

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 24<sup>th</sup> November 2014 at the Parish Office, Unit 3 Bosprowal Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

<u>Present</u>	Councillors	D Cupples	T Homes
		Mrs S Negus	R Norman
		L Pascoe	M Roberts
		S Rowe (Vice Chairman)	M Smith

Others present Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Safety Procedure – Cllr Rowe took that chair and advised the meeting of the fire exits.
- b) Apologies for absence were received and accepted from Cllrs A & J Crocker, Pocock and Tovey.
- 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.  
*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.
  - i. Mr Young advised that he had met with PC John Fulker on behalf of the Carnhell Green Traffic Management Group and that PC Fulker had agreed to join the group on future traffic assessments where possible.
  - ii. Mr Young advised that the young couple who owned the Pendarves Inn public house in Carnhell Green were having difficulties due to the Home Office denying the landlady the right to live in the country. Mr Young asked the Parish Council to consider supporting the couple by writing to the Home Office as they were under pressure as the case was being looked at in early December. A debate ensued and due to the very short amount of time Cllr Rowe proposed a letter be written in support of the couple, Cllr Roberts seconded with 7 in favour and 1 abstention. The proposal was RESOLVED.
  - iii. Mr Thurnell-Read asked for more information on item 5a. The Clerk read out the letter regarding this item.

2. Presentation

Presentation by Towans Timberframe regarding a possible planning application at Gwithian Towans.

- i. Ulrika Oberg-Wright advised that she was the agent working with a potential developer to create approximately 12 unique holiday homes in an area of Gwithian Towans known as Morraps Field and wanted an idea of what the Parish Council thought.
- ii. The Clerk advised that the NP Steering Group were about to launch stage 3 of the consultation for a Neighbourhood Plan and this included some draft settlement boundaries which included 'green assets.
- iii. Cllr Pascoe asked if the units would be single storey. The agent advised they would be but may have basements.
- iv. Cllr Rowe asked if they would be constructed with traditional materials. The agent said they would be and they would all be of a unique design and character.
- v. Cllr Roberts felt that a full application would need to include a landscape character assessment.
- vi. Cllr Smith asked if the units would be for holiday accommodation. The agent advised that they would. Cllr Smith stated that the PC had received an application from a holiday complex at Upton Towans for change of use from holiday accommodation to full residential due to viability and felt that of a full application was submitted it would need to include a feasibility study.
- vii. Cllr Smith said that a major issue within the area was the condition and width of main access road leading to Gwithian Towans which in its current condition would not support a major development. He also noted that the only access to the site was via a very narrow unmade lane with residential properties close on either side.
- viii. Cllr Homes noted the following:-
  - a) The issue of drainage and sewerage should be considered carefully.
  - b) What benefits would a development bring to the infrastructure in the surrounding area, particularly those items brought up in the Parish INA
  - c) That CC has maintained that they would not support development on the site.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 10<sup>th</sup> November 2014. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Negus seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes.
  - (i) 24/042 (3bii) – Cllr Pascoe asked if the PC were thinking of putting any money towards the PTRAs memorial for Ray Tovey. The Clerk advised she would ask PTRAs if they wished the PC to contribute and put an item on the next agenda if so.

4. Reports

- a) Verbal reports from Parish Councillors/representatives. Cllr Pascoe advised that the planning officer dealing with the application for Sunset Surf had not made a decision on the application.
- b) Written reports from Parish Councillors/representatives
  - i) Neighbourhood Plan update. Noted.

5. Correspondence received

- a) Cornwall Council - Consultation on Community and Ancillary Sellers' Notices (CANs) After a discussion it was agreed that Cllrs Norman and Roberts would review the information and bring a report for the next meeting.
- b) Cornwall Council - Localism and Devolution Information Bulletin 17 Nov 2014. Noted.
- c) Written report from Mr A Young - Carnhell Green Traffic Survey Report – responses received. Noted during public participation.
- d) Written report from Mr A Young - Rural transport forum meeting 20<sup>th</sup> Oct 2014. Noted.

