

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 14th January 2019 at the Wall Hall, Wall Road, TR27 5HA commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden	A Burt
		D Cupples	T Homes
		I Lawrence	Mrs S Negus
		R Norman	L Pascoe
		M Pryor	M Smith (Vice Chairman)
		J Tovey	

Others present 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 Rowe.
- 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 Tovey declared a personal interest in item 3a being a governor of Gwinear School, she left the room during the discussion and vote.
 - iii. Cllr Lawrence declared an interest in item 3b being a neighbour, he left the room during the discussion and vote.
- d) Public Participation. The Chairman stated those present could speak under planning matters.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 10th December 2018. Cllr Tovey proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Cupples seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes.
 - i. 28/042-7 - Vehicles on wrong side of road in Connor Downs – Cllr Cupples advised he had spoken with the PCSO regarding the issue and she had assured him the Police were monitoring the issue when they could, he stated he had asked the CDRA to consider taking registration numbers and they were considering this.

3. To consider planning matters

Cllr Tovey left the room at this point

- a) PA18/10237 [New permanent classroom building to replace existing temporary classrooms](#) Gwinear Community Primary School 40 Gwinear Lane Gwinear TR27 5LA Mr L Gardiner Gwinear School - *Planning Zone Councillors Cllr Pryor (lead) Cllr Rowe (Support)* Cllr Pryor's report had been circulated prior to the meeting with his proposal being that the PC support the application but request more details on the H & S measures that have been considered (e.g. The height of the decking, lack of handrail and the nature of the surface material to be used on it as well as the lack of hard landscaping around the building.) He suggests the decking area be described in more detail and the mitigation measures proposed for the proximity to grass/mud. Cllr Cupples seconded the proposal with all in favour the proposal was RESOLVED.

Cllr Tovey returned at this point

Cllr Lawrence left the room at this point

- b) PA18/11096 [Application for the construction of annexed accommodation \(amended design\)](#) 28 Trevarnon Lane Connor Downs Hayle TR27 5DL Mr Richard Hosking - *Planning Zone Councillors Cllr Smith (lead) Cllr Cupples (Support)* Cllr Smith advised his report had been circulated prior to the meeting with his proposal being that the Parish Council both object to this application due to, and also makes the following recommendations:-
 - This proposed annex constitutes backland development and over development of this site.
 - The proximity of the annex being less than 4m from the end wall of property number 30 Trevarnon Lane.
 - The measurements on the plan drawings are all marked as ‘approx’, therefore this Parish Council cannot make a reasoned decision and asks the planning officer to ensure that the dimensions of the development if granted be no greater than the figure stated prior to the word ‘approx’.
 - That if the planning officer is so minded to grant this application, that the escape window at first floor level in the east wall be relocated in the south wall at the east corner, to protect the neighbouring property from overlooking. Should this not be possible that the escape window be glazed with obscure glass and the window opening be restricted.
 - That if the planning officer is so minded to grant this application that no window or external door openings in the development be enlarged, and no new window or external door opening be added without written consent of the Local Planning Authority.

- If planning permission is approved for this annex, we recommend that a condition be inserted limiting it to being occupied by members of the family, or non-paying guests, of the occupiers of the dwelling known as 28 Trevanor Lane and shall not be used, sold or let at any time as a separate residential unit of accommodation. The proposal was seconded by Cllr Cupples with 10 in favour and 1 abstention the proposal was RESOLVED.

Cllr Lawrence returned at this point

- c) PA18/11146 [Proposed siting of shepherd's hut to rear of property for holiday letting purposes](#) 6 Prosper Hill Gwithian TR27 5BW Mrs Zoe Gilbert-Pocock - *Planning Zone Councillors Cllr Bawden (lead) Cllr Lawrence (Support)* Cllr Bawden proposed no objection, Cllr Lawrence seconded with 6 in favour and 3 abstentions the proposal was RESOLVED.
- d) 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)*
- A member of the public spoke against the application due to H&S issues regarding the highway and location of the dwelling within a small plot.
 - Cllr Pryor advised that his report had been circulated prior to the meeting with the proposal to object for the following reasons:

- It bears little resemblance to the original barn and looks to overdevelop the site.
- It is too close to the properties opposite and will have detrimental effect to road safety.

If the PA is accepted by CC, the PC suggests the following conditions:-

- The property should be redesigned to a barn style low level single bedroom property reusing as much of the original materials as possible.
- The site has a suitable ecological assessment prior to development (wildlife/contaminated land) – this has been addressed in the document “NON_INTERPRETATIVE_LAND_CONTAMINATION_ASSESSMENT-4226461” however during construction further assessment of wildlife and waste materials should be completed.
- 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.
- Site waste should be kept to minimum.
- Cornish hedge should not be altered.
- Highway should not have discharge of 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. Addressed by agent – “Closest distance to properties has been given as 17m (opposite) and 19.5m (closest)”.

