

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on 13th January 2013 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

<u>Present</u>	Councillors	T Homes	Mrs S Negus
		L Pascoe	B Pocock (Chairman)
		M Roberts	M Smith
		J Tovey	

Others present

Mrs Vida Perrin, Clerk to the Council
5 members of the public
Mr C Toft, Stephens & Scown

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 A Crocker, J Crocker, Cupples, Rowe and 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”.*
 - ii. *Cllr Negus declared a pecuniary interest in item 6a and took no part in the discussion or vote.*
 - iii. *Cllr Smith declared a personal interest in item 5a as a neighbour to the application and did not vote.*

Cllr Homes arrived at this point.

- d) Public Participation. None.

Cllr Pascoe proposed bringing forward item 5 on the agenda and to allow members of the public to speak during item 5, this was seconded by Cllr Tovey with all in favour, the proposal was RESOLVED. Item 5 is in agenda order for the purposes of the minutes.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on Monday 9th December 2013. Cllr Tovey proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Homes seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. Reports

- a) Report from the Police Neighbourhood Beat Manager & correspondence relating to GGPC’s request for information. No police report for the previous month had been received. The correspondence was noted.
- b) Verbal reports from Parish Councillors/representatives (*Note: Limited to under one minute per report*)
 - i. Hockin Trust. The Chairman advised that Mr Bennett agent for the Hockin Trust had visited the office to talk over possible projects for the Towans area, the Chairman noted that there was no new information from the Hockin Trust and that Mr Bennett was advised that the Parish Council are always keen to be involved in local projects but until either a formal letter or presentation was received they could not make any firm commitments.
 - ii. Flooding - Cllr Pascoe advised he was investigating a matter of flooding in Connor Downs as Cornwall Councillor and was hoping to meet with SWW shortly. The Chairman said that he would be happy to attend.
 - iii. Planning applications - Cllr Pascoe advised that he had asked the planning officer to take the Tregotha Barns application to Committee for a decision to be made.
- c) Written reports from Parish Councillors/representatives. The Chairman advised that Mr Thurnell-Read had kindly provided a report for the Council on the recent meeting of the CPRE, the report had been circulated to members and was noted.

4. Correspondence received

- a) Cornwall Council – Localism and Devolution newsletter; discussion paper titled “Developing a framework for T&PC’s and local Community Groups to have an increased role in service delivery” It was agreed that a letter registering our interest in being involved further be sent and that PPIC be asked to consider the paper and make recommendations to Full Council.
- b) Cornwall Council – Community Network Panel meeting 2014; request for information. Cllr Roberts was asked to advise the CNP that there were various suitable locations within our Parish where meetings could be held.
- c) Cormac Ltd – Analysis of speed monitoring programme in the Gwinear-Gwithian Parish. It was agreed that the PPIC be asked to take the information forward alongside the Highways Infrastructure proposals and that local speed community groups such as Speedwatch and the Carnhell Green working group be consulted and make recommendations to Full Council.
- d) Cornwall Council – Update on the charging framework policy for traffic management at community and other events. Noted.
- e) NHS Kernow – Childrens Health and Well Being Service Review. Noted.

