

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on 27th March 2017 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	T Homes
		Mrs S Negus	R Norman
		L Pascoe	M Roberts (Vice 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 Cllr Rowe.
- 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 Pascoe declared a Disclosable Pecuniary Interest in item 3b and left the room during the discussion and vote on this item.*
- d) Public Participation.
 - i. A member of the public raised concern regarding item 3a advising the proposal would overlook their property and garden and would cause privacy issues.
 - ii. A member of the public raised concern regarding item 3a advising the proposal would be 6 metres from their property and would overlook and overshadow their property. Dormer windows are to be obscure glass but these can be opened or changed. This property would overlook the whole length of their bungalow and should be moved or made smaller. The resident also noted that there bungalow is drawn gable on to the proposal but it is not, it is long ways on.
 - iii. A member of the public advised that the business involved in item 3b had produced a newsletter which suggested they were consolidating two teams with no loss of jobs, he questioned how they could support two teams on one site in the current buildings.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 13th March 2017. Cllr Bawden 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.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) PA17/01558 [Construction of two dormer bungalows \(revised scheme\) - Land S Of 14 Horsepool Road Connor Downs Cornwall](#) Mr Graham Darlow *Planning Zone Councillors : Cllr Bawden (Lead) Cllr Wilkins (Support)*
 - i. Cllr Bawden suggested that although the council had not objected to the application previously it had raised concern regarding overlooking and it was now clear that there is a real issue with regard to this.
 - ii. Cllr Cupples agreed that there was an issue with overlooking/overshadowing and suggested the proposal should for two average sized bungalows which are more in keeping.
 - iii. a debate ensued and Cllr Tovey proposed the council cannot support the current application due to the overlooking/overshadowing nature of the proposal but may support more traditional bungalows in a different location within the site to reduce overlooking, possibly facing each other. Cllr Wilkins seconded with 9 in favour and 1 abstention the proposal was RESOLVED.
- b) PA17/01762 [Change of use of agricultural land to form extension to yard - 20 Cathebedron Road Carnhell Green TR14 0NB](#) Mr J Hargreaves *All Councillors to view this application.*
 - i. Cllr Roberts advised that he had circulated a draft report with some considerations for council.

ii. A debate regarding the lack of information and issues within the proposal took place with Cllr Bawden proposing that no information has been supplied to negate the current issues with access and traffic within what is a small rural village, a travel/business management plan is required as part of the application which deals with the various issues, and should be put in place as part of the approval if the proposal is deemed acceptable by CC.

This should include:-

- projected vehicle movements (both visitor numbers and delivery numbers)
- restrictions on direction of delivery vehicles accessing the site to ensure vehicles are not blocking the road or turning within it.
- ban on delivery vehicles using the business reversing/turning or shunting off site
- types & number of delivery vehicles using the site and plan showing where they would be permitted
- timings of deliveries
- unloading strategy/plan
- clearer delineated area for artic lorries to unload (on site)
- clearer delineated areas for customer & staff parking to include area for larger vehicles such as tractors
- goods to be sold (Mole Valley other sites more retail)

This is to ensure the safe passage of all vehicles in and out of the site is managed in a way to ensure road safety and minimum disruption to surrounding residential properties.

The Highways Officer for Cornwall Council (CC) has suggested the following:-

“I recommend that a turning area is provided within the storage yard which would reduce the need for reversing movements onto Cathebedron Road”

This recommendation should be attached to any approval as a condition.

The application is silent on a number of issues which require addressing:-

- no detail of the proposed materials to be stored in the yard is shown. Is it intended to store chemicals or inflammables for sale in the yard?
- Clarification over the change of class, is it to retail (A1) but (B1) could also apply and includes “Industrial processes which can take place within a residential area without damaging the amenity of that area”
- No details of site security measures;
 - What and where - security lighting, alarm system (intrusion, noise and amenity surrounding residents)?
 - What and where – CCTV (intrusion and privacy of surrounding residents)?
 - What, if any, physical security guards – visits to site, how late and how often?
- General lighting plan required
- No additional customer or staff parking is proposed
- Clear details are required on the land being offered to the adjacent houses
- Further information on the surface materials to be used are required, any material used needs to be capable of taking the weight of goods/equipment/vehicles without compacting and causing an issue with drainage
- Further information on the timings of the proposed works

Noise/screening

An extension to an already busy business of this nature will bring extra noise to this predominantly residential area. Under Policy 16, the Neighbourhood Plan (NP) stresses that ‘redevelopment of existing businesses should not harm the living environment of surrounding residents or cause nuisance through additional noise, traffic movements or pollution.’ The travel plan and turning area within the new site could mitigate against traffic movements but PC recommend if CC are minded to approve the application a condition limiting the times of operation, including deliveries to the current opening hours of the business be attached to any approval by CC.

Policy 16 of the NP suggests ‘appropriate areas of landscaping and screening will be ensured between housing areas and new industrial areas to include waste and refuse’.

PC recommend if CC are minded to approve the application the plan be changed to ensure any fencing is behind the hedging to enhance the outlook for neighbours and the area of hard standing be reduced so that broadleaf deciduous and evergreen trees can be planted to reduce noise reduction.

Environmental/Character

No detailed management scheme has been put forward regarding the ongoing maintenance of the wildflower area or the screening area.

The proposal could mean the potential loss of the best and most versatile land, the land has not been tested so could be Grade 3a.

