

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 24th June 2019 at the Parish Community Facility, Copper Meadows, Gwinear, TR27 5FN commencing at 7.00pm.

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

Others present 7 members of the 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 Cupples and Negus
- 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.
 - i. Cllr Rowe declared a pecuniary interest in item 4b and left the room during the discussion and vote regarding this item.
 - ii. 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. The Chairman agreed to take planning matters from the public under item 4.

2. To co-opt Joanne Thomas to the Gwithian Ward and sign the Declaration of Acceptance to Office. The declaration was signed and Cllr Thomas was co-opted to the Gwithian Ward.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 10th June 2019. Cllr Burt 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.

4. To consider planning matters

- a) PA19/04095 Replacement dwelling The Caravan Bar View 6 Treeve Lane Connor Downs Hayle TR27 5BN Mr Julyan Mills *Planning Zone Councillors Cllr Burt (lead) Cllr Smith (Support)*
 - i. The agent, Mr Bateman spoke on behalf of the applicant noting the key differences between this application and the pre-app made in 2016, being the two certificates of lawfulness that now exist, the support given towards the similar development on the adjacent site recently and the lifting of an agricultural tie in the vicinity which was considered to be organic growth. He pointed out the design which utilized many sustainable materials.
 - ii. Cllr Smith advised that he had circulated a report he and Cllr Burt had put together prior to the meeting to all Councillors. Cllr Smith read the report and proposed the Parish Council strongly objects to this application, for a replacement dwelling on another site/location.
However if the officer is so minded to consider this as a new planning application, we would bring to her attention the following –
 - 1. The site is a Greenfield site, outside of any settlement boundary and therefore should be considered against the Cornwall Local Plan ‘Housing in the countryside’ paragraph 2.33 “Open countryside is defined as the area outside of the physical boundaries of existing settlements (where they have a clear form and shape). The Plan seeks to ensure that development occurs in the most sustainable locations in order to protect the open countryside from inappropriate development”
 - 2. We would also point to suspected errors in the completion of the Planning Application Form –
Question 6 Existing Use - Is the site currently vacant? The applicant answers NO. Is this correct as there are no permanent structures on the site
Question 23 Pre Application Advice the applicant answers NO, when in fact a Pre App for this site was made in 2016. (PA16/00146/PREAPP)
 - 3. The officer responding to the ‘Pre Planning Advice’ considers the proposed development as outlined by the applicant (who is the same applicant as in this application) and gives detailed advice concluding “Given that the principle of the proposed development is not considered to be acceptable, I would not encourage the submission of a formal planning application.”

Policy 7 - Housing in the countryside. The development of new homes in the open country side will only be permitted where there are special circumstances. New dwellings will be restricted to:

- 7.1 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; or
- 7.5 Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.

If the planning officer was to consider this as a replacement dwelling, then it breaches policy 7/1.

Even if it is considered as a new building then policy 7/5 is breached.

- 4. As the site is outside of the Connor Downs Settlement Boundary this proposal also breaches Policy 2 Rural Exception sites Connor Downs.
- 5. The size and design of the proposed dwelling is out of scale with surrounding properties, there are no flat roof dwellings along Treeve Lane, Bar Lane, or in Upton Towans. Therefore it conflicts with policy 12 of the Cornwall Local Plan.
- 6. In making this report the Parish Council has noted the submissions made by the residents of neighbouring properties, and shares with them their concerns and would ask the planning officer to consider seriously the points raised.

Therefore the Parish Council strongly objects to this application either as a replacement dwelling or a new application.

We would further add that should the officer be so minded to grant planning permission, that we will request our divisional member to take this to committee.

