

Minutes of the Annual Meeting of Gwinear-Gwithian Parish Council held on Monday 14th May 2018 at the Gwithian Church Hall, Gwithian TR27 5JZ commencing at 7.00pm.

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

Others present 3 members of public
Mrs Vida Perrin, Clerk to the Council

1. Election of a Chair of Council

- a) To elect a Chair and to receive the Declaration of Acceptance of Office.
3 nominations were received for Cllr Rowe and 2 for Cllr Smith, a vote was taken by show of hands with 3 votes for Cllr Smith and 4 votes for Cllr Rowe, it was RESOLVED that Cllr Rowe be elected Chairman and sign the Declaration of Acceptance of Office.

2. 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 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.

3. Annual matters

- a) To elect a Vice-Chair of Council
4 nominations were received for Cllr Smith, a vote was taken by show of hands with all in favour, it was RESOLVED that Cllr Smith be elected Vice-Chairman and sign the Declaration of Acceptance of Office.
b) To elect, as considered necessary, appointment of members. Cllr Lawrence agreed to replace Cllr Smith on the CDRA as Cllr Smith was now a CDRA trustee, Cllr Negus to come off the PPIC.
c) To consider Annual Subscriptions & Regular Payments. Cllr Tovey proposed the payments and subscriptions for the forthcoming year be approved, seconded by Cllr Cupples, with all in favour the proposal was RESOLVED.
d) To confirm dates for Parish Council Meetings for the ensuing year. The dates were agreed.
e) To receive and approve the annual attendance data. The attendance was noted.

4. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 23rd April 2018. Cllr Lawrence 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.

5. To consider planning matters

- a) PA18/02047 [Variation of condition 2 \(plans approved\) and 10 \(tree protection\) of decision PA16/09938 to enable changes to the approved site layout and the position and form of the proposed chalets and the allow the removal of 3no. existing trees within the application site](#) Morrops Field And 17, 18 And 19 Gwithian Towans Gwithian Cornwall. *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)*. Cllr Smith outlined his report which had been circulated prior to the meeting, proposing his recommendations be agreed, seconded by Cllr Burt with 8 in favour and 2 abstentions the proposal was RESOLVED.
b) PA18/0350 [Two storey extension](#). Trungle Mill 32 Riverside Angarrack Hayle Cornwall TR27 5JD – Dr and Mrs D Sugre. *Planning Zone Councillors Cllr Rowe (lead) Cllr Negus (Support)*. Cllr Rowe outlined the application and proposed no objection; seconded by Cllr Negus with all in favour the proposal was RESOLVED.
c) PA17/04816 [Residential development for 8 dwellings to include element of affordable housing \(revised scheme\)](#) Land West Of Connorton Cottage Gwithian Road Connor Downs Cornwall TR27 5EA - Mr N Boys. *Planning Zone Councillors Cllr Bawden(lead) Cllr Cupples(Support)*.

Cllr Bawden updated the meeting and advised that Cllr Pascoe had been in discussions with the agent and CC regarding the application. Cllr Pascoe outlined the issues. Cllr Bawden proposed the Council objects to the application for the following reasons;

The application proposes two possible options one being a mix of 4-4 a/h to o/m and one being 6-2 ah to o/m. As the GGNP shows there is adequate and more sustainable land within the settlement boundaries to provide sufficient homes to 2030 the parish council cannot accept the 4-4 mix.

The Independent Examiner agreed that the GGNP settlement boundaries (SB) provide enough potential land to sustain the requirements of the CLP and 5 year supply to 2030, therefore it effectively contributes towards sustainable development. No evidence has been put forward with this application to show that the land within the SB cannot meet the need, for that reason this application does not accord with GGPP2(c).

Policy 9 of the CLP states Rural Exceptions Sites primary purpose is to provide affordable housing to meet local needs and must be clearly affordable housing led and 'well related' to the physical form of the settlement.

GGPP2(f) - The GGNP Open Spaces Study identifies a need for Parks/Amenity space to the West Connor Downs, although this site is East Connor Downs it should be noted that the nearest park (ESPF) is a 1 mile walk from the site. This highlights that although Connor Downs is a sustainable village this type of ribbon development which does not provide any onsite provision or community benefit to existing infrastructure only isolates residents further. Therefore a development within the SB would contribute more effectively to sustainable development.

The council would consider supporting the 6-2 mix assuming the following:-

- The a/h are for rental only
- S106 reflects involvement by the parish council as in previous similar applications for the following:-
 - o working with CC to ensure a Registered Housing Provider (RHP) is found
 - o that the RHP works with the Parish Council to ensure the properties are advertised within the parish and on the parishes website and notice board.
 - o that the RHP works with the Parish Council to ensure the properties are rented to someone with a local connection to the parish.
- A suitable condition is placed to ensure the whole wildlife area is demarcated as a wildlife area and is maintained for wildlife and not left uncontrolled.

The Council still has concerns regarding the following:-

1. That there is no highway footpath on Gwithian Rd until Kensa Way meaning someone wanting to walk their children to school or catch the bus would have to walk over 320metres before they would be on a pavement which suggests the location is more unsustainable than land within the approved Settlement Boundary.
2. If CC are minded to approve the application the council would request Highways consider adopting the road and ensuring it is to highways standard but if the proposed scheme is not offered for adoption to the Highway Authority, the developer must ensure that a properly-constituted body with defined legal responsibilities is established to maintain the streets to the common benefit of residents through the Highway Authority.

