

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 10th March 2014 at Hall for Gwinear, Gwinear, Hayle commencing at 7.00pm.

<u>Present</u>	Councillors	A Crocker	J Crocker
		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

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 Slade-Elmes, Cupples & Rowe.
- 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 being a payee
 - iii. Cllr Homes declared an interest in item 5e being secretary to the Charitable Trust GGSCF.
- d) Public Participation. The Chairman asked for public participation other than planning matters. None.

Cllr Pocock proposed bringing item 5 forward to this part of the agenda and allowing members of the public to speak during this item only. Cllr Pascoe seconded with all in favour. RESOLVED to bring forward item 5 to this point and allow public to speak during the item, the item is in agenda order for the purpose of the minutes.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 24th February 2014. Cllr Tovey proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Smith 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. The report was noted.
- b) Verbal reports from Parish Councillors/representatives.
 - i) Trinity House – Godrevy Lighthouse. Cllr Pocock advised that the Parish Council had been contacted by a representative of Trinity House regarding the future of the lighthouse at Godrevy. He advised that Trinity were looking to dispose of the lighthouse. After a debate it was agreed that the Chairman contact adjoining Parishes, local MP’s and community groups to gauge opinion about the future of the lighthouse and that the Parish Council apply to Cornwall Council for ‘community right to bid’ status for the lighthouse.
- c) Written reports from Parish Councillors/representatives. None.

4. Correspondence received

- a) CALC – Consultation on the Local Audit and Accountability Act; access to meetings. Noted.
- b) Online petition received from Dr Bubier, of CoSERG, re: the proposed housing allocation in the Cornwall Council Local Plan. Noted.
- c) Local Resident – Letter of objection to a pre-planning application submission to Cornwall Council for a replacement dwelling at 94 Gwithian Towans. The meeting noted the correspondence and agreed to take the comments into consideration if a full planning application is received.

5. To consider planning matters

- a) PA14/00963 - [Portable Office/ Overspill Bedroom - Lanyon Holiday Cottages Gwinear Hayle Cornwall TR27 5LA](#) – Ms Leggo, Lanyon Holiday Cottages. *Planning zone officer – Cllr Rowe.*
 - i. The Clerk outlined the information received from the Planning Officer.

ii. After a discussion Cllr Pocock proposed the Parish Council object to the application as the proposed unit could either be located within the curtilage of the main dwelling or in the existing outbuildings. This was seconded by Cllr Negus with 5 for and 1 against, and 2 abstentions the proposal was RESOLVED.

b) PA14/00686 - [Erection of 15 affordable dwellings - Land to South and East of Arundel Court Connor Downs Cornwall](#) – Mr P Stephens, THF Ltd. *Planning zone officer – Cllr Cupples & Cllr Smith.*

i. Cllr Smith advised that he and Cllr Cupples had visited the site and neighbouring areas. Cllr Smith summarised the proposal and felt that the development should not be supported.

ii. Cllr Roberts felt that the development had been specifically design to allow further extension to a number of adjoining fields and set a precedent for further development.

iii. Cllr Homes felt that if Cornwall Council were minded to approve the application the development should contribute to the highway infrastructure issues identified in the Parish Councils Infrastructure Needs Assessment for the main road through Connor Downs as well as adjoining the development.

iv. Cllr Homes added that a temporary road to Angarrack Lane was not acceptable as this could also lead to further development, the road leading to the development at Ellis Meadows has been created to current Highway standards and should therefore be perfectly acceptable to access for this development.

v. Cllr Pocock reiterated the point that the Parish Council raise on large application which is that GGPC be involved in the drawing up of the section 106 agreement for the development.

vi. Cllr Smith proposed that the Parish Council objects to the application on the following grounds:-

