

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on 22 February 2016 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden	A Burt
		D Cupples	Mrs S Negus
		R Norman	L Pascoe
		S Rowe (Chairman)	M Smith (Vice Chairman)
		J Tovey	D Wilkins

Others present Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Safety Procedure – The Chairman advised of the fire exits, location of toilets and asked that mobile phones be switched to silent during the meeting. He stated questions through the Chair only.
- b) Apologies for absence were received and accepted from Cllrs Roberts and 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”.*
  - ii. *Cllr Norman declared a pecuniary interest in item 5eiii*
- d) Public Participation. None.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 8<sup>th</sup> February 2016. After one minor amendment Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Wilkins 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. Cornwall Councillor Pascoe advised that he had received numerous phone calls regarding flooding in Gwinear, Gwithian and Connor Downs which he was dealing with.
  - ii. Cllr Pascoe noted that he had a lengthy discussion with a landowner regarding the draft Neighbourhood Plan and questions had been raised about them being consulted. The Clerk advised that the NP Steering Group has held special meetings during the Stage 6 pre-submission consultation with landowners who have previously forwarded representations. This particular landowner had attended the Stage 3 consultations held back in January 2015 so was aware of the NP, the NP steering group who had authorisation to facilitate the draft plan on behalf of the Parish Council has written on at least two separate occasions to this landowner and the draft NP was approved by Parish Councillors on the 14<sup>th</sup> December 2015 ready for Stage 6. The Clerk advised that the PC has also been updated on the process for the NP through the monthly reports but will email out Councillors again regarding the process.
  - iii. Speedwatch – The Clerk advised that a local resident had contacted her asking for an update. After a discussion it was agreed that the PC write to the Police to see if the new members of Speedwatch could be trained so that further sessions can be held. Cllr Wilkins agreed to join the team.
- b) Written reports from Parish Councillors/representatives
  - i) Neighbourhood Plan update. Noted.
  - ii) Streetscape update. The Clerk updated the public on the project and advised the update would be available on the PC website under ‘your council’ drop down to ‘current projects’ and in future this is where the public should look for updates.

4. Correspondence received

- a) CC - Cornwall AONB Management Plan 2016-2021 Public Consultation Draft [Online Survey](#) for comments - Closing date - Midday Monday 21<sup>st</sup> March 2016 - Draft Plan [www.cornwallaonb.org.uk/management-plan](http://www.cornwallaonb.org.uk/management-plan). Noted.
- b) CC - Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document - consultation draft via website [www.cornish-mining.org.uk/planning-applications](http://www.cornish-mining.org.uk/planning-applications). closing date 31 March 2016. Noted.