6. To consider planning matters

- a) **PA14/10161 Formation of first floor rear extension - Royal Standard Cottage Churchtown Gwinear Hayle Cornwall TR27 5JL Mr C Bows - *Planning Zone Officers : Cllr M Smith*.** The meeting agreed to take items 6a and 6b together as they relate to the same plans.
- b) **PA14/10557 Listed Building Consent for the formation of first floor rear extension - Royal Standard Cottage Churchtown Gwinear Hayle Cornwall TR27 5JL – Mr C Bows – *Planning Zone Officer : Cllr M Smith*.** Cllr Smith read his report and proposed that the Parish Council does not object in principle assuming the Conservation Officer raises no objections to the application but asks that the following points be considered:-
  - i. That the hanging slates on the side of the building do not appear to be in keeping with the general appearance of surrounding buildings and the building in question.
  - ii. that smooth render to match existing would be a better option to the hanging slates.
  - iii. that traditional natural materials should be used for rainwater goods rather than plastic.
 Cllr Homes proposed the Council object to the application on points i to iii above and amend point ii to add 'either natural stone granite or smooth render' Cllr Negus seconded this motion with 4 in favour, 2 against and 1 abstention the proposal was carried. The proposal was RESOLVED.
- c) **PA14/10411 Construction of new office building and 2 steel frame workshop buildings - Revised design to PA13/11709 - Construction of 2 steel frame workshop buildings, single storey office and administration building, hard standing operations area and car park with vehicle delivery lane and access. - 41 Praze Road Leedstown Hayle TR27 6DS – Mr C Jones STS *Bespoke Handling Equipment – Planning Zone Officer : Cllr S Rowe*.** Cllr Rowe advised that he had spoken with the applicant and reviewed the plans. After a discussion Cllr Rowe proposed there be no objection, seconded by Cllr Negus with 7 in favour and 1 abstention. The proposal was RESOLVED.
- d) **PA14/04475 Construction of a self-contained annex for care for disabled relative and carer - 2 Nanterrow Lane Connor Downs Hayle TR27 5BP – Mr N Brown – *Planning Zone Officer : Cllr D Cupples*.** Cllr Cupples gave his report on the application. After a discussion Cllr Homes proposed the Parish Council object to the application due to:-
  - i. The application does not conform to PPR-5 re; supporting countryside development having no material adverse impact on the character, environment or amenity.
  - ii. The application suggests this as an annexe but from the plans it does not appear to form part of the main building or be within the curtilage of the main building, therefore constitutes new build in the countryside. This level of development is out of keeping with, and overdevelopment of the site.

iii. Access to the site is inappropriate due to the unmade track, narrow nature of adjoining road and visibility as the exit is on a sharp bend.

If the Planning Officer is minded to approve the application the following could be taken into account:-

i. That the ridge height of the new dwelling does not exceed the existing property as this could have an adverse impact on the landscape character.

ii. that the new dwelling is tied by condition to the main property.

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

7. Other matters requiring decisions of the Council

a) To consider issues raised for Elizabeth Sampson Playing Field.

After a discussion on the issues raised and the Clerks report, Cllr Cupples proposed the following actions:-

i. Bear Rocker equipment – CPO to replace the wooden bear with a replica and rub down any rust and treat as required.

ii. Goal mouth – CPO to apply topsoil and turf and cordon off the area to allow this to take.

iii. Goal mouth Cllr Cupples to ask the CDRA to consider working in conjunction with the PC to apply for grant aid for drainage works to the goal area long term.

iv. Goal net - Cllr Cupples to ask the local school as a school governor to speak to the children about the dangers and knock on effect of climbing on the goal net.

Cllr Homes seconded with all in favour the proposal was RESOLVED.

b) To receive information regarding community resources and agreed the way forward.

i. A discussion ensued regarding the highway works required in Connor Downs and the Clerk advised that she had put an update in the local newsletter and was highlighting with Cornwall Council that Connor Downs and Roseworthy were the priority. The Clerk said that as Connor Downs was the biggest project out of all of them this would take longer to put together. The Clerk said that she did not know as yet who would be taking over the project at Cornwall Council.

ii. Cllr Cupples advised that the CDRA had discussed various possibilities for a community hall and it was felt that Cllr Cupples may want to advise the CDRA that as the WI have the lease on the existing hall they may want to discuss this with them further.

iii. The meeting agreed to defer the item regarding the current condition of the highways until the next meeting.

c) To consider information received regarding a potential funding opportunity to help the Council develop capacity for delivering services. A discussion ensued and the meeting agreed that at present it did not have the capabilities to undertake more projects at present.

d) To consider expenditure for Gwithian Towans Design Guide. A discussion ensued and the meeting agreed that it would be better to undertake further consultation on the Design Guide after the stage 3 consultation and Cllr Roberts proposed this be put on hold for the time being, seconded by Cllr Smith with all in favour. The proposal was RESOLVED.

8. Late or urgent items not on the agenda

i. The Clerk advised that the CDRA had asked if the PC could consider a Christmas tree for the village hall but it was felt by the meeting that maybe something more permanent would be better. It was suggested that Christmas lights could be a better option. The meeting advised that the CDRA could also apply to GGSCF for LED lights and Cllr Cupples agreed to advise the CDRA.

ii. The Clerk advised that she had circulated draft plans for Carnhell Green, Gwinear and Connor Downs but said that Connor Downs still had a lot of work to do to get them right. She advised that CC wanted to work on the Gwinear and Carnhell Green projects first and get them underway with consultation going out in December but that they would continue with the Connor Downs project once they had the new contact in place. The meeting felt that the draft plans broadly covered all the issues made by the public.

9. Agenda items for future meetings

a) Raised in public participation. None.

b) Raised by members.

i. See 3bi, 5a and 7biii.

ii. New funding for minibuses to community transport operators in rural and isolated areas.

c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 9.05pm.