The 'proposed site plan' 16180-PL-00-03E shows a large area of land beyond the proposed yard with access to it for maintenance. This area does not appear to form part of the application site (not outlined red) although it currently forms part of the field boundary. The applicant should advise what the intention is for this area? Will it continue in its current form and what is that current use?

The Character Appraisal for Carnhell within the NP states that new development should take account of neighbourliness/views, make the most of the rural nature of the village as well as reflecting the character through boundary treatments such as low fencing and natural materials as well as ensuring any surface materials used do not cause further issues such as flooding and currently this proposal does not fit within that appraisal or deal with the ongoing and potential issues noted already.

The Drainage Officer at CC should be consulted regarding the proposal prior to a decision being made by CC.

Buildings

If CC are minded to approve the application The PC ask CC to remove the Permitted Development Rights on approval to ensure no buildings are put in place without prior approval as well as a condition stating that the site should be returned to its former use if it is not being used for the purpose stated within the application to safeguard it for agricultural use in the future.

Community Benefit

Any new development should contribute effectively to the community and meet any issues caused by its presence.

The INA which forms part of the NP shows the following issues within Carnhell Green which are relevant to the proposal:-

- Carnhell Green – From Cathebedron Road into Village - Vehicles in centre of road signs required
- Carnhell Green – From Cathebedron Road into Village – Upgraded dragons teeth required
- Carnhell Green – From Cathebedron Road into Village – Footpath or create a deeper virtual footpath at Junction with Station Rd

A suitable S106 agreement to mitigate these issues should form part of any approval.

In conclusion although the PC generally supports business growth the location of this business could be seen as already at capacity and causing harm through noise and access issues. Any growth to the business in this village location could be detrimental to the living conditions of adjacent neighbours. The information provided within the application is not comprehensive enough therefore the PC cannot support the application.

Cllr Tovey seconded the proposal with all in favour. The proposal was RESOLVED.

- c) PA17/01901 [Erection of a dwelling \(external alterations from previously approved planning PA16/08720\), addition of single storey sunroom - Land Adj To 12 Deveral Road Fraddam Cornwall TR27 5EP](#) Mr T Bryant *Planning Zone Councillors : Cllr S Rowe (Lead) Cllr S Negus (Support)*. Cllr Negus proposed no objection, seconded by Cllr Pascoe with all in favour, the proposal was RESOLVED.
- d) Planning Correspondence
- i) to receive a list of planning notifications 08/03/17 to 21/03/17. Noted.
 - ii) to receive a list/updates on planning enforcements. Noted.

4. Reports

- a) Verbal reports from Parish Councillors/representatives
 - i. Cllr Wilkins advised that he attended the CDRA coffee morning and noted reports of cold callers in Connor Downs looking for gold/silver for sale, he noted this has been an issue in Hayle and reported it to the Police.
 - ii. Cllr Smith advised he attended the CDRA coffee morning which had raised £110 from the raffle.
- b) Written reports from Parish Councillors/representatives
 - i) Projects update. The clerk updated the meeting on progress of the Neighbourhood Plan.

5. Correspondence received

- a) GGSCF response letter. After a debate Cllr Homes proposed the council write a letter of support to the GGSCF including offering our website, notice boards and contacts to help communication with the community, seconded by Cllr Wilkins with 9 in favour and 1 abstention. The proposal was RESOLVED.
- b) Community Chest funds received for Streetscape project Carnhell Green. Cllr Cupples proposed a vote of thanks to Cllr Pascoe for the support.

6. Other matters requiring decisions of the Council

- a) To receive information on the closure of Gwithian Toilets by Cornwall Council. Cllr Homes proposed the press release be sent to the press and copied to the portfolio holder at CC, seconded by Cllr Cupples with all in favour, the proposal was RESOLVED.

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- b) Reawla Park – to receive update report from the working group and agree the way forward. After a debate Cllr Tovey proposed the council liaise with the Probation Service and if they have the correct equipment ask them to work on one small piece of equipment to ensure a good job is undertaken, seconded by Burt with 7 in favour and 3 against, the proposal was RESOLVED.
- c) To consider information on the lease of the Parish office. Cllr Pascoe proposed Cllr Bawden and the clerk meet with the landlord to discuss an extension on the lease of 12 months, seconded by Cllr Smith with all in favour. The proposal was RESOLVED.
- d) To receive and approve the Income & Expenditure Statement for the third quarter of the 2016/17 accounts. Cllr Bawden advised that he had checked the 3rd quarter. Cllr Cupples proposed the Income & Expenditure Statement for the third quarter be approved, seconded by Cllr Wilkins with all in favour. The proposal was RESOLVED.

RESOLVED that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the Press and Public be excluded from the meeting during the consideration of the following business owing to the confidential nature of that business.

- e) To receive Clerks annual review report. A debate ensued regarding the report with Cllr Cupples proposing the clerk be moved up one scale, seconded by Cllr Bawden with all in favour, the proposal was RESOLVED.

7. Late or urgent items not on the agenda

- i. The clerk advised that a letter received today raised concerns regarding a bus stop in Reawla. The meeting agreed to add the concern to the list for the INA ready for it being updated and contact the various organizations involved regarding the issues raised.
- ii. Cllr Cupples advised the meeting that he had met with staff today to undertake some training regarding pension contribution allocation which would start next month.

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 8.45pm.