

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 10th December 2018 at the Hall for Gwinear, Gwinear Churchtown, Gwinear, TR27 5JL commencing at 7.00pm.

<u>Present</u> Councillors	N Bawden	D Cupples
	T Homes	Mrs S Negus
	L Pascoe	M Pryor
	S Rowe (Chairman)	M Smith (Vice Chairman)
	J Tovey	

Others present 4 members of the public
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- 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.
- Apologies for absence were received and accepted from Cllr Burt, Norman and Lawrence.
- 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.
 - 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”.
 - Cllr Bawden declared a pecuniary interest in items 3d & 3e and left the room during the discussion and vote on these items.
- Public Participation. The Chairman advised member of the community could speak under item 3a.

2. Minutes

- To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 26th November 2018. Cllr Negus proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Bawden seconded with all in favour and the proposal was RESOLVED.
- Business arising from the Minutes. None.

3. To consider planning matters

- PA18/10599 [Demolition of existing barn and construction of new detached dwelling and associated amenity space and parking provision](#) Land At Reawla Lane Reawla Lane Reawla TR27 5HQ Mrs Sheila Marter - *Planning Zone Councillors Cllr Pryor (lead) Cllr Rowe (Support)*. Members of the public raised concerns regarding:-
 - Overdevelopment due to the narrow nature of the plot
 - Lack of parking space, only space for one car
 - Lack of turning space/reversing onto road, speeding traffic
 - overlooking larger windows to front very small windows to back
 - Was not built previously as they cannot access the back
 - Traffic and Highways issues/ no off street parking as cars park opposite
 - If this building had been protected and preserved the current application would be more in keeping with the NP for re-use of existing derelict buildings.
 - Will be the only development on this side of the road. Would be completely out of character to the village to have standalone property on one side of the road.
 - No pavements on either side of the road
 - Lack of notification to neighbours
- Cllr Pryor gave a report on the application noting the site was within a Settlement Boundary but should be for permanent residential occupation if approved. He noted all the comments made above by residents and pointed out that the character was similar to those properties opposite and possible a barn style would be more in keeping with the original building although he noted that very little of the original property remained. He noted that the plans showed little detail of the finished floor levels compared to properties opposite and only show the ridge height of no. 32. A 1m high wooden fence would be erected to the front. The proposal may attract CIL of around £7500.
He felt the following conditions should be attached if CC were minded to approve the application:-
 - The site has a suitable ecological assessment prior to development (wildlife / contaminated land)
 - The developer should incorporate a project management plan to reduce trafficked vehicles to a minimum and include traffic management assessments for reversing vehicles. The number of building/works vehicles be limited or staggered
 - Site inspector should provide evidence that they can manage the required Traffic Management and utilities/services without causing disruption
 - Highways safety officer has not been instructed to visit site and report
 - Site waste should be kept to minimum
 - Cornish hedge should not be altered

- Highway should not have discharge of surface water or building waste. Mud etc should be catered for trafficked works vehicles
 - Plans should show the height of windows and the window to window distance should be considered
- ii. Cllr Tovey raised concerns regarding the boundary treatment, parking, effect on the landscape character of the area and window sizes/positions and felt the item should be deferred until Highways had commented.
 - iii. The Clerk outlined the Neighbourhood Plan in relation to the application.
 - iv. Cllr Rowe proposed a final decision be made once the Highways Officer had visited the site but that the Clerk outline the concerns raised above to the planning officer, seconded by Cllr Tovey with 8 in favour and 1 abstention the proposal was RESOLVED.
- b) PA18/10752 [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 outlined the history of the site and proposed no objection assuming the Planning Officer is satisfied of the following:-
- i) There is no harm to the setting which is listed as an early medieval settlement on the heritage gateway.
 - ii) There is no risk to any nesting bats or barn owls within the existing property.
 - iii) 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 5 in favour, 2 against and 1 abstention the proposal was RESOLVED.
- c) PA18/10962 [Change of use of garage to residential use and associated works](#) Land Adj To 39 Treeve Lane Connor Downs TR27 5DQ Mr and Mrs O Shilston - *Planning Zone Councillors Cllr Homes (lead) Cllr Burt (Support)*. Cllr Homes stated the development would come under previously developed land in the NPPF as it did not detract from the original plot, he felt it was a very simplistic development and was not convinced by the quality of the refurbishment, there were some similar properties further down the road although the vernacular and ridge height differed extensively from the properties within the same row, he noted the development would mean the original host dwelling would have no parking and felt this could be a concern but overall proposed no objection but raise concern regarding removal of all parking for no. 37, seconded by Cllr Bawden with 3 in favour and 5 abstentions the proposal was RESOLVED.