Legal certainty will need to be obtained by the Highway Authority prior to permission being granted that the streets are going to be properly maintained in perpetuity by these private arrangements as noted within the GGNP Development Proposal Document.

The proposal was seconded by Cupples with 9 in favour and 1 abstention from Cllr Pascoe, the proposal was RESOLVED.

- d) PA18/03716 [Conversion of barns to form three dwellings.](#) Deveral Farm Deveral Road Fraddam Cornwall TR27 5EP - Mr and Mrs P Eustice. *Planning Zone Councillors Cllr Bawden(lead) Cllr Negus (Support)*. Cllr Bawden outlined the application and proposed no objection but suggested CC may need to consider the proximity of the barns to a flood zone area and the lack of a bat/barn owl report, seconded by Cllr Negus with all in favour, the proposal was RESOLVED.
- e) PA18/00505 [Proposed two storey rear extension and alterations](#) 11 Prosper Hill Gwithian TR27 5BW – Mrs R Ross. *Planning Zone Councillors Cllr Lawrence (lead) Cllr Cupples (Support)*. Cllr Lawrence outlined the application and proposed no objection assuming the extension is tied to the existing property, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.
- f) Planning Correspondence
 - i) to receive a list of planning notifications. Noted.
 - ii) to receive a list/updates on planning enforcements. Noted.

6. Reports

- a) Information from the Devon & Cornwall Police website – see <https://www.police.uk/devon-and-cornwall/CIOS.4018/crime/>. Noted.

- b) Verbal reports from Parish Councillors/representatives. None.
- c) Written reports from Parish Councillors/representatives. None.
7. Correspondence received
- a) Letters from resident re Trenerth Road, Leedstown. Cllr Cupples proposed the response be sent, seconded by Cllr Negus, the proposal was RESOLVED.
8. Other matters requiring decisions of the Council
- a) To consider a report from the Community Pride Officer and approve any actions. The meeting agreed that the CPO meetings be made bi-monthly now.
- b) Receipts and payments: To approve receipts and payments from 9th April 2018 to 14th May 2018. Cllr Pascoe proposed the receipts and payments be approved, seconded by Cllr Cupples, with all in favour the proposal was RESOLVED.
- c) To review and approve the Parish Council's Policies including Risk Assessments. Cllr Cupples advised he had checked the folder and proposed the Policies including Risk Assessments be approved, seconded by Cllr Negus, with all in favour the proposal was RESOLVED.
- d) To receive and approve the Income & Expenditure Statement for quarter 4 of the 2017/18 accounts. Cllr Cupples advised he had carried out the quarterly financial check and proposed the Statement for the 4th Quarter be approved, seconded by Cllr Bawden, with all in favour the proposal was RESOLVED.
- e) End of Year Accounts 2017/2018
- i) To consider the Internal Auditors Report.
Cllr Cupples advised that he had checked the end of year accounts and proposed the Internal Auditors Report be approved, seconded by Cllr Tovey, with all in favour the proposal was RESOLVED.
- ii) To consider, approve and sign the Annual Governance Statement (Section 1). Cllr Cupples advised that he had checked the end of year accounts and proposed the Annual Governance Statement (Section 1) be approved, seconded by Cllr Tovey, with all in favour the proposal was RESOLVED.
- iii) To receive and approve the Accounting Statements (Section 2) for the year ending 31st March 2018. Cllr Cupples proposed the Accounting Statements (Section 2) be approved, seconded by Cllr Tovey, with all in favour the proposal was RESOLVED.
- f) To receive a report regarding the new GDPR regulations and make recommendations. Cllr Cupples proposed the report and recommendations be approved, seconded by Cllr Negus, with all in favour the proposal was RESOLVED.
- g) To consider CPF Employer April 2018 Newsletter. Noted.
- h) To receive the annual RoSPA Play Area Safety Inspection Report dated 8th April 2018 for the Elizabeth Sampson Playing Field and Reawla Park and approve the recommendations. Cllr Cupples proposed the reports be approved, seconded by Cllr Pascoe, with all in favour the proposal was RESOLVED.
- i) To consider Community Networks Highways Scheme. Cllr Cupples proposed the draft INA projects be approved and sent to Cllr Pascoe; Cllr Tovey seconded, with all in favour the proposal was RESOLVED.
- j) To consider mapping for the defibrillator project-Cllr Norman. Cllr Cupples proposed the CDRA be asked if they would like their defibs added to the poster and it be approved, seconded by Cllr Tovey, with all in favour the proposal was RESOLVED.
- k) To review the way forward regarding the Parish Hall-Cllr Norman. A discussion ensued regarding the transfer with Cllr Norman proposing the Council write to the developer regarding the concern that no response has been received regarding the two letters the Council has written previously and outlining the length of time left under the S106 agreement for the transfer, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- l) To discuss the condition of Upton Towans SSSI-Cllr Cupples. After a debate the meeting agreed to ask the dog warden to visit the area.
9. Late or urgent items not on the agenda
- i. The clerk updated the meeting regarding outstanding matters on the Reawla Park project, Cllr Lawrence proposed the Council agree with the report findings and ratify at the next meeting, seconded by Cllr Norman with 8 in favour, 1 abstention and 1 against, the proposal was RESOLVED.
- ii. Cllr Negus asked that the CPO refurbish the Reawla wooden notice board as it's looking tired.
- iii. Cllr Cupples noted the potholes in Connor Downs had been filled.
- iv. Cllr Norman asked if SWW could be notified of a water leak at Wall Corner.
10. 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 8.30pm.