

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 28<sup>th</sup> July 2014 at the Hall for Gwinear, Gwinear Churchtown, Hayle commencing at 7.00pm.

<u>Present</u>	Councillors	J Crocker T Homes L Pascoe M Roberts M Smith	D Cupples Mrs S Negus B Pocock (Chairman) S Rowe (Vice Chairman) J Tovey
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<u>Others present</u>	24 members of the public Mrs Vida Perrin, Clerk to the Council
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#### 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 to silent during the meeting.
- b) Apologies for absence were received and accepted from Cllr A Crocker.
- 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.

*Cllr Pascoe proposed moving item 5 to this part of the agenda and allow members of the public to speak on item 5, seconded by Cllr Roberts with all in favour. The proposal was RESOLVED. Agenda 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 14<sup>th</sup> July 2014. After two minor amendments Cllr Pascoe proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Rowe 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. Planning – Cllr Pascoe advised he had made contact with the CC officer dealing with the Trenawin Lane application for 17 dwellings and the officer would keep in contact with progress on the application.
  - ii. CDRA – Cllr Smith advised he attended the latest meeting and it had been mentioned that the PC could hold a stall for the Dog Show to promote NP. It was agreed that Cllrs Smith, Roberts, Pocock and Tovey would work with the Dog Show and Vintage Rally.
  - iii. Towans Partnership – Cllr Roberts advised the TP were interested in being involved in the GG NP. A debate ensued about the Partnership and the fact that it is not yet a constituted body but CC provides secretarial and other facilities for the group.
- b) Written reports from Parish Councillors/representatives. None.
- c) Neighbourhood Plan Update. Noted.

#### 4. Correspondence received

- a) CALC - Openness and Transparency Regulations. Noted.
- b) Towans Partnership - Hayle-Gwithian meeting. Noted.
- c) CALC - De-regulation bill Cornwall. Noted.

#### 5. To consider planning matters

- a) PA14/04628 – formation of a dwelling and alterations to pub garden. Location : The Royal Standard Public House, Gwinear - Mr C Bows. **Planning Zone Officers : Cllr L Pascoe and Cllr S Rowe.**
  - i. Cllr Rowe advised that he and Cllr Pascoe had visited the site and spoken with the owner of land and the landlord of the public house and there had been conflicting views from both as to who would be living in the new dwelling so a need had not been established. Cllr Pascoe advised that the advice from Cornwall Council was that a need would have to be established to warrant a new dwelling in a conservation area.

ii. Cllr Homes raised several points such as the material to be used not in keeping with the adjacent Grade II listed buildings, privacy and overlooking issues, false representations from the owner regarding mature hedging/trees on the site, unlawful vehicular access onto a bridleway, height and materials of boundary treatments.

iii. Cllr Roberts felt that the public house was both a focus and an important part of the social composition of Gwinear Churchtown and to reduce the communal garden area of the public house would be to the detriment of the village. He also felt that the site being both within a conservation area and within the confines of a Grade II Listed Building was not in keeping with its surroundings and was on the edge of the village and therefore not infill of any kind.

The Chairman read out advice from the planning portal on new development in conservation areas and asked members of the public if they would like to make any comments

iv. Mrs S Homes of 53 Churchtown felt that the development was not in keeping with the site or the village and as this was the entrance to the village it was important to the visual heritage of the area. She felt that the fencing could be an issue with daylight to adjacent properties and privacy would also be an issue. She had concerns about noise and the possibility of a.s.b. if an alleyway is created to the side. She raised concern about traffic safety leaving the site and that this would half the size of the pub garden which was regularly used for community events. She felt the development could harm the viability of the public house which was a well used local amenity. She also felt that if a true need could be established for a home there were various outbuildings already in existence within the grounds of the pub which could be converted.

v. Mr Squire – 57 Churchtown said that he had been told that as the village was a conservation area no new build in the boundaries would be allowed and this development would be detrimental to the village and the pub business.

vi. Mrs M Bacon – Churchtown said that she lived right opposite to the site and had concerns about privacy and loss of light.

vii. Mrs D Hall – Gwinear said that the fact that the adjoining properties were Grade II should be taken into account.

viii. Mr C Hall – Gwinear said that policy GD1 which talks about siting, design and location was relevant.

ix. Mr S Emsley – Churchtown said that the plans were inaccurate and the scales were wrong as 52 Churchtown does not exist and the layout of the pub had been changed to make it look like the site was infill.