5. To consider planning matters

- a) PA13/10545 - [Application for removal of Conditions 1, 2, 3, 6, 21 and variation of Conditions 9 and 18 of Decision Notice PA10/06299 for New recycling facility and associated buildings including new shed with operation of plant and machinery, including crushers and mechanical screeners with associated stockpiling of incoming construction, demolition and other materials and processed materials; - Chris Lello, Treeve Farm Treeve Lane Connor Downs Hayle TR27 5BN](#) – CIB Lello Plant Hire Ltd.
Planning zone officer – Cllr J Crocker.
 - i. The Clerk read out a report from Cllr J Crocker which had been circulated to Councillors prior to the meeting. The report raised concerns regarding; breaches of existing conditions, noise, traffic/access, visibility/screening, pollution and flooding.
 - ii. Mr Toft, agent for the application, gave a brief outline of the proposals. Mr Toft advised that the 40 people depended on the business at the site and that Cornwall Council can apply any new conditions it wishes on the new application. Mr Toft felt that the current conditions dealt with the issues of dust, noise and drainage and that his client had made every effort to help when issues have arisen locally over the past 3 years.
 - iii. Mrs Ward raised concerns over noise, dust, traffic and flooding. She stated that the EA were investigating the issue of drainage/flooding and they had advised that they did not feel the conditions imposed on the temporary permission had been complied with. She felt that the concerns regarding noise and dust subsided when a complaint was made, only to return a few weeks later.
 - v. Mr Thurnell-Read advised that there was no footpath on this part of the road and an increase in heavy traffic could lead to accidents.
 - vi. Cllr Smith asked if the condition regarding vehicles leaving the site prior to 8am covered both the haulage and recycling side of the business.
 - vii. Mr Toft, agent for the application, advised that in his opinion it related to the recycling business only but did state that a condition could be made to tie it to the whole site which would cover both businesses.
 - viii. Cllr Roberts asked that the Clerk read out the comments made by the Parish Council on the temporary application from 2010. The Clerk read the comments. Cllr Roberts felt that the comments were still valid.
 - ix. Cllr Pascoe advised that he may get called to sit on the Planning Committee at Cornwall Council for this application so did not want to comment at this stage but was taking all comments made on board.
 - x. Cllr Homes proposed that The Parish Council cannot support the application at this stage due to ongoing concerns over breaches of existing conditions, noise, traffic/access, visibility/screening, vehicle movements timing on/off site for both businesses, pollution and flooding and that further monitoring of these concerns is needed over the remaining 2 years of the temporary permission to ensure the issues are resolved before full permission is considered. The proposal was seconded by Cllr Pocock, a vote was taken and the proposal was RESOLVED.

- b) PA13/11115 – [Erection of nine dwellings - Land At Trenawin Lane Connor Downs Cornwall](#) – Mr C Jones. *Planning zone officer – Cllr Cupples & Homes*. Cllr Homes advised that little had changed from the previous application other than draft heads of terms relating to a possible education contribution subject to viability and 1 affordable home being offered. Cllr Homes felt that the application did not meet any of the four criteria set out in the emerging Local Plan regarding exception sites and proposed:- That the Parish Council objects to the application and raises the following points:-

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 officers comments on the previous application. ‘*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 Tovey with all in favour. The proposal was RESOLVED.