- That there is not a local need within the Parish for this scale of development for intermediate housing due to the evidence submitted by South West Homes that only 8 families with a local connection to the Parish are on their register (as of Sept 2013)
- That it falls outside the guidelines of Policy 8 of the Local Plan which states development should consist of rented to around a ratio of 70%. This reflects the Parish need through the Homechoice register where around 123 families with a local connection are waiting for rented housing.
- The location is on the edge of the village, and should therefore contain the number, type, size and tenure split to reflect identified local needs, and have the support of the community (policy 9, Local Plan) This development is not in line with Policy 9 for the following reasons:-
 1. Number – The need for intermediate properties is limited as evidenced from SWH.
 2. Type/size – both the evidence from SWH and Homechoice suggests our Parish needs smaller 1 and 2 bedroom properties, the mix for this development does not provide a good mix of smaller units.
 3. Tenure – The development does not provide a good mix of tenure of properties particularly for rented properties.
 4. Community support – The Parish Council and the community of Connor Downs have serious concerns over the scale of development over the last few years with 77 new dwellings since 2007 for Connor Downs 52 of which were completed since 2010 (Local Plan period) GGP has been designated as a Neighbourhood Plan area and the Parish Council are engaging with the community on where it wants development to take place.
- That as the majority of buyers will come from outside the Parish due to the SWH figures; extra pressure will be placed on Connor Downs School, which is already oversubscribed at 102%
- The increase in traffic movement through what was a small Cul-de-sac will endanger young children, and present a deterioration of the environment for those 11 homes facing the former cul-de-sac.
- The exit onto Turnpike Road has limited field of vision looking eastwards.
- That the development has been specifically designed to allow further extension to a number of adjoining fields which along with this development sets a precedent for further development.
- That a temporary road to Angarrack Lane is not acceptable as this could also lead to further development, the road leading to the development at Ellis Meadows has been created to current Highways standards and should therefore be perfectly acceptable to access this development.

However if the planning officer is so minded to grant permission we would wish the following –

- That the Parish Council together with South West Homes be involved in the advertising, and promoting of this development, to ensure that local residents are aware of this development and their possible right to be potential buyers.

- That an Educational Contribution for each property is levied and that this is made available for Connor Downs School only, also that this contribution be made available at the beginning of the development.
 - The entrance to Ellis Meadow via Arundel Court is improved regarding measures to reduce speed, and encourage off road parking.
 - That some form of barrier be erected on the footpath from Ellis Meadow to the Playing field (ESPF) to deter its use by motor cycles and guarantee the safety of park users.
 - That an improvement on the junction of Arundel Way and Turnpike Road should be part of this application approval.
 - The development should contribute to the highway infrastructure issues identified in the Parish Councils Infrastructure Needs Assessment for the main road through Connor Downs as well as adjoining the development.
- 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.
- That for any New Homes Bonus received, CC ensures a significant proportion be reinvested back in to the local communities where growth has taken place.
 - The Parish Council is involved in the drawing up of the s106 agreement for the development.
- Cllr Homes seconded the proposal with all in favour. The proposal was RESOLVED.
- c) PA14/00796 - [Formation of new site in rear garden and construction of new dormer bungalow with attached garage. - Land East Of 4 Mount Connerton Close Mount Connerton Close Angarrack Lane Connor Downs Hayle Cornwall TR27 5JF](#) – Mr V Glasson. *Planning zone officer – Cllr A Crocker.* Cllr A Crocker advised that she had visited the site, spoke to the perspective purchaser of the bungalow and two occupants of neighbouring properties. Cllr A Crocker proposed that the Parish Council object to the application due to the following reasons:-
- i. the overall height of the proposed dwelling exceeds the height of existing dwellings so is out of keeping
 - ii. The footprint of the proposed property is too large for the plot and is therefore over development
 - iii. No clear idea of where the boundary or position of the existing bungalow has been shown on the plans so therefore the extent of the open space cannot be ascertained.
 - iv. issues exist in Mount Connerton Close regarding sewerage and water flow which will be exasperated by this development.
 - v. window openings to the proposed sitting room will overlook neighbours encroaching on their privacy.
 - vi. the position of the proposed dwelling on the plot is not in keeping with existing bungalows and therefore is not within the building line of neighbouring properties which with the points made above will cause serious harm to the character and enjoyment of existing residents.
- Cllr Homes seconded the proposal with 8 in favour and 1 abstention. The proposal was RESOLVED.
- d) PA14/01238 - [Proposed Ecological Upgrading comprising of Photovoltaic Solar Panels and a Grey Water System. - Atlantic Coast Holiday Park 53 Upton Towans Hayle Cornwall](#) – Normanhurst Enterprises Ltd. *Planning zone officer – Cllr J Crocker.* Cllr J Crocker summarized the application and proposed the Parish Council make no objection to the application, seconded by Cllr Homes with all in favour. The proposal was RESOLVED.
- e) PA13/07812 - *Planning correspondence* – Notification of appeal and email correspondence from the applicant - [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 Blakely of Cornwall Council advised he would be happy to help support the Parish Council throughout the appeal.
 - ii. Mr Trevan asked if the Council was in touch with St Erth Parish Council. The Chairman advised that they had been in contact with St Erth.
 - iii. Sandra Muriel (Chairman Crowan PC) advised that if the Clerk contacted their Council they would probably be happy to support GGPC on the appeal.
 - iv. Mr Channon asked if Cornwall Councillors from the Strategic Planning Committee would speak at the hearing. The Clerk agreed to ask CC.
 - v. Cllr Pocock GGPC Chairman, advised that the Parish Council's previous comments would still stand but that they would expand on the comments made. He felt that it would be prudent to propose to Cllrs to work with the Clerk on the appeal statement. Cllr Tovey proposed Cllrs J Crocker and B Pocock, seconded by Cllr Negus with all in favour. The proposal was RESOLVED.
 - vi. Cathy Woolcock said that even though there was a great deal of residents in opposition to the proposal there were a great deal of parishioners who were in favour of the application and the benefit to the primary school should be remembered.
 - v. Cllr Pocock advised that the Parish Council should consider the community benefit aspect of the application and could negotiate this aspect through Cornwall Council officers, he advised that the Community Fund charity did not have the power to do this. After a debate Cllr Pocock proposed that the Parish Council negotiate the terms of the community benefit through Cornwall Council, this was seconded by Cllr Roberts with Cllrs Roberts, Homes, Smith and Tovey in favour and Cllrs J Crocker, A Crocker, Pascoe and Negus against. The Chairman used his casting vote in favour of the proposal. The proposal was RESOLVED.
- f) PA14/00347/PREAPP - Pre-application advice for replacement dwelling- [94 Gwithian Towans Gwithian Cornwall TR27 5BU](#). The meeting agreed to forward the Design Appraisal for Gwithian Towans and the Design Guide once it has been approved by the Parish Council to the Planning Officer and applicant but to await a full planning application before submitting any comments.

