

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 12<sup>th</sup> November 2018 at the Hall for Gwinear, Gwinear Churchtown, Gwinear, TR27 5JL commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden I Lawrence L Pascoe S Rowe (Chairman) J Tovey	T Homes R Norman M Pryor M Smith (Vice Chairman)
----------------	-------------	--	---

<u>Others present</u>	9 members of the community 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 Cupples, Negus & Burt.
- 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 Pryor declared a non pecuniary interest in item 3b and took no part in the discussion or vote for the item.*
  - iii. *Cllr Norman declared a pecuniary interest in item 3eii.*
- d) Public Participation.
  - i. Mr Joe Watts from the Wave Project advised that he was the founder of the project which is currently based in Newquay. They work with children in Cornwall and elsewhere with mental health issues and have helped over 1000 children in Cornwall over the last 8 years. The project are looking at a potential site near Gwithian beach where they are considering building a sympathetic centre with an office and classrooms as well as a surf school. Joe said that it was very early days and the Wave Project wanted to involve the community/Parish Council so had come here first before going any further. The Chairman suggested Joe come to the next meeting with some draft proposals and this was agreed.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 22<sup>nd</sup> October 2018. Cllr Pascoe proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Smith seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) PA18/09079 [Construction of Two Detached Dwellings, Attached Garages, Landscaping & Associated Works](#) Land Adj To Number 35 Reawla Lane Reawla TR27 5HQ Mr K and Miss C Williams - *Planning Zone Councillors: Cllr Homes (lead) Cllr Bawden (Support)*. Cllr Homes read out his report proposing that the Parish Council supports the development of this plot in principle but raises concern regarding the access and visibility splays which do not appear to meet the advice set out by the Highways Officer under the pre-app. The application also fails to meet the advice given under the pre-app regarding sympathetic design in line with the GGNP character appraisal for the area. If CC is minded to approve the application in its current form, the PC asks that the following conditions are attached to any approval:-
  - i. That the advice given within the ecological report is conditional, particularly regarding;
    - the retention of existing trees
    - existing Cornish hedging and removal of parts of it between Sept-Feb
    - lighting within the site (for mitigation regarding bats)
 Cllr Tovey seconded the proposal with 8 in favour and 1 abstention the proposal was RESOLVED.
- b) PA18/07165 [Outline planning permission for affordable-led housing of up to 70 houses](#) Land East Of Connerton Farm Greenbank Connor Downs TR27 5DA Mr And Mrs Hosking - *Planning Zone Councillors: Cllr Lawrence (lead) Cllr Smith (Support)*

- i. The Chairman permitted members of the public with two local residents speaking.
- ii. Cllr Lawrence read the report both he and Cllr Smith had provided to Councillors and public prior to the meeting and proposed;

That the Parish Council objects to this application for 'Outline planning permission for affordable-led housing of up to 70 houses' and request the planning officer to consider the following –

1. That the size of the proposed development of up to 70 dwellings would not be appropriate in scale in relation to the village of Connor Downs. The maximum number of houses in this one development would increase the village by 11.8% and cannot be considered to be a Rural Exception Site as the scale of the development in relation to the settlement is beyond what is considered a small scale rural exception site. We would also bring to the officer's attention the appeal decision 28<sup>th</sup> September 2018 re *Appeal Ref: APP/D0840/W/18/3196176 Land off Polgine Lane, Troon, Cornwall TR14 9HB*. Where the appeal was dismissed and the size of the development in relation to the village being one concern stated by the inspector. It is also worth noting that this one application would be equivalent of the total number of new builds completed within Connor Downs in the last 4-year period.
2. There is evidence of flooding in the immediate vicinity of this site, and indeed videos have been posted on 'You Tube' showing flood water in Greenbank. Again, we would refer the officer to the aforementioned appeal decision were the reports of flooding were also an issue in the final decision.
3. The application being 'Outline' contains no details regarding the number of affordable housing, type and size of the dwellings, which according to policy 9 of the Cornwall Local Plan should reflect identified local needs. Therefore, we consider that this application cannot be granted under C L P policy 9, as it fails to detail this crucial information.
4. The site of the proposed development is Grade 3a agricultural land, and therefore contributes to the county's economy, provides continued employment, and once developed this asset is lost.
5. We note that the 'Homechoice' statistics are for the whole of the parish, not just Connor Downs. Considering that 66.3% of all dwellings completed in the rural part of the St Ives Hayle Network Area was built in G G Parish. (2010-2018) and 57.4% of those dwellings were built in Connor Downs (2010-2018)
6. To conclude we note that 'Outline Planning Applications' regarding 'Rural Exception Sites' are being reviewed in the 'Housing Supplementary Planning Document' consultation draft October 2018, and the problems that have arisen from such applications. (Paragraph's 90 to 96). The proposal is therefore not considered to constitute sustainable development as defined by the Development Plan as it conflicts with Policies 1, 2, 3, 9 and 21 of the Cornwall Local Plan 2010-2030 and Policies 1 and 2 of the Gwinear-Gwithian NP.