Cllr Bawden seconded the proposal with 10 in favour and 1 abstention the proposal was RESOLVED.

- e) PA18/11253 [Stationing of 4 Shepherd's Huts for short term holiday accommodation, and the construction of a fish rearing pond](#) Nanpusker Lakeside Lodges Gwinear Hayle TR27 5JX Mr & Mrs A Roberts - *Planning Zone Councillors Cllr Rowe (lead) Cllr Pryor (Support)*
- The Clerk advised that Cllr Rowe had raised no concerns regarding the application.
 - Cllr Pryor had no issue other than the possible affect the development may have on trees at the location suggested for the huts.
 - After a discussion Cllr Pryor proposed the PC support the application assuming the following is undertaken:-
 - A suitable assessment is undertaken regarding the potential loss of any trees due to the development.
 - If there is a loss of trees an assessment is undertaken of the loss of trees on any ecology/bats.
 - That a suitable condition regarding the removal of the huts if the business ceases and to ensure the site is returned to its original condition be placed on any approval.

Cllr Cupples seconded the proposal with 10 in favour and 1 abstention the proposal was RESOLVED.

- f) PA18/11639 [Rear single storey extension and entrance lobby](#) & PA18/11640 [Listed Building Consent for Rear single storey extension and entrance lobby](#) The Old Chapel Deveral Road Fraddam TR27 5EP Murphy *Planning Zone Councillors Cllr Pryor (lead) Cllr Rowe (Support)* Cllr Pryor advised that he had circulated his report prior to the meeting and proposed to defer the application unless further information is made available to reduce the harm as follows:-
- Reduction of the entrance link lobby to width of the outbuildings.
 - Decrease fascia width.
 - Any link to chapel/outbuildings to be freestanding glass.
 - Clear definition of intended use – “multifunctional living space Garden Room”
 - Additional drainage design should be included in the application.
 - Monitoring programme in place
 - More details on permanent fixings to walls
 - The extension should be freestanding and not permanently fixed – more details on the pile design required.
 - The PA should identify the approximate lifetime of the materials and design.

- Contractors should be listed as specialising in building conservation or have relevant credentials (e.g. Members of the Federation of Master Builders, the Guild of Master Craftsmen, SPAB and IHBC etc).

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

- g) PA18/11614 [Single storey extension and to demolish the existing garage and erect a double garage](#) 24 Relistian Park Reawla Cornwall TR27 5HF Mr B Penberthy *Planning Zone Councillors Cllr Negus (lead) Cllr Rowe (Support)* Cllr Negus proposed the PC support the application, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- h) PA18/11470 [Application for the demolition of existing dwelling and construction of new 2 storey dwelling and garage](#) 6 Churchtown Road Gwithian Hayle TR27 5BX Mr Andy Weeks - *Planning Zone Councillors Cllr Lawrence (lead) Cllr Bawden (Support)*
- A member of the public advised he was speaking on behalf of those present from the village and was the chair of the GGAG, he spoke against the application raising concerns regarding the impact of the development on the conservation village, LNR and CWS as well as the grade II* listed structures adjacent. He raised concerns regarding the design, height and mass compared to the modest historic building which currently exists.
 - The applicant spoke advising that the property suffered from flooding and damp and the only solution would be to rebuild, he suggested they would be prepared to listen to concerns raised and look at making changes to try to mitigate issues as far as reasonably possible.
 - Cllr Lawrence read his proposal as follows:-
The cottage is adjacent to St Gothian Church, Lychgate and the Village Hall all Grade 2 & 2* listed buildings and shares access with the thatched Methodist chapel which is also Grade 2* listed and in the historic conservation village of Gwithian. It also sits adjacent to the Gwithian Green LNR & Common as well as within the Cornwall Wildlife Site, St Gothian Sands. The Parish Council has a right of way over the access to the property to land it owns to the North East of the site. The proposed new build and garage is larger than the existing buildings and of a build which is totally out of character with the area and incorporates a metal roof. The size of the proposed property is around 55% larger than the original property with the height 45% the original, standing at 9.3m high. The size of the proposed garage is around 148% the original garage at over 57sqm against existing at just under 23sqm, the proposed height of the garage being 6.2m against the existing dwelling which is only 6.4m high at present. The Parish Council therefore objects to the application as it fails to meet the following policy:-
 - Objective 4-Environment of the Cornwall Local Plan, Community Network Area Hayle & St.
 - Objective 10: Cornwall Local Plan - a, b & c
 - Cornwall Local Plan Policy 7 Housing in the Countryside - 2.34
 - Cornwall Local Plan Policy 12 Design
 - Policy 23: Natural environment – 1 & 2
 - Policy 24: Historic environment
 - Gwinear-Gwithian Neighbourhood Plan Objective 4 Environment, Policy 6 – Gwithian and the Character Area Appraisal for Gwithian
- There is no structural report to support that the current property is not worthy of retention and if the planning officer is minded to approve the application the PC feels that this along with an ecology/bat survey of the entire site should form part of any conditions.
- Cllr Norman seconding with 9 in favour and 2 abstentions the proposal was RESOLVED.
- i. PA18/10992 [Outline application with all matters reserved to erect a single dwellinghouse in the rear garden of the property known as Eason Cottage](#) Eason Cottage 1 Blacksmith Lane Connor Downs Hayle Cornwall TR27 5DR Mr Jeremy Simon Hellings *Planning Zone Councillors Cllr Homes (lead) Cllr Smith (Support)* Cllr Homes outlined the application and a debate ensued with Cllr Homes proposing the PC raise no objection to the 'principle of development' only, but raise concern regarding the following which will need to be dealt with in detail at the reserved matters stage when the PC will comment again:-
- access, turning and parking
 - construction traffic & any damage to road
 - drainage, sewerage and flooding
 - any loss of trees – ecology/bats
- Cllr Bawden seconded the proposal with 10 in favour and 1 abstention, the proposal was RESOLVED.
- j) Planning Correspondence
- to receive a list of planning notifications. Noted.
 - Reply from CC Planning re Certificate of Lawfulness - 47 Upton Towans. Noted.
4. **Reports**
- Information from the Devon & Cornwall Police website see <https://www.police.uk/devon-and-cornwall/CIOS.4018/crime/> Cllr Lawrence brought up the issue of the lack of detail on the reports at the Police Commission meeting but was advised there would be no change in the current information sharing, the Commission advised they are happy to discuss individual concerns.
 - Verbal reports from Parish Councillors/representatives
 - Cllr Pryor said there was still fly tipping at Godrevy.
 - Cllr Pascoe said that dogs on the beach had been raised with him by the Towans Partnership.
 - Cllr Pascoe asked if the mobile home on the Hayle to Gwithian road could be reported to CC.
 - Written reports from Parish Councillors/representatives
 - Gwithian Green Advisory Group – Minutes 10/10/18 and Agenda 15/01/19. Noted.

