

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 25th June 2018 at the Hall for Gwinear, Gwinear Churchtown, Gwinear commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden T Homes L Pascoe M Smith (Vice Chairman)	A Burt R Norman S Rowe (Chairman) J Tovey
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Others present Mr John Mathews, 1 member of public
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 Negus, Cupples & Lawrence.
- 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. Mr John Mathews said he was in attendance to advise the Council that a planning application was due to be submitted to Cornwall Council for a 2 hectare field behind Willoughby Way/Towans View for a housing development.

Cllr Homes arrived at this point

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 11th June 2018. After a minor amendment Cllr Tovey proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Pascoe seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes.
 - i. 28/012 (5c) – Cllr Norman asked if the Council could ask CC for further advice and this was agreed.

3. To consider planning matters

- a) PA18/04568 [Construction of replacement dwelling and garage, swimming pool and tennis court](#) Lissadel, 18 Prosper Hill, Gwithian, Hayle Mr Dom Kamara *Planning Zone Councillors Cllr Smith (lead) Cllr Homes (Support)* Cllr Smith outlined the application proposing the Council object to the application on the following grounds:-

We consider that this application fails to take account of Policy 7 of the C L P – ***The development of new homes in the open countryside will only be permitted where there are special circumstances.***

New dwellings will be restricted to:

1. Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location

Policy 9 of the G G P C Neighbourhood Plan –

(c) Reflect and respect the scale, form, mass and appearance of the original building

The footprint of the replacement building is 22.12% greater than the present bungalow, plus it is a two storey house with a frontage of 18.5 m.

That the application is referred to the Tree Protection Officer regarding the loss of Oak Trees which according to the applicants tree survey are described as in good condition with an estimated life span of 40+ years. Considering also that the Design Statement provided by the applicant states the following - ***Existing boundaries and trees would remain in situ. The resulting development would see a high-quality building that would enhance the setting. Page 9 of the D S.***

Situated on the incline driving out of the village of Gwithian the proposed two storey house facing the coast will be a prominent feature which we consider breaches

Policy 23 of the C L P - 2. Cornish Landscapes - Development should be of an appropriate scale, mass and design that recognises and respects landscape character of both designated and un-designated landscapes

That the planning officer investigates a discrepancy between a statement in the applicants D S page 15 - ***The gable end of the main part of the new dwelling would measure almost 8m compared to the 6m of the existing, although the garage wing would remain at around 6m wide.***

Whereas - plan 17128 details the ridge height as 7.3 m

Identity of place – The proposed development does not respect the unique identity of the Gwithian countryside

Policy 12 C L P - 1a - character – creating places with their own identity and promoting local distinctiveness while not preventing or discouraging appropriate innovation.

Being of an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape, seascape and townscape setting

Also - **Cornwall Design Guide**

Introducing building styles, details and landscaping features that can be easily expressed to someone visiting the development for the first time. Where an area has a strong and positive local identity, consider using this as a cue to reinforce the place's overall character;

Cllr Homes suggested he broadly agreed with Cllr Smiths objections seconding the proposal with 3 in favour and 4 abstentions the proposal was RESOLVED.

- b) PA18/04781 [Depositing of soil and alterations to ground levels](#) Land East Of Roseworthy Farm Old Mill Lane Roseworthy TR14 0DX Mr Lee Miles LTC Builders *Planning Zone Councillors Cllr Norman (lead) Cllr Tovey (Support)*
1. Cllr Norman outlined the application noting that part of the site was in flood zone 2 and part was in flood zone 3 as well as zone 1. After a debate Cllr Norman proposed the Council object to the application on the basis that there is insufficient evidence attached to the application to show it has met the basic requirements on the Gov.uk website for flooding as follows:-
- You must carry out a [flood risk assessment](#) for development in flood zone 2 & 3
 - For some types of development in flood zone 2 & 3 you must follow the [Environment Agency's standing advice for carrying out a flood risk assessment](#)
- This was seconded by Cllr Tovey with 7 in favour and 1 abstention, the proposal was RESOLVED.
2. Cllr Norman proposed that the Council write to EA and ask them to check the Waste Transfer Notes for the site, seconded by Cllr Tovey with 7 in favour and 1 abstention the proposal was RESOLVED.
- c) PA18/04809 [Construction of single dwelling](#) Land Adj To 4 St Nicholas Close Upton Towans Hayle TR27 5BZ Mr M Keast *Planning Zone Councillors Cllr Smith (lead) Cllr Homes (Support)*
1. Cllr Smith advised that he felt more time was required to speak with neighbours and ask that the item be deferred to the next meeting which was agreed.
2. Cllr Homes stated the application neglected to state that the application site was within or adjacent to a SSSI, LNR & AGLV and therefore Natural England should be consulted, he also noted no Environmental or Protected Species Assessments had been carried out.

Cllr Pascoe left the meeting at this point and did not return

- d) Planning Correspondence
- i) to receive a list of planning notifications. Noted.
4. Reports
- a) Verbal reports from Parish Councillors/representatives. None.
- b) Written reports from Parish Councillors/representatives
- i) Projects update. Noted.
5. Correspondence received
- a) CALC member survey 2018. The meeting agreed to send the survey.
- b) Hayle St Ives CNP – draft notes meeting 21st May 2018. The clerk updated the meeting regarding the CNP Highways project.
6. Other matters requiring decisions of the Council
- a) To agree the way forward regarding the Electoral Boundary Review. Cllr Pascoe and Smith agreed to attend the CC Electoral Review Panel Meeting tomorrow.
- b) To consider the ESPF working group project and agree the way forward - Cllr Lawrence. Defer.
- c) To discuss the Upton Towans dog fouling issues – Cllr Cupples. Defer.
- d) To consider a Trees project for Connor Downs – Cllr Cupples. Defer.
- e) To receive a Defibrillator project update and agree the way forward. Cllr Bawden proposed the recommendations be approved, seconded by Cllr Tovey with all in favour the proposal was RESOLVED. Clerk to chase signpost for Atlantic Coast.
- f) To agree the way forward regarding untidy allotment plots. The clerk advised that improvements had been made to all plots and one plot had been handed back to be offered to the next person on the waiting list.
7. Late or urgent items not on the agenda
- i. Cllr Tovey advised that she had received complaints about Bal Lane being overgrown but it was not a dedicated right of way.
- ii. Cllr Burt asked if the Council would write to CC regarding locking the Gwithian Towans car park and this was agreed.
8. Agenda items for future meetings
- a) Raised in public participation. None.
- b) Raised by members. Cllr Smith - designating footpaths.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 7.58pm.