- c) CC – Grant letter. The PC thanked Cllr Pascoe for his support.
- d) CDRA – letter reference Streetscape Project. A debate ensued and the meeting agreed that the Clerk reply to the letter advising of how the PC keeps the public informed of ongoing projects.
5. To consider planning matters
- a) PA16/00786 [Certificate of lawfulness for the existing use of stables as single dwelling house. - The Paddock Stables Treeve Lane Connor Downs Hayle Cornwall TR27 5DQ](#) Cllr Smith (Lead) Cllr Homes (Support) Cllr Smiths report had been circulated prior to the meeting. Cllr Smith proposed the Parish Council cannot support this application as it feels it is for a change of use of land and has similarities to application PA14/10906. The Parish Council therefore considers that the documentation provided in support of the application is not sufficiently precise and unambiguous to successfully discharge the applicant's onus of proof to demonstrate that, on the balance of probability, the stable has been on the land and used for full residential purposes as a permanent dwelling for a period in excess of 10 years prior to the date of this application. Also the PC would note that a business is currently based at 'The Paddock Stables' and would wish CC to consider the impact of this on the application. This was seconded by Cupples with all in favour, the proposal was RESOLVED.
- b) PA16/01012 [Removal of condition 2 attached to W1/73/P/41266 dated 21st March 1973 relating to agriculture use - Brookfield 4 Treeve Lane Connor Downs Hayle Cornwall TR27 5BN](#) Cllr Smith (Lead) Cllr Burt (Support) Cllr Smiths report had been circulated prior to the meeting. Cllr Smith proposed there is no objection, seconded by Cllr Burt with all in favour, the proposal was RESOLVED.
- c) PA16/00675 [Demolition of outbuildings and construction of two dwellings. - Sea View 2 Trenawin Lane Connor Downs Cornwall TR27 5JG](#) Cllr Bawden (Lead) Cllr Homes (Support) Cllr Bawden gave a brief outline of the application and proposed that the Parish Council object due to the application site lying in an isolated position away from the main settlement of Connor Downs and outside the draft settlement boundary. Having regard to the sites isolated location the PC does not consider it is sustainably located for new residential development. Government planning guidance set out in paragraph 55 of the NPPF indicates that housing should be located where it will enhance or maintain the viability of rural communities and that isolated new homes should be avoided. Notwithstanding the existing dwelling the site is approximately 100m to the south of the edge of the settlement at Connor Downs and it is considered that the construction of new dwelling-houses on this site would represent a sporadic intrusion of residential development into the countryside outside of the defined limits of the village and would therefore be unsustainable in terms of being poorly related, both physically and functionally, to any established settlements. This was seconded by Cllr Smith with all in favour. The proposal was RESOLVED.
- d) PA16/00484 [Non-material amendment for changes to switchgear and transformer housing to \(PA12/00827\) Temporary use as Solar Farm, comprising the erection of solar arrays, equipment housing and ancillary/associated equipment. Continued use of land for agricultural purposes - Seven Adjoining Fields Situated Off Gwithian Road Approximately 500M North Of The A30](#) Cllr Bawden (Lead) Cllr Wilkins (Support) Cllr Bawden reviewed the application and proposed no comment, seconded by Cllr Norman with all in favour, the proposal was RESOLVED.
- e) Planning Correspondence
- i) To receive list of notifications from CC 090216 to 160216. Noted.
  - ii) Notification of an appeal against the refusal of planning application PA15/05327 [Proposed solar pv development, associated landscaping and habitat creation. To include ground based racking systems, mounted solar panels, associated infrastructure, fencing and CCTV security cameras.](#) – Mr Chris Ivess-Mash. Cllr Cupples proposed that the Clerk send the original comments made by the PC to the Inspector, seconded by Cllr Pascoe with all in favour. The proposal was RESOLVED.
  - iii) Appeal decision notice – appeal allowed PA15/03289 [Construction of three detached dwellings - Land SSE Of 48 Wall Road Wall Cornwall](#) – Radicor Ltd. Noted.
6. Other matters requiring decisions of the Council
- a) To receive a request from the CDRA regarding the naming of a road within the new Ocean housing complex. After a debate it was agreed that the PC write to Ocean asking that it be considered by them to name one of the roads in the new complex after the late Brian Pocock.
- b) To receive funding information from Cornwall Council on the Local Maintenance Partnership (LMP) for 2016/17 and agree the way forward. Cllr Cupples proposed the funding agreement be accepted for 2016/17, seconded by Cllr Tovey with all in favour. The proposal was RESOLVED.

7. Late or urgent items not on the agenda
  - i. ROSPA – The Clerk advised that the PC carries out annual inspections on its play park at Connor Downs as part of its governance and felt the Reawla Park should be added to this year’s inspection as it should be with the Council this year. Cllr Cupples proposed this be approved, seconded by Cllr Wilkins with all in favour. The proposal was RESOLVED.
  - ii. PA15/07978 - Riviera Produce, Polmenor Downs – The Clerk advised that she had received a phone call today from the Planning Officer who advised that a separate scheme of works which involve a 30mph and speed humps was under review which may affect this application. The meeting agreed that further information in writing was required before the PC could make a decision on the application.
  
8. Agenda items for future meetings
  - a) Raised in public participation. None.
  - b) Raised by members. Project updates, Reawla Park, Dog Bins and Defibs. Clerk to review all reports on a monthly basis.
  - c) Late items notified to the Clerk. Noted.

The Chairman closed the meeting at 8.17pm.