

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 9th July 2018 at the Wall Hall, Wall Road, TR27 5HA commencing at 7.00pm.

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| <u>Present</u> | Councillors | N Bawden<br>D Cupples<br>I Lawrence<br>R Norman<br>S Rowe (Chairman) | A Burt<br>T Homes<br>Mrs S Negus<br>L Pascoe<br>M Smith (Vice Chairman) |
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| <u>Others present</u> | Kevin Moseley – agent agenda item 3f<br>1 member of public<br>Mrs Vida Perrin, Clerk to the Council |
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#### 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 Tovey.
- 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.
  - i. Kevin Moseley outlined the planning application under agenda item 3f.
  - ii. A resident asked if the Council had received speed data from the monitor in Carnhell Green. The clerk agreed to chase CC for the data,

*The Chairman brought forward items 3e and 3f to this part of the meeting but for the purposes of the minutes they are in agenda order.*

#### 2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 25<sup>th</sup> June 2018. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Burt seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. 28/015 (7ii) - Clerk to chase CC regarding gate, Gwithian Towans.

#### 3. To consider planning matters

- a) 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).*
  - i. Cllr Smith outlined his report on the application and proposed the parish council submits the following objections to this application –
    - 1. The actual site is located within an S.S.S.I., and partially within an Area of Great Landscape Value. We note that Natural England have registered an objection and support their submission. We also consider that this application is contrary to the Cornwall Local Plan policy 23 paragraphs 3b and 3c 'Development will only be permitted within an S.S.S.I. or a Local Nature Reserve were the benefits clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSIs and Marine Conservation Zones.' The applicant has provided no evidence of the benefits outweighing any loss of the S.S.S.I.
    - 2. The impact of the development on the environment of the Local Nature Reserve has not been assessed.
    - 3. The site is not within the settlement boundary of Upton Towans Policy 7 of the Gwinear Gwithian Neighbourhood Plan and contravenes Policy 13 of the Neighbourhood Plan – 'Environment – The Towans Area. Development will not be permitted within the red line delineated on Map 7 where it would (either individually or in combination with other developments) harm the nature conservation or geological interest of areas of Special Scientific Interest unless the benefits of the development clearly outweigh both the adverse impacts on the site and any adverse impacts on the wider network of SSSI.

4. An established footpath of over thirty (30) years runs across the site allowing access to the Towans via St Nicholas Close for walkers from Connor Downs. This application would remove this valuable community asset.
5. The design of the proposed dwelling contains a first floor window which directly overlooks the garden of number 4 St Nicholas Close.
6. The size of the dwelling being a dormer bungalow would not be in scale with neighbouring properties.
7. We note that there have been several previous applications for similar developments on this site, all of which have been refused, seeing as there have been no planning approval for development outside the Upton Towans Settlement Boundary or changes to the environment in the immediate or near area we see no grounds for granting planning approval.

*Cllr Norman left the meeting at this point due to ill health and did not return*

Cllr Homes seconded the proposal with all in favour the proposal was RESOLVED.

- b) PA18/04074 Partial Demolition and Conversion of existing farm outhouse to create a new residential dwelling together with extension Land And Building North Of Engew Farm Prosper Hill Gwithian TR27 5BW Dr A Flewitt *Planning Zone Councillors Cllr Bawden (lead) Cllr Lawrence (Support)* Cllr Bawden gave a brief description of the development and proposed no objection assuming the recommendations of the Bat & Barn Owl Assessment are attached as conditions to any approval, seconded by Cllr Lawrence with all in favour the proposal was RESOLVED.
- c) PA18/05578 Change of use of existing hotel self-contained accommodation studio to form separate apartment and associated works Rosewarne Manor 20 Gwinear Road Connor Downs Hayle TR27 5JQ Mr and Mrs Eustice *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)* Cllr Smith outlined his report. A debate ensued with Cllr Smith proposing the parish council cannot support the application due to the lack of information which leads the council to assume this application is to create a new residential dwelling separate from and independent of the Rosewarne Business, which raises the following concerns –
  1. Issues regarding the proposed size of the dwelling being appropriate for a permanent residence.
  2. Lack of any curtilage with the property limiting outdoor recreational activity i.e. gardening or space to relax.
  3. The building contravening policy 10.2a of the G G N P ‘The building is of a construction and size that would be suitable for occupation as a permanent residence without the need for significant extension or rebuilding.’ And
  4. no evidence to suggest policy 10.2b of the G G N P has been met
  5. However if the Planning Officer is minded to grant permission, or if the applicant agrees that the unit will be used as a residential dwelling attached to the Rosewarne Manor business for personal or key worker occupation then that a condition restricting permitted development rights be inserted.
 The proposal was seconded by Cllr Cupples with 8 in favour and 1 abstention the proposal was RESOLVED.
- d) PA18/05572 Conversion of existing granite outbuilding/garage to form studio apartment and associated works Rosewarne Manor 20 Gwinear Road Connor Downs Hayle TR27 5JQ Mr and Mrs Eustice *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)* Cllr Smith proposed The parish council can only support this application providing the proposed studio apartment remains attached to the Rosewarne Manor Business, and is not a separate residential dwelling. However we would wish that a condition regarding ‘Permitted Development Rights’ should be inserted. Seconded by Cllr Homes with 8 in favour and 1 abstention the proposal was RESOLVED.
- e) PA18/05663 New dwelling Redundant Barn 29 Penhale Road Carnhell Green TR14 0LU Mr S Dingle *Planning Zone Councillors Cllr Norman (lead) Cllr Tovey (Support)*. Cllr Norman gave a brief report incorporating Cllr Tovey’s comments and proposed the parish council support the application assuming the following:-
  - i) The Planning Officer considers the height of the proposed dwelling is in keeping with the surrounding area and general height for two storey properties. The parish council measures the height at 9.8m but does not have a facility to print at A3.
  - ii) A more thorough bat and barn owl report with remote detectors which covers the redundant barn is undertaken. The out of date report submitted under PA16/04765 appears to cover the chicken/pig shed.
  - iii) If required necessary by the planning officer a contaminated land report is undertaken.
  - iv) The conditions attached to PA16/04765 are attached to any approval.
  - v) It is recognised that this is only acceptable as it is a replacement dwelling and the parish council does not consider this a sustainable location for any future development.