Cllr Bawden left the room at this point

- d) PA18/09813 [Detached 3 bedroom dwelling with associated amenity and parking provision](#) Land Off Station Road Station Road Carnhell Green TR14 0LY Mr Nigel Bawden *Planning Zone Councillors – All Councillors*. A debate ensued with Cllr Homes proposing no objection assuming the pedestrian access is altered to come out on the access lane rather than breaching the Cornish hedge and coming out on the busy road which has no footpath, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.
- e) PA18/09814 [Three Bedroom detached residential dwelling with associated amenity and parking space](#) Station Road Station Road Carnhell Green TR14 0LY Mr Nigel Bawden Nigel Bawden Projects LLP *Planning Zone Councillors – All Councillors*. A debate ensued with Cllr Homes proposing no objection assuming the pedestrian access is altered to come out on the access lane rather than breaching the Cornish hedge and coming out on the busy road which has no footpath, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.

Cllr Bawden returned to the meeting

- f) PA18/10196 [Demolish existing dwelling and sheds. Construct new dwelling with variation of condition 2 \(plans approved\) of decision PA17/04605 dated 24.07.17 to allow minor material amendments to approved design](#) 45 Gwithian Towans Gwithian TR27 5BT Mr and Mrs Green *Planning Zone Councillors Cllr Smith (lead) Cllr Bawden (Support)*. Cllr Smith advised he had circulated his report prior to the meeting and proposed the Council forward his report which objected to the application on a number of issues relating to the NNPF, NP and Design Guide for Gwithian Towans, seconded by Cllr Homes with 8 in favour and 1 abstention the proposal was RESOLVED.
- g) Planning Correspondence
 - i) to receive a list of planning notifications. 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. CDRA – Cllr Smith advised that the CDRA had their Christmas light switch on which was very well attended with thanks to the PC for the donation of the Christmas tree.
 - ii. CNP – Cllr Homes advised he attended the meeting and was disappointed by the rhetoric between St Ives and Hayle Cornwall Councillors.
 - iii. Hayle Day Care Centre - Cllr Cupples attended their last meeting and raised concern about the level of financial help they receive from Government, the meeting agreed to write to the local MP in support of the organisation.
- c) Written reports from Parish Councillors/representatives. None.

5. Correspondence received

- a) Letter from Rural Payments Agency – Gwithian Green. Noted.
- b) Reply from Environment Agency – Gwithian Beach Sewage. Defer.

- c) Reply from SEF Ltd – Litter, Bosparva Lane. After a debate Cllr Rowe agreed to monitor the litter.
- d) Letter from Cornwall Council – LMP 2019/20. Noted.
- e) Email from CALC – Crantock Neighbourhood Planning Update. Noted.
- f) Local Government Boundary Commission – Electoral review of Cornwall Final Recommendations. Cllr Pascoe thanked the Clerk and Cllr Smith for their input into the review. Cllr Smith reminded the meeting that next year CC would be looking at Parish and Town Council boundaries under the Governance Review.

6. Other matters requiring decisions of the Council

- b) Receipts and payments: to approve the statement for the period from 13th November to 12th December 2018 and the payments due.

The following income has been received:

Summary	Amount
Agency Services (AS)	1052.55
Burials (B)	1360.00
Bank Interest (BI)	470.18
TOTAL	2882.73

The following payments are now due:

Summary	Amount
HH / Office space (HH/OS)	15.00
Admin (Ad)	481.27
Recreation / Street Scene (R/SS)	266.91
Projects / Capital Schemes (P/CS)	24.31
Burials (B)	108.00
Salaries / PAYE (S/P)	3610.87
Agency Services (AS)	120.00
Grants/Donations (G/D)	920.00
TOTAL	5546.36

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

- b) To receive an update on Reawla defib. The Clerk advised that there had been two reports of residents being unable to access the defib as the cabinet would not open. Cllr Rowe agreed to try the cabinet with the meeting agreeing to the Clerk pursuing the installation of the new cabinet.
- c) To discuss the Community Facility transfer. The Clerk advised that she had spoken to the solicitor today and he was going to go back to the developer regarding the outstanding issues.
- d) To consider parking restrictions under the CNP Highways project. Cllr Negus proposed the recommendations be approved, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- e) To consider a request for a shed and solar panels on allotment 18. Cllr Rowe proposed 3 x 2 metres maximum for the shed with 2 smaller caravan style solar panels maximum 65 x 55cm, seconded by Cllr Negus with all in favour the proposal was RESOLVED.

7. Late or urgent items not on the agenda

Cllr Cupples raised concerns again regarding vehicles going on the wrong side of the road around central reservations in Connor Downs when buses have stopped. The meeting agreed that the Clerk report the matter to the Police.

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 8.39pm.