application due to the scale of the new building in the countryside, the visibility of the building and the lack of information provided regarding the justification for the building and a clear business case. The proposal was seconded by Cllr A Crocker with all in favour. The proposal was RESOLVED.

*Cllr A Crocker and Cllr J Crocker left the room at this point*

- b) PA13/08905 – [Erection of two dwellings in the gardens of Roseworthy Chapel - Old Roseworthy Chapel Old Mill Lane Roseworthy Camborne Cornwall TR14 0DX](#) – Mr & Mrs Crocker.
- i. The Chairman advised that there was not a nominated planning zone officer due to the fact that two Parish Councillors had a pecuniary interest in the application.
  - ii. Mr Owen Crocker was invited to speak and advised showed the meeting pictures and maps showing the two dwellings that had stood on the land originally.
  - iii. Cllr Smith raised concern over egress from the site. Mr O Crocker advised that the entrance could be sited at the current entrance for the main house if required.
  - iv. Cllr Homes felt a proper flood risk assessment should be carried out. Mr O Crocker advised that they had just been notified that they needed to carry out a flood assessment and this would be done shortly.
  - v. Mr Thurnell-Read felt that the road outside needed to be reduced from 40mph to 30mph.
  - vi. Cllr Cupples proposed that there be no objection with the following conditions:-
    - a) that the Highway Authority agree with the current entrance
    - b) that a flood risk assessment is undertaken
    - c) that the new dwellings are tied to the existing dwelling

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

*Cllr A Crocker and Cllr J Crocker returned to the meeting*

*Cllr Rowe arrived during the next item*

- c) PA13/09800 - [Demolition of existing timber chalet. Replacement with timber frame, timber clad chalet of single storey design and replacement and relocation of existing septic tank. - 122 Gwithian Towans Gwithian Cornwall TR27 5BU](#) – Mr Sanders. *Planning zone officer – Cllr Homes*. Cllr Homes advised that the new plans showed a reduced extension but felt that the application still raised the issue of cutting into the dune. Cllr Homes proposed a site meeting was needed to ascertain the exact extent of the damage to the dune, this was seconded by Cllr Roberts with all in favour. The proposal was RESOLVED.

*Cllr Rowe declared a pecuniary interest in item 6d and left the room at this point*

- d) PA13/09565 - [Construction of 32 dwellings and community facility comprising a parish office and meeting room - Land East Of Relistian Lane Reawla Cornwall](#) – Penmellyn Developments Ltd.
- i. The Chairman advised that there was not a nominated planning zone officer due to the fact that a Parish Councillor had a pecuniary interest in the application.
  - ii. Cllr Homes advised that the only issue he had with the plans were the trees to the top left hand corner of the site, he felt that the root system may be compromised by the new parking.
  - iii. Cllr Roberts asked the applicant who the Affordable Housing provider would be. The applicant advised that the Guinness Trust had out forward an offer for the affordable housing units.
  - iv. Mr Thurnell-Read raised concern over parking onsite but welcomed the affordable housing, he did state that there would probably be a need for residents to travel to work.
  - v. Cllr Roberts proposed there be no objection assuming:-
    - a) more detailed information regarding the arrangements/timescale for the erection and release of the community facility to the community be received.
    - b) Highways: -
      - 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.

c) Affordable Housing:-

That the Parish Council will 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

Planning:-

- 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.

Education:-

- To seek the full grant for every development whereby a contribution can be sought earmarked to the local primary school (and secondary school if required).

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

7. Other matters requiring decisions of the Council

- To consider and approve annual requests for donations and to allocate grants. Cllr Homes proposed that due to the large volume of grant applications and the current limited funds available the item be deferred until the next meeting when the draft budget will be presented, this was seconded by Cllr Roberts, with 10 in favour and 1 against. The proposal was RESOLVED.
- To discuss concerns of youths and litter in Reawla, raised by Local Residents, and agree a way forward. The Clerk advised that she had raised the issue with the local Police and the Residents Association and the CPO was carrying out regular patrols to ensure the issues do not escalate to the levels they have in the past.

*The Chairman proposed the meeting be extended for 20 minutes, seconded by Cllr Rowe with all in favour. The proposal was RESOLVED.*

*Cllr Pocock left the meeting at this point and Cllr Rowe took the chair.*

8. Late or urgent items not on the agenda

- The Clerk advised that she had received correspondence today from a local resident and from Cllr J Crocker regarding the conduct by the planning officer dealing with the Lanyon Farm application. She advised that various issues around the general protocol of Cornwall Council had also been raised. Cllr Rowe proposed the Clerk contact Cornwall Council and make a formal complaint regarding the issues. This was seconded by Cllr Slade-Elmes with all in favour. The proposal was RESOLVED.
- Cllr Pascoe asked if the Parish Council were happy for him to contact Gwinear School to discuss the issue surrounding the car park as Cornwall Councillor and this was noted.
- The Clerk advised that a quote had been received for the Design Guide for Gwithian Towans and an item would be put on the next agenda to consider it.

9. Agenda items for future meetings

- Raised in public participation. Noted.
- Raised by members. None.
- Late items notified to the Clerk. None.

The Chairman closed the meeting at 9.20pm.