

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 11<sup>th</sup> June 2018 at the Gwithian Church Hall, GWITHIAN, TR27 5JZ commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden D Cupples I Lawrence R Norman J Tovey	A Burt T Homes Mrs S Negus L Pascoe
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<u>Others present</u>	Geoff Penhaligon (on behalf of George Eustice MP) Mrs Vida Perrin, Clerk to the Council
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*As the Chair and Vice-Chair were not present Cllr Pascoe took the Chair*

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 Rowe and Smith.
- 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 Burt declared a personal interest in item 3f and left the room during its discussion.*
  - iii. *Cllr Norman declared a personal interest in item 3b and left the room during its discussion.*
- d) Public Participation. None.

2. Minutes

- a) To confirm the Minutes of the Annual Meeting of the Parish Council held on 14<sup>th</sup> May 2018. Cllr Tovey 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. None.

3. To consider planning matters

- a) PA18/03826 [Proposed replacement dwelling](#) Trungle Farm 4 Access Lane To Trungle Farm Herland Hill Gwinear TR27 5JY Mr J P & R J Laity *Planning Zone Councillors Cllr Bawden (lead) Cllr Rowe (Support)* Cllr Bawden gave a report on the application and after a discussion proposed The Parish Council raise no objection assuming the Planning Officer is satisfied of the following:-
  - a) There is no harm to the setting which is listed as an early medieval settlement on the heritage gateway.
  - b) There is no risk to any nesting bats or barn owls within the existing property.
  - c) A suitable condition is placed on approval to ensure the complete removal of the existing property prior to the occupation of the proposed dwelling.

The Parish Council would prefer the final design/materials be more in keeping with the surrounding area. The proposal was seconded by Cllr Tovey with all in favour the proposal was RESOLVED.

*Cllr Norman left the room at this point*

- b) PA18/02466 Construction of dwelling and associated work to include formation of access 48 Wall Road Wall TR27 5HA Mr B Roberts *Planning Zone Councillors Cllr Tovey (lead) Cllr Negus (Support)* Cllr Tovey outlined the application and suggested it had been improved, proposing no objection assuming the following:-
  1. The application states the majority of the existing boundary treatments are to be kept which is in line with the GGNP but this should be a condition of approval.
  2. That the CC drainage officer is satisfied that this development will not interfere with the drainage approved under PA17/08364 when considering the two properties together.

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

*Cllr Norman returned to the meeting at this point*

- c) PA18/04216 [Proposed conversion of barns](#) Barns at Coswinsawsin Farm Coswinsawsin Lane Carnhell Green TR14 0LW Hall Avenue Developments (Cornwall Ltd) *Planning Zone Councillors Cllr Norman (lead) Cllr Tovey (Support)* Cllr Norman outlined the application and proposed no objection assuming conditions to safeguard any Bats within the development are attached to the approval along with any contaminated land requirements, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- d) PA18/03996 [Conversion of former agricultural buildings to form two dwellings](#) Agricultural Buildings, Coswinsawsin Farm Coswinsawsin Lane Carnhell Green Mr Richard Curnow *Planning Zone Councillors Cllr Tovey (lead) Cllr Norman (Support)* Cllr Tovey outlined the application and proposed no objection assuming conditions to safeguard any Bats within the development are attached to the approval along with any contaminated land requirements, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- e) PA18/03823 [Outline application for the construction of boat repair and domestic store with landscaping reserved for future consideration.](#) 26 Penhale Road Carnhell Green TR14 0LU Mr Scott Phillips *Planning Zone Councillors Cllr Bawden (lead) Cllr Lawrence (Support)* Cllr Bawden outlined the application and proposed no objection, seconded by Cllr Lawrence with all in favour the proposal was RESOLVED.

*Cllr Burt left the room at this point*

- f) PA18/04474 [Retrospective planning for floor level decking and application for replacement shed not yet commenced](#) 114 Gwithian Towans Gwithian Hayle TR27 5BU Mr K Hobson *Planning Zone Councillors Cllr Homes (lead) Cllr Cupples (Support)* Cllr Homes gave a description of the application and proposed no objection, seconded by Cllr Cupples with 8 in favour and 1 abstention the proposal was RESOLVED.

*Cllr Burt returned to the meeting at this point*

- g) PA18/04293 [Erection of detached ancillary reception/administration and storage buildings.](#) 15 Gwithian Towans Gwithian Hayle TR27 5BT Three Mile Beach Ltd *Planning Zone Councillors Cllr Burt (lead) Cllr Homes (Support)* Cllr Burt outlined the application. A discussion ensued with Cllr Burt proposing the Council raise concerns over the scale of the office building, seconded by Cllr Tovey with 8 in favour and 1 abstention, the proposal was RESOLVED.
- h) PA18/04140 [Proposed First Floor Conversion with Juliet Balcony, new Garage and associated works](#) Drannack Vean Wheal Alfred Road Hayle Cornwall TR27 5JU Mrs L Hosking *Planning Zone Councillors Cllr Rowe (lead) Cllr Negus (Support)* Cllr Negus proposed no objection, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- i) PA16/03717 [Outline planning permission with some matters reserved: Formation of dwelling](#) Land E of The Royal Standard Churchtown Gwinear Mr C Bows *Planning Zone Councillors Cllr Cupples (lead) Cllr Burt (Support)* Cllr Cupples advised little had changed from the last application and proposed the following:-

