

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 28th April 2014 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

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

<u>Others present</u>	1 member of the public
	Mr Galligan - 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 silenced during the meeting.
- b) Apologies for absence were received and accepted from Cllrs J & A Crocker, Roberts, Slade-Elmes & Homes.
- 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”.*
- d) Public Participation. None.

2. Presentation

To welcome back Mr Galligan of South West Water, who will update the Council on matters arising from our meeting in November last year concerning the capacity and condition of the existing sewerage network for the Parish

- i. Mr Galligan advised that SWW business plan for the next 5 years had now officially been approved.
- ii. He advised that Clearflow had undertaken a camera survey of the main section of issue in Connor Downs. He showed the meeting a plan showing the extent of the problems and agreed to forward a copy to the Council for their records. The plan outlined issues such as;
 - a) a belly which was causing ponding – SWW seeking funding to correct this issue.
 - b) considerable build up of grease/oil/fats (probably caused by the belly further along) Mr Galligan gave the PC some leaflets on disposal of these substances for Parishioners. He also advised that a cleansing programme of the problem area would take place every 6 months.
 - c) an area where a patch repair had needed to be undertaken.
- iii. Cllr Pocock asked if works to Gwithian were included in the 5 year plan. Mr Galligan advised that money had been set aside within the 5 year plan for Gwithian but that how the problems would be resolved had not been formally approved so there was scope to agree this.
- iv. Cllr Cupples pointed out that at least 45 new homes could be approved for planning permission in Connor Downs in the next year or so and asked whether their impact would be monitored by SWW. Mr Galligan said that the operations side of SWW was in regular contact with the department at SWW dealing with new planning matters. It was agreed by the PC that the Clerk would forward a copy of the plan to Cllr Cupples for review.
- v. Cllr Pascoe advised that he had raised issues with SWW regarding a property in Turnpike Rd and Mr Galligan agreed to investigate.
- vi. Cllr Rowe said that some of the pipe in Reawla was fibre pitch and asked if it was likely to be replaced. Mr Galligan advised that it was not currently included as part of the 5 year plan but that he would chase up the issue with the pumping station. Cllr Rowe asked if the issue with the garden at Relistian Park had been resolved. The Clerk advised the resident still had some issues. Mr Galligan advised he would investigate.
- vii. Cllr Tovey advised that there were issues with the condition of the pipe in the Reawla/Wall area. Mr Galligan agreed to investigate with the method used at Connor Downs.
- viii. Cllr Pocock asked if the Parish Council could have an update on capacity in light of the potential new developments. Mr Galligan agreed to ask Martin Dunn if he could supply an update.
- ix. Cllr Pocock thanked Mr Galligan for attending and for supplying the meeting with the information.

3. Minutes

- a) To confirm the Minutes of the Annual Parish Meeting; Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Tovey seconded with all in favour and the proposal was RESOLVED.
and the Ordinary Meeting of the Parish Council held on the 14th April 2014; Cllr Tovey proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Cupples 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 he had attended the St Erth PC meeting regarding the planning appeal for the Solar Farm.
 - ii. Mr Young advised that he had attended the Rural Transport Meeting and would report at a future meeting as he did not have his written report with him.
 - iii. Cllr Pocock advised he had attended the Towans Partnership meeting where dog fouling on beaches and the Towans Ranger had been the main items on the agenda.
- b) Written reports from Parish Councillors/representatives. None.
- i. Neighbourhood Plan update. Noted. The Clerk advised that Cllr Smith had agreed to join the Steering Group to help.

5. Correspondence received

- a) Cornwall Countryside Access Forum – Invitation for new members; closing date for applications is the 9th May 2014; email ccaf@cornwall.gov.uk or visit www.cornwall.gov.uk/countrysideforum Noted.

6. To consider planning matters

- a) *Deferred from the previous meeting:* PA14/02421 - [To extend the existing garage on both sides to form a new garage with extra storage space. - 20 Penhale Road Carnhell Green Camborne TR14 0LT](#) – Mr Pascoe. *Planning zone officer – Cllr Tovey.* The Clerk advised that the planning application had been approved by Cornwall Council in its current form.
- b) PA14/ 02915 - [Construction of two bedroom beach fronted chalet - 51Gwithian Towans Gwithian Cornwall TR27 5BT](#) – Mr Timo Mullen. *Planning zone officer – Cllr Smith.* Cllr Smith outlined the application and proposed that the Parish Council object to the application for the following reasons:-
1. The Eaves, point 1 on page 15. On this application the eaves height is 3m above the ground floor, so exceeds the design guides limit of 2.5m.
 2. Ground floor level, point 4 on page 15. The plot will be excavated by 600cm, i.e the floor level is sunk to enable a ridge height of 5.4 m.
 3. Point 8 page 15. The proposed chalet will occupy more than 80% of the plot.
 4. Point 11 page 15. The outside space is higher than the ground floor within the chalet, so I believe that this is another contravention of the guide lines.
 5. Point 14 page 15. States 'New and redeveloped plots should accommodate one parking space within the plot area', this application places the parking space outside the actual plot.
 6. The planning application form states that the foul sewage will go into a main sewer, this needs to be verified.
 7. The current permission is for 11 months holiday occupation, in line with TM-5, which is to protect the provision of tourist accommodation. The original purpose of the Gwithian Towans settlement was for holiday use not permanent residential use. However TM-5 does state - '[where a building is constructed to a standard and design that is physically suitable for permanent occupation its use on an all year round basis would normally be acceptable but a condition imposed restricting the accommodation solely for holiday use would be justified.](#)' Therefore if the planning officer were so minded as to recommend 12 month occupancy on this property it could be with the added condition that it is solely for holiday use.