5. Correspondence received

- a) Reply from Environment Agency - Gwithian Beach Sewage. Noted.
- b) Letter from The MCC - The 97th Land's End Trial – 19th & 20th April 2019. Noted.
- c) Cornwall Pension Fund – Pension Administration Strategy. Cllr Cupples advised he was attending the Employer meeting and would provide a written report for the next meeting.

6. Other matters requiring decisions of the Council

- a) To consider reports from Play Management Team and approve any actions. Cllr Cupples agreed to monitor ESPF. Cllr Cupples proposed the report be approved, seconded by Cllr Pascoe with all in favour the proposal was RESOLVED.
- b) Receipts and payments: to approve the statement for the period from 10th December 2018 to 14th January 2019 and the payments due.

The following income has been received:

Summary	Amount
Recreation / Street Scene (R/SS)	214.76
Projects / Capital Schemes (P/CS)	35000.00
TOTAL	35214.76

The following payments are now due:

Summary	Amount
HH / Office space (HH/OS)	680.00
Admin (Ad)	323.87
Recreation / Street Scene (R/SS)	1316.28
Projects / Capital Schemes (P/CS)	78344.93
Burials (B)	108.00
Salaries / PAYE (S/P)	3873.38
Agency Services (AS)	4320.00
TOTAL	88966.46

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

- c) To give delegated powers for the community facility working group to apply for grant funding for equipment. Cllr Cupples proposed delegated powers are given to the community facility working group for funding of equipment, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- d) To discuss the draft budget for the 2019/2020 financial year and agree the way forward. No issue were raised the PC will finalise and approve the budget on the 28th January 2019
- e) To approve staff training. After a brief debate Cllr Pascoe proposed the training be approved with Cllr Burt seconding the proposal was RESOLVED.
- f) To consider attending CALC annual conference 16/2/19. Cllr Smith agreed to attend along with the Clerk.
- g) To discuss the Cornwall Community Governance Reviews and agree the way forward. Cllr Pascoe proposed the PC register an interest, seconded by Cllr Lawrence with all in favour the proposal was RESOLVED.
- h) To receive the NJC pay scales for 2019/2020 and agree the way forward.
 - i. Cllr Burt proposed the NJC pay scales for 2019/2020 be approved with Cllr Norman seconding the proposal was RESOLVED.
 - ii. Cllr Cupples proposed the AA be moved up one scale in April and this would then be set for 2 years with a review at that time, Cllr Tovey seconding the proposal was RESOLVED.
- i. To agree way forward and consider signing the Community Facility transfer Cllr Pascoe proposed the transfer be approved with Cllr Burt seconding 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. None.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 8.43pm.