The Parish Council object to the application on the following grounds:-

1. It is not felt by the Parish Council to be acceptable to approve an outline planning application within a conservation area and site of a Grade II listed building as no specific detail of the dimensions, heights, materials and openings etc are submitted, general practice for many LA's is that they will not accept outline applications for CA and LB
2. The lack of evidence shown that there is a need for the new development
3. With a number of local residents objecting to the application, the lack of local support for the development
4. The potential harm to the character and setting of a conservation area
5. The potential harm to the character and setting of multiple Grade II listed buildings/structures
6. 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
7. 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
8. The unlawful vehicular access proposed onto a bridleway
9. That the access off the bridleway is not suitable for vehicular access and visibility is extremely dangerous
10. That the block/location plans are inaccurate as number 52 does not exist and therefore the site does not constitute infill
11. 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

12. That the application sits outside the Settlement Boundary for the 'made' Neighbourhood Plan and no evidence showing a need for the development and why it could not be accommodated within the Settlement Boundary has been offered.

Paragraph 2.33 of the Cornwall Local Plan Strategic Policies 2010 - 2030 advises that open countryside is defined as the area outside of the physical boundaries of existing settlements. The development therefore represents an undesirable and sporadic extension of the built form into the adjoining countryside, with no logical barrier to further growth, which will lead to the erosion of the character and appearance of the natural environment, the application site is considered to be situated outside of the physical boundary of Gwinear and therefore in the open countryside. In the absence of any special circumstances to justify residential development in this context, the proposal does not represent sustainable development and would be contrary to policies 1, 2, 3, 7, 9, 12, 23 and of the Cornwall Local Plan Strategic Policies 2010 - 2030 and paragraphs 7 and 17 of the National Planning Policy Framework 2012.

The proposal was seconded by Cllr Tovey with 8 in favour and 1 abstention the proposal was RESOLVED.

j) Planning Correspondence

- i) to receive a list of planning notifications. Noted.
- ii) to receive a list/updates on planning enforcements. Noted.

4. 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.
  - i. Sub-committee Towans Partnership – Cllr Burt advised she sat in on another meeting and they may have a feasibility study regarding disabled access from Hayle to Godrevy.
  - ii. Cllr Burt advised she attended the Wall Music Festival in a personal capacity and was very impressed with the adjudicator which the PC contributed towards with a grant.
  - iii. Cllr Pascoe advised he will be attending a CC boundary meeting shortly.
- c) Written reports from Parish Councillors/representatives. None.

5. Correspondence received

- a) Cornwall Council – Tree Warden Scheme. Cllr Tovey proposed the Council join the scheme with Cllr Cupples volunteering to be a tree warden, seconded by Cllr Negus with all in favour the proposal was RESOLVED.
- b) Cornwall Council - Special Town & Parish Newsletter re Planning Enforcement. Noted.
- c) Barepta Cove Ltd - reply letter – community facility. Noted.
- d) Emails from residents re Station Road, Carnhell Green. The clerk advised she had received one response and was awaiting another, the meeting agreed to update the resident.
- e) Cornwall Council – Ethical Standards Complaints. Noted.
- f) Electoral Boundary Review. Cllr Cupples proposed the Council forward their proposals to the CC Boundary Committee and discuss the matter again at a future Parish meeting, seconded by Cllr Negus with all in favour the proposal was RESOLVED.

6. Other matters requiring decisions of the Council

- a) To consider a report from the Community Pride Officer and approve any actions. Noted.
- b) Receipts and payments: to approve the statement for the period from 14<sup>th</sup> May 2018 to 11<sup>th</sup> June 2018 and the payments due:-

The following income has been received:

Summary	Amount
Admin (Ad)	85.00
<b>TOTAL</b>	<b>85.00</b>

The following payments are now due:

Summary	Amount
Admin (Ad)	254.69
Recreation / Street Scene (R/SS)	1455.24
Burials (B)	324.00
Salaries / PAYE (S/P)	3657.60
Agency Services (AS)	120.00
<b>TOTAL</b>	<b>5811.53</b>

Cllr Cupples proposed that the payments be approved. Cllr Burt seconded with all in favour and the proposal was RESOLVED.

- c) Free access to aerial photography data – Department for Business, Energy & Industrial Strategy. Cllr Negus proposed the Council sign up, seconded by Cllr Lawrence with all in favour the proposal was RESOLVED.
- d) To ratify the renewal of the electricity fixed price energy plan for Reawla Playing Field. Cllr Burt proposed the plan be approved for five years, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- e) To consider a letter received regarding the removal of the tree in the cemetery. The meeting agreed to monitor the situation.
- f) To ratify outstanding matters on the Reawla Park project. Cllr Norman proposed the outstanding matters be approved, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.

7. Late or urgent items not on the agenda  
None.

8. Agenda items for future meetings
- a) Raised in public participation. None.
  - b) Raised by members.
    - i. Cllr Lawrence – ESPF project
    - ii. Cllr Cupples – Upton Towans dog fouling issues
    - iii. Cllr Cupples – Trees project for Connor Downs
  - c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 8.09pm.