

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 24th March 2014 at the Hall for Gwinear, Gwinear commencing at 7.00pm.

<u>Present</u>	Councillors	T Homes	L Pascoe
		B Pocock (Chairman)	M Roberts
		S Rowe (Vice Chairman)	M Smith

Others present Mrs Vida Perrin, Clerk to the Council
16 members of the public

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, Negus, Tovey, Slade-Elmes & Cupples.
- 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 an interest in item 5d being secretary to the Charitable Trust GGSCF.*
- d) Public Participation.
Mr Thurnell-Read advised that the Wall community hall had suffered a break in sometime before last Friday, some damage has been caused but nothing appears to have been stolen. The Chairman advised that the Police had sent an email to the Parish Council received today, to advise they will be stepping up patrols in and around Reawla.

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 10th March 2014. Cllr Rowe 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.

3. Reports

- a) Verbal reports from Parish Councillors/representatives.
 - i. Cllr Pascoe advised that he was in contact with the Connor Downs Sunday School regarding some dangerous trees and that he was due to meet a tree surgeon on site shortly.
- b) Written reports from Parish Councillors/representatives
 - i) Neighbourhood Plan update. Noted.

4. Correspondence received

- a) Cornwall Council – Notification of new Community Network Manager. Noted.
- b) Cornwall Council – Invitation to attend a “Landscape & cumulative impact guidance for wind & solar development” training session; 8th April 2014, 7pm-9pm, Kingsley Village, Fraddon. Cllrs Pocock and Homes said they would like to attend.
- c) Cornwall Council – Notification-Home Office consultation-fees under the Licensing Act 2003. Noted.
- d) CALC – Draft transparency code for Parish Council; request for views if affecting GGPC. Noted.
- e) Cornwall Council – “Proposed Submission Local Plan – Strategic Policies” - notification of 6week consultation period. The meeting agreed that an agenda item be placed on a future meeting to review the Plan.

- f) Camborne Town Council – Invitation to attend a workshop to develop a “Community Emergency Plan” for Camborne and surrounding villages and hamlets; Thursday 3rd April 2014, 2pm, at the Pool Innovation Centre. Noted.

5. To consider planning matters

- a) PA13/11525 - [To convert existing barn to 2 bedroom affordable dwelling and position static caravan and motorhome on temporary basis. - The Firs Polmennor Downs Carnhell Green Hayle Cornwall TR14 0EA](#) – Mr Hart and Mr Ivey. *Planning zone officer – Cllr Tovey.* Cllr Rowe advised that he had looked at the plans on behalf of Cllr Tovey and had visited the site in the past. Cllr Rowe said that the barn was of stone construction with a block built extension and was worthy of retention. He proposed that assuming a section 106 agreement is entered into for the affordable element there should be no objection. This was seconded by Cllr Homes with all in favour. The proposal was RESOLVED.
- b) PA14/01817 - [Variation of condition 2 in relation to decision notice W1/99/P/0150 dated 31.08.1999: Change the usage to Full Time residency - Sandbank Holiday Flats 51 Upton Towans Hayle Cornwall TR27 5BL](#) – Mr Merryman. *Planning zone officer – Cllr Smith.*
- i. Cllr Smith advised that there had been a change in the planning officer as the application was for all the flats on the complex and recommended that the application be deferred to the next meeting to allow members of the public and the planning officer time to look at the application.
 - ii. Mr Bateman spoke as the agent for the application, advising that the development would result in a significant change from holiday flats to full residential but that his client had struggled to compete with other holiday accommodation in the area and this was why he was seeking to change the use.
 - iii. Cllr Smith proposed the item be deferred to the next meeting, his was seconded by Cllr Homes with all in favour, and the proposal was RESOLVED.
- c) PA14/02269 - [Proposed 2 storey rear extension - 63 Pen Tye Gwinear Hayle TR27 5HL](#) – Mr Nicholas. *Planning zone officer – Cllr Robert.* Cllr Roberts advised that the development was considerable and would have a detrimental effect on the neighbouring properties, he proposed that the Parish Council object to the application as it was unneighbourly, overbearing, over development of the site and would possibly affect the light to the adjoining properties. There is also a water pipe running right under where the extension would be so the applicant would need to get permission from SWW for this. This was seconded by Cllr Rowe with all in favour. The proposal was RESOLVED.
- d) PA13/07812 - *Planning appeal -* [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.
The Clerk précisèd the report collated regarding the appeal which expanded on the principles of the Parish Council’s original comments. Cllr Roberts proposed the report be sent to the Planning Inspector. Cllr Pascoe seconded with 5 in favour and 1 against, the proposal was RESOLVED.
- e) *Planning correspondence from Ocean Housing -* PA13/11693 - [Phase 2 of housing development providing a mix of 33 homes for open market, shared ownership and rented accommodation. - Phase 2 Horsepool Road Connor Downs Cornwall TR27 5FG](#) – Ocean Housing Ltd. *Planning zone officer – Cllr Smith.*
- i. Cllr Smith advised that although the applicant has made various alterations to accommodate the Parish Council’s comments, Cornwall Council has since negotiated with the applicant which has resulted in a change to the tenure mix of the proposal.
 - ii. The Clerk advised that she had circulated a report prior to the meeting regarding the tenure changes and how this will affect both the education contribution and the mix of affordable units.
 - iii. Cllr Pascoe reminded the meeting that the applicant had in previous correspondence committed to providing a community facility within this project.
 - iv. Cllr Roberts felt that if the mix was to be changed then the education contribution that has been lost should still be paid.

v. Cllr Pocock proposed that the Parish Council objects to the current plans, which will culminate in a loss of almost £11,000 in education contribution and 4 more intermediate properties which were not required as shown in the data produced by SWH. He stated that the Parish Council was satisfied with the original mix and cannot accept the loss of education contribution or the increase in intermediate properties. That the applicant should be reminded of the correspondence regarding a community facility and that a financial contribution should be sought. The proposal was seconded by Cllr Rowe, with all in favour, the proposal was RESOLVED.

6. Other matters requiring decisions of the Council

- a) To receive the recommendation from the Staffing Committee that the administrative assistant contract is altered to 12 hours per week (from 10 hours per week). Cllr Pascoe proposed the recommendations be accepted, this was seconded by Cllr Roberts with all in favour. The proposal was RESOLVED.
- b) To receive an update on the New Homes Bonus and agree a way forward. After a brief discussion Cllr Smith proposed the Clerk contact CALC to try and raise awareness of the NHB with other P&TC in the hope that they will lobby CC for a share for their communities. This was seconded by Cllr Homes with all in favour, the proposal was RESOLVED.
- c) To receive and approve the draft Design Guide for Gwithian Towans and the recommendations from the Task Group. The meeting reviewed the Guide and Cllr Roberts proposed the recommendations be accepted and approved, this was seconded by Cllr Rowe with all in favour. The proposal was RESOLVED.

7. Late or urgent items not on the agenda

- i. Cllr Pascoe advised that he had received information regarding a proposed wind turbine at Gwithian and noted that the applicant wanted to inform local people prior to applying for planning permission. He felt that the applicant should be asked to hold a public meeting. The Clerk agreed to contact the applicant.
- ii. Cllr Pocock advised that Good Energy had made contact regarding the meeting to discuss the UU with Cornwall Council but that Cllr J Crocker was unable to make the meeting. Cllr Pascoe agreed to attend instead of Cllr J Crocker and this was agreed by the meeting.

8. 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 8.25pm.