x. Cllr Rowe proposed that the Parish Council object to the application for the following reasons:-

1. The lack of evidence shown that there is a need for the new development
2. With over 20 local residents in attendance objecting to the application, the lack of local support for the development
3. The potential harm to the character and setting of a conservation area
4. The potential harm to the character and setting of multiple Grade II listed buildings/structures
5. The low standard of design which is not sympathetic to the standard of the rest of the buildings within the conservation area and does not make a positive contribution to the character of the area
6. The proposed materials to be used being out of character with the conservation area and Grade II listed buildings
7. The loss of public amenity space in a small village community and the possible harm it could do to the viability of the well used public house
8. The possibility of significant privacy/overlooking and loss of light to adjacent properties. There are 2 downstairs windows for the existing pub dining room and 2 upstairs windows that will look directly out over the new dwelling.
9. Mature hedging/trees on the site and on the adjacent areas within the site which will be removed to allow for the development/parking and changes to the pub garden
10. The unlawful vehicular access proposed onto a bridleway
11. That the access off the bridleway is not suitable for vehicular access and visibility is extremely dangerous
12. The general height and materials of proposed boundary treatments both for design and potential for overlooking
13. That the block/location plans are inaccurate as number 52 does not exist and therefore the site does not constitute infill
14. That there is a lack of supporting information showing how the proposal will relate to the conservation area, such as elevations of adjacent buildings, full details of the proposal and examples of materials and colours

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

- b) PA14/00796 – formation of a new site in rear garden and construction of new dormer bungalow with attached garage. Location : Land East of 4 Mount Connerton Close, Angarrack Lane – Mr V Glasson. **Planning Zone Officer : Cllr A Crocker.** Cllr J Crocker gave the report on behalf of Cllr A Crocker advising that although she could not see any substantial reason to object she still had concerns regarding the scale, sewerage and parking for the development. Cllr J Crocker proposed the PC give no objection but raise concern scale, sewerage and parking for the new and existing properties on the site, Cllr Smith seconded with 9 in favour and 1 abstention. The proposal was RESOLVED.
6. Other matters requiring decisions of the Council
- a) To consider information regarding fires and insurance for the allotments. Cllr Rowe advised that he had spoken to the Allotment Association and they had forwarded him information relating to insurance, the Clerk had provided information from the PC insurance company. Cllr Rowe proposed the Clerk put together a letter and costings for allotment tenants to consider before the September allotment meeting.
- b) To receive a quotation for the works to the bus shelter in Reawla. Cllr Roberts proposed the PC purchase the toughened glass for the shelter rather than polycarbonate, this was seconded by Cllr Negus with all in favour. The proposal was RESOLVED.
7. Late or urgent items not on the agenda
- a) Weed growth on highway footpaths – a debate ensued regarding the issue and the Chairman said that he and the Clerk were meeting with the leader of Cornwall Council and would raise the issue then.
- b) Rosewarne Dog Bin – The Clerk advised that she had received a complaint that the bin had been removed and she was awaiting information from Cornwall Council.
- c) Roseworthy Dip – Cllr J Crocker raised the issue of another accident at Roseworthy plus flooding to the area. The Chairman stated that both of these issues were identified within the INA for the Parish and work was ongoing to alleviate the problems both of which were issues throughout the Parish.
- d) Towans Partnership – Dog ban
- i. The Clerk tabled an email from TP which suggested that the power to make amendments is now the responsibility of the Parish/Town Council, the Clerk advised that this was misleading as it is not the responsibility of the PC and CC are the Primary Authority for dog orders. The Clerk advised that a consultation to alter the order would run into thousands of pounds and it could be possible that the majority of people would prefer the ban to stay as it is.
- ii. Cllr Pocock felt that the PC needed to write back to the TP advising that the PC was not wholly responsible or prepared to consider a permanent change to the dog order and that a simpler solution was required. He stated that at least two businesses he had been in contact with had suggested they may be willing to contribute financially to temporary wooden steps to the bottom half of the Peters Points steps if possible similar to the ones provided by the National Trust at Godrevy.
- iii. Cllr Roberts advised that the TP had been talking with CC about using sand to make a natural gradient to the dog friendly area of the beach.
- iv. The meeting agreed the Clerk write to TP advising of the information discussed and asking that they continue to work with CC to find a longer term solution.
- e) Office administration – The Clerk asked if the PC could buy another filing cabinet and agreed to forward info to Cllrs.
8. 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.