- c) PA13/10973 - [Construction of two bedroom beach fronted chalet & change of use from 11 month holiday let to full residential status. – 51 Gwithian Towans Gwithian Cornwall TR27 5BT](#) – Mr Timo Mullen. *Planning zone officer – Cllr Smith.* Cllr Smith read his report on the application and proposed that the Parish Council object to the application on the following grounds:-
That the Parish Council object to the application as it breaches the TM-8 condition of replacement chalets being only single storey, The Parish Council oppose extending the period of occupancy from 11 months to full residential status, however if the permission is granted for 12 month occupancy that a condition be imposed that it is solely for holiday use as is permitted in TM-5.
The design for the construction of a Holiday Chalet proposes raising the ridge height by 0.5m, on the design as approved W07/P/1526/F to make what is, on the current plans, a 'room in the roof' into formal accommodation above the eaves, a second storey. The overall ridge height remains 5.4 metres by virtue of sinking the property 0.6 metre into the ground. This is a restatement of a previous application for this site to build a 2 storey property on this plot. The Parish Council objected to the original plans because they were contrary to Policy TM8 which states unless originally constructed, replacement chalets must be of single storey design.
The Parish Council believes that the decision taken by Cornwall Council to refuse that application was the correct one.
The current permission (W07/P/1526/F) is for a chalet with 11 month holiday occupancy, in accordance with condition TM-5, one of the policies saved by the Secretary of State from the Penwith District Local Plan. The Parish Council maintains the importance of retaining holiday/tourist accommodation within the Parish, and therefore opposes any change of status to full residential occupancy.
The Parish Council would like to restate its commitment to the principles set out in TM8, a commitment backed by a number of recorded public meetings where the community has demonstrated overwhelming support for action on protecting the character of the Towans development.
This support prompted the Parish Council to commission the 'Gwithian Towans Design Study & Character Appraisal' which reported in March 2013. Key recommendations made in that study relate to factors which 're-enforce the collective character'. In particular, simple primary forms with subservient additions, soft connection with the ground/landscape, roof pitches between 20-45 degrees, gable heights between 30-100% of a buildings eaves height and restrained pallet of natural material. These recommendations were accepted in a recorded vote at a public consultation meeting where the study was presented to the community. As a result of that meeting a Gwithian Towans Neighbourhood Planning Project Team has been set up to develop them into a Design Guide for the area which can be adopted as part of Neighbourhood Planning for our Parish.
The proposal was seconded by Cllr Roberts, with all in favour. The proposal was RESOLVED.
- d) PA13/11465 - [Proposed rear conservatory and side porch - Grove House 17 Deveral Road Fraddam Hayle Cornwall TR27 5EP](#) – Ms Hilda Dunn. *Planning zone officer – Cllr Rowe.* Cllr Pascoe advised that he had agreed to look at the application on behalf of Cllr Rowe and said that he could see no reason to object, proposing no objection. Cllr Tovey seconded with all in favour, the proposal was RESOLVED.
- e) PA13/11496 - [Application for removal of Condition 2 of planning permission 05/P/0208/FA relating to occupancy of Acorn Cottage as holiday accommodation - Acorn Cottage Parbola Caravan Park Gwinear Hayle Cornwall TR27 5HA](#) – Aradis Ltd. *Planning zone officer – Cllr Tovey.* Cllr Roberts advised that he had agreed to look at the application on behalf of Cllr Tovey. Cllr Roberts advised that he had concerns regarding the reasoning behind wanting to remove the condition which could allow full occupation as there was no evidence to suggest the holiday let business was not viable. He also raised concern over existing planning permission on the site for a further 36 holiday lodges.
Cllr Roberts proposed the Parish Council object to the application for the following reasons:-
i. That no evidence has been provided to substantiate a need to remove the condition only allowing holiday accommodation. A statement of viability with evidence to demonstrate the business is not viable showing usage and that proper and full marketing has been undertaken for a sustained period would need to be received before a decision is made on this application.
ii. That if permitted the proposal could set a precedent for the current planning permission to build 36 holiday lodges.
The proposal was seconded by Cllr Negus with a vote taken, the proposal was RESOLVED.

6. Other matters requiring decisions of the Council

- a) Receipts and payments: to approve the statement for the period from 10th December 2013 to 13th January 2014 and the payments due.

The following income has been received:

Summary	Amount
Recreation / Street Scene	110.00
Agency Services	750.00
Projects / Capital Schemes	6075.00

The following payments are now due:

Summary	Amount
Salaries / PAYE & NI	2331.45
Administration	397.85
Projects / Capital Schemes	4397.87
Recreation / Street Scene	1120.00
Grants / Donations	830.00
Hall Hire / Office Space	670.50

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

- b) To discuss the draft budget for the 2014/2015 financial year and agree the way forward. The Chairman asked that the draft budget be approved at the next meeting to allow full consideration of the information. The Chairman asked that careful consideration be given to increasing funds for Neighbourhood Planning in order for a project manager to be contracted. The item was deferred until Monday 27th January 2014.
- c) To receive and approve the "Terms of Reference" for the Gwithian Towans Task Group. Cllr Homes proposed the Terms of Reference for the Gwithian Towans Task Group be approved, this was seconded by Cllr Tovey with all in favour. The proposal was RESOLVED.

7. Late or urgent items not on the agenda

- i. The Clerk advised that a complaint letter regarding grass and pavement in Reawla Lane had been received from a local resident and noted that the Parish Council was not responsible for the maintenance of the area but that she would pass the complaint to the relevant parties.
- ii. Cllr Negus raised concern over potholes which have appeared along the recently refurbished part of the Streetscape project in Reawla. The Clerk agreed to report the issue to CC.

8. Agenda items for future meetings

- a) Raised in public participation. None.
- b) Raised by members. Agenda item 6d.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 8.40pm.