The proposal was seconded by Cllr Smith with 7 in favour and 2 abstentions and was RESOLVED.

- c) PA18/09996 [Single storey extension to front of dwelling and extension to outbuilding](#) Laity Cottage Trenerth Deveral Road Fraddam TR27 5EP Mr & Mrs Stephens - *Planning Zone Councillors: Cllr Rowe (lead) Cllr Negus (Support)* Cllr Rowe outlined the application and proposed no objection, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- d) PA18/00003/SPD [Cornwall Council is publishing the draft Housing Supplementary Planning document for a six week consultation period between Friday 19th October and 5pm 30th November 2018](#) – **Planning Zone Councillors: All Councillors.** The item be deferred to the 26<sup>th</sup> November meeting.
- e) Planning Correspondence
  - i) to receive a list of planning notifications. Noted.
  - ii) APP/D0840/W/18/3201085 – Decision of Planning Appeal : decision PA17/06739 [Erection of nine dwellings and access thereto - Land South West Of Acorn Cottage Wall Road Wall Cornwall TR27 5HA](#) Aradis Ltd. Noted.

#### 4. Reports

- a) Information from the Devon & Cornwall Police website see <https://www.police.uk/devon-and-cornwall/CIOS.4018/crime/> The meeting asked if a Police rep could attend the next meeting.
- b) Verbal reports from Parish Councillors/representatives.
  - i. Cllr Rowe gave a report on the visit he and Cllr Pascoe had to land near Bosparva Caravan Park. The meeting agreed to write to the management team regarding waste/litter disposal provisions.
  - ii. Cllr Pascoe advised the CNP meeting on the 19<sup>th</sup> would include the Highways budget and encouraged Councillors to attend, Clerk to attend.
- c) Written reports from Parish Councillors/representatives. None.

5. Correspondence received

- a) Superfast broadband – Willoughby Way. The meeting agreed to write to BT and the local MP.
- b) Sewage discharges Gwithian – Surfers Against Sewage. The meeting agreed to write to all Cornish MP's asking for support for Cllr Mann's proposal.

6. Other matters requiring decisions of the Council

- a) To consider a report from the Community Pride Operative and approve any actions. Noted.
- b) Receipts and payments: to approve the statement for the period from 9<sup>th</sup> October 2018 to 12<sup>th</sup> November 2018 and the payments due.

The following income has been received:

Summary	Amount
Admin (Ad)	3.00
<b>TOTAL</b>	<b>3.00</b>

The following payments are now due:

Summary	Amount
HH / Office space (HH/OS)	666.00
Admin (Ad)	195.78
Recreation / Street Scene (R/SS)	1854.48
Projects / Capital Schemes (P/CS)	4.50
Burials (B)	216.00
Salaries / PAYE (S/P)	3909.94
<b>TOTAL</b>	<b>6846.70</b>

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

- c) To consider upgrading the council email system. Cllr Rowe proposed the recommendations be accepted with Cllr Pryor seconding with 7 in favour, 1 abstention and 1 objection the proposal was RESOLVED.
- d) To consider a Christmas tree for Reawla and agree the way forward. Cllr Bawden proposed the recommendations be accepted with Cllr Smith seconding with all in favour the proposal was RESOLVED.
- e) To discuss the Community Hall transfer Cllr Bawden proposed a meeting be held with the developer and solicitors, with Cllr Tovey seconding with all in favour the proposal was RESOLVED.
- f) To consider council contracts and agree the way forward. Cllr Bawden proposed the recommendations be accepted with Cllr Lawrence seconding with all in favour the proposal was RESOLVED.

7. Late or urgent items not on the agenda

- i. The Clerk advised that the PC Pension administrator had sent a consultation document regarding a 'Pensions Administration Strategy' but the closing date was prior to the next Council meeting. Cllr Bawden proposed the Council's Pension Adminstrating Councillor and the Clerk be given delegated authority to respond to the consultation on behalf of the Council, seconded by Cllr Homes with all in favour the proposal was RESOLVED.
- ii. The Clerk advised that there could be an issue with claiming back the VAT element for part of the Reawla Park project, Clerk is seeking legal advice.
- iii. Cllr Tovey asked that the minutes show the Council's gratitude to the Clerk for her work on the refurbishment of Reawla Park.

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 8.50pm.