6. Other matters requiring decisions of the Council

- a) Receipts and payments: to approve the statement for the period from 10th February 2014 to 10th March 2014 and the payments due.

The following income has been received:

Summary	Amount
Agency Services	701.70

The following payments are now due:

Summary	Amount
Salaries / PAYE & NI	2429.77
Administration	215.94
Projects / Capital Schemes	3281.55
Agency Services	55.98
Recreation / Street Scene	1500.50

Cllr Tovey proposed that the payments be approved. Cllr J Crocker seconded with 8 in favour and 1 abstention, the proposal was RESOLVED.

- b) To discuss ways in which the community can deliver the mobile library service and agree a way forward. It was agreed to ask community groups for ideas/comments on a community led library plan and to ask for comments from the general public through the two community newsletters.
- c) To receive funding information from Cornwall Council on the Local Maintenance Partnership (LMP) for 2014/2015 and agree the way forward. Cllr A Crocker proposed that the Local Maintenance Partnership (LMP) agreement for 2014/2015 be approved under the current arrangements. Cllr Negus seconded, with all in favour. The proposal was RESOLVED.

7. Late or urgent items not on the agenda

- i. New Homes Bonus. Cllr Smith advised the meeting that Cornwall Council had received over 29 million pounds and asked that consideration be given to asking CC where the money was being allocated.

Cllr Smith noted that Government guidelines suggest at least 20% of the NHB should be devolved from the Local Authority downwards to the communities where new homes have been built and some Authorities are delivering 40% to Parish and Town Councils. Cllr Pocock proposed the Clerk write to CC to establish what money from the NHB was being allocated too; this was seconded by Cllr Smith, with all in favour. The Proposal was RESOLVED.

ii. Reawla Park – Cllr Roberts advised that reports had been received of large stones being deposited in the park. The meeting agreed that Cllr Roberts liaise with the CPO to investigate.

iii. 30mph sign Reawla – Cllr Roberts advised that a large sign had been erected in Reawla and asked if the Clerk could investigate where it had come from, this was agreed by the meeting.

8. Agenda items for future meetings

- a) Raised in public participation. None.
- b) Raised by members. New Homes Bonus.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 9.01pm.