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

- f) PA18/05697 [Erection of a single-bedroomed annexe](#) 75 Churchtown Gwinear TR27 5JL Mr M Swan *Planning Zone Councillors Cllr Bawden (lead) Cllr Rowe (Support)*. Cllr Bawden outlined the application and proposed no objection, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.
- g) PA18/05580 [Demolition of existing timber-frame chalet. Replacement timber-frame single storey, pitch roof property](#) 104 Gwithian Towans Gwithian Hayle TR27 5BU Miss D Samann *Planning Zone Councillors Cllr Burt (lead) Cllr Homes (Support)* After a debate Cllr Burt proposed no objection to the application but would ask that the applicant considers using natural materials for windows and doors rather than UPVC, seconded by Cllr Smith with all in favour. The proposal was RESOLVED.
- h) Planning Correspondence
  - i. to receive a list of planning notifications. Noted.

#### 4. Reports

- a) Verbal reports from Parish Councillors/representatives.
  - i. Hayle Day Care Centre – Cllr Cupples advised that the centre was doing well with a 3 year contract for hospital patients to try and alleviate bed blocking. Both bus fully used and the centre is attracting new clients.
- b) Written reports from Parish Councillors/representatives
  - i. CNP – Cllr Homes outlined his report which had been circulated at the start of the meeting.

#### 5. Correspondence received

- a) CALC - GDPR template documents. Noted.
- b) Connor Downs Academy - defibrillator project. Noted.

#### 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 11<sup>th</sup> June 2018 to 9<sup>th</sup> July 2018 and the payments due.

The following income has been received:

| Summary      | Amount        |
|--------------|---------------|
| Burials      | 310.00        |
| <b>TOTAL</b> | <b>310.00</b> |

The following payments are now due:

| Summary                           | Amount         |
|-----------------------------------|----------------|
| Agency Services                   | 723.23         |
| Admin (Ad)                        | 382.31         |
| Recreation / Street Scene (R/SS)  | 1302.08        |
| Projects / Capital Schemes (P/CS) | 1000.00        |
| Burials (B)                       | 216.00         |
| Salaries / PAYE (S/P)             | 3617.28        |
| <b>TOTAL</b>                      | <b>7240.90</b> |

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

- c) To consider the ESPF working group project and agree the way forward - Cllr Lawrence. A debate ensued with the working group (DC, MS, IL & TH) agreeing to meet and work through the measures outlined in the clerk's report.
- d) To discuss the Upton Towans dog fouling issues – Cllr Cupples. After a debate the meeting agreed to source some posters with the contact details of the enforcement team on them and to look into the details of the scheme outlined at the CNP meeting.
- e) To consider a Trees project for Connor Downs – Cllr Cupples. Cllr Cupples advised there was little interest from the CDRA to do a joint project so the idea would be left for the time being.
- f) To receive the Internal Auditors report. Cllr Pascoe proposed a vote of thanks to the clerk and that the report be accepted, seconded by Cllr Lawrence with all in favour the proposal was RESOLVED.
- g) To discuss the WI bench at Wall Corner and consider re-positioning. The meeting agreed to ask the CPO to assess the condition of the seat.

- h) To consider designation of footpaths – Cllr Smith. The meeting agreed to defer this item in order for Cllr Smith to undertake further research.
7. Late or urgent items not on the agenda
- i. Cllr Smith asked if the Council would write to CALC to ask them what negotiations they have had with the ERP as suggested at the ERP meeting.
  - ii. Cllr Pascoe advised he had lots of complaints about speeding in Connor Downs particularly on a Tuesday night by motorbikes.
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 8.42pm.