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

- c) PA14/03287 - [Removal of two existing caravans and erection of a dwelling - 47 Deveral Road Fraddam Hayle Cornwall TR27 5EP](#) – Mrs Jones. *Planning zone officer – Cllr Rowe.* Cllr Rowe gave his report on the application and proposed that the Parish Council object to the application due to it constituting new development in the countryside, this was seconded by Cllr Tovey with all in favour. The proposal was RESOLVED.
- d) *Planning correspondence – Notification of appeal against the refusal of application PA13/08286 - Land at Bunkers Hill Pilgrims Way St Erth Hayle Cornwall TR27 6ER - Proposed 6.2MW solar pv development. Planning Inspectorate appeal reference: APP/D0840/A/14/2216381.*

Cllr Pascoe proposed the PC support St Erth PC on the appeal and copy any correspondence to Crowan PC s well, seconded by Cllr Rowe with all in favour. The proposal was RESOLVED.

7. Other matters requiring decisions of the Council

- a) To receive the annual RoSPA Play Area Safety Inspection Report dated 16th April 2014 and approve the recommendations. Cllr Pascoe proposed the recommendations be approved, seconded by Cllr Cupples with all in favour. The proposal was RESOLVED.
- b) To approve payment of the "Play Area Safety Inspection and Maintenance" training provided by the RoSPA Inspector for the Community Pride Officer on the 16th April 2014. The Clerk advised that the RoSPA inspector had provided the CPO with Inspection and Maintenance training which would usually costs around £600 per person and is carried out in Exeter. The RoSPA inspector advised he could undertake the training on behalf of RoSPA and a formal certificate lasting 3 years would be obtained for both Inspection and Maintenance at a cost of just £60. Cllr Pascoe proposed the payment be approved, seconded by Cllr Cupples with all in favour. The proposal was RESOLVED.

8. Late or urgent items not on the agenda

- a) Complaint from residents – Works to Sunset Surf Café. Cllr Smith advised he had visited the site and neighbours and felt it was a matter for planning enforcement to deal with. Cllr Pocock proposed the Clerk forward all information to Planning Enforcement, this was seconded by Cllr Smith with all in favour. The proposal was RESOLVED.
- b) Complaint from member of public regarding Peters Point steps. The Clerk advised the steps and cliff face had been reported as being dangerous by CC and that they should not be used by the general public for this reason, she advised CC were to put more signs and barriers up at the location. Cllr Pocock proposed the Clerk ask CC to ensure the signs have clear directions of where both dog walkers and other members of the public are to go to use the beach and that if dog walkers are permitted to use the general public access to the beach that they are kept on leads and the dog warden is advised they are permitted to cross the dog ban area, this was seconded by Cllr Pascoe with all in favour. The proposal was RESOLVED.
- c) Correspondence from Planning Officer - PA14/00686 - [Erection of 15 affordable dwellings - Land to South and East of Arundel Court Connor Downs Cornwall](#) The clerk had circulated the correspondence via email prior to the meeting which advised the Planning Officer was minded to approve the application but that he was happy to meet with the PC to discuss their objections along with the applicant. After a discussion Cllr Pocock proposed that he, Cllr Pascoe and Cllr Cupples attend a meeting with the Planning Officer and the applicant to discuss the PC objections and report back to the PC at the next meeting, this was seconded by Cllr Pascoe with all in favour. The proposal was RESOLVED.
- d) Correspondence from Planning Officer - 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.](#) The clerk had circulated the correspondence via email prior to the meeting which advised the Planning Officer was minded to approve the application and correspondence from the applicant which stated they were happy to set out provision to work with the Parish Council regarding the allocation of the affordable units. Cllr Pocock proposed the Council agree to disagree with the Planning Officer but work with the applicant regarding the allocation of the affordable units and the Section 106 agreement should outline this if possible, this was seconded by Cllr Pascoe with all in favour. The proposal was RESOLVED.
- e) Local resident – use of community notice board. The Clerk advised that a local resident had requested use of half the community notice board in Reawla which is part owned by PTRAs. Cllr Pocock raised concern about allowing residents to use the notice board and advised that generally anyone wanting to promote a community event passed the details to the Parish Clerk for inclusion in the notice board if room permitted and the same should apply to the community notice board. The clerk agreed to inform the PTRAs and pass this information on to the local resident.

9. Agenda items for future meetings

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

The Chairman closed the meeting at 8.35pm.