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

Cllr Rowe left the room at this point and Cllr Smith took the Chair

- b) PA19/04438 [Construction of a single dwelling to replace design approved under Class Q Permitted Development - Amended Scheme](#) Higher Govea Barn Rosewarne Road Wall Gwinear Hayle TR27 5LF Mrs S Alfaro *Planning Zone Councillors Cllr Tovey(lead) Cllr Norman (Support)*
 - i. The applicant outlined the proposal
 - ii. Cllr Tovey proposed no objection assuming the same conditions attached to the prior application are attached to this application, seconded by Cllr Homes with all in favour the proposal was RSEOLVED

Cllr Rowe returned to the meeting and took the Chair

- c) PA19/04316 [Listed Building Consent: Internal improvement works to increase flexibility including provision of accessible lavatory, removal of pews and other fittings, provision of glazed screen to gallery and opening up of screen to ground floor lobby](#) Methodist Church Churchtown Road Gwithian Hayle Cornwall TR27 5BX Mr Thomas Gwithian Chapel Ltd *Planning Zone Councillors Cllr Homes (lead) Cllr Burt (Support)*
 - i. A member of the community shared support for the application
 - ii. Cllr Homes outlined the application.
 - iii. Cllr Burt advised there appeared to be general support for the plans in the village
 - iv. Cllr Homes proposed no objection assuming a suitable condition is attached to the approval to ensure that if any original features are uncovered during the works they should be protected and retained in a sensitive manner and only internal fittings, not covered by the listing, added later to the original structure, can be removed. Seconded by Cllr Burt with 9 in favour and 1 abstention the proposal was RESOLVED.
- d) PA19/04843 [Replacement of timber casement windows with double glazed PVCu units to match the style of the existing and replacement of timber doors with PVCu units](#) 1-6 Menadue Court Reawla Hayle TR27 5LW Mr Ben Ashfold Cornwall Rural Housing Association *Planning Zone Councillors Cllr Pryor (lead) Cllr Rowe (Support)*
 - i. Cllr Pryor read his report, proposing no objection assuming the windows and doors match the current style, seconded by Cllr Rowe with all in favour the proposal was RESOLVED.
- e) Planning Correspondence i) to receive a list of planning notifications. Noted.

5. Reports

- a) Verbal reports from Parish Councillors/representatives
 - i. Cllr Pryor reported a serious incident occurred on Willoughby Way 2 weeks ago, he advised the Police had attended. A discussion regarding the issue took place with Cllr Smith and Burt agreeing to raise the idea of a Neighbourhood Watch scheme with the CDRA.

6. Correspondence received

- a) Email from resident – speeding in Reawla Lane. After a discussion the meeting agreed to ask Cornwall Council to erect the speed radar.
- b) Polling Districts & Polling Places Review - Stage 2 consultation - Cornwall Council. Cllr Smith proposed the Council support the recommendations, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.

7. Other matters requiring decisions of the Council

- a) To consider the Community Governance Review for Cornwall and agree way forward. Cllr Smith advised the Council that he had spoken with the Chair of the CC-CGR and had been advised that we could put forward our draft proposals to CC and carry out the public consultation after the 17th July deadline. Cllr Smith proposed the working group be given delegated powers to finalise the report and send it to CC-CGR by the 17th July, seconded by Cllr Bawden with 9 in favour and 1 abstention the proposal was RESOLVED.

- b) To consider climate change action and agree the way forward. After a debate Cllr Tovey proposed the Council pilot the crisp recycling scheme and add the actions identified in the correspondence to the INA, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
 - c) To discuss in-house planning procedures. Cllr Homes proposed the recommendations be approved, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
 - d) To discuss the Parish Facility Cleaning contract and agree the way forward. Cllr Tovey proposed the contract be approved and advertised, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
 - e) To discuss cemetery management. After a debate the meeting agreed to seek advice from the Council's insurer and the Sextons insurance as well as from the company supplying equipment before bringing the issue back to the Council.
8. Late or urgent items not on the agenda
- i. Cllr Tovey noted Reawla Stores would be closing this week
 - ii. Cllr Tovey asked if we could check when weeding would be done next at Reawla Park
 - iii. Cllr Norman asked when the sign would be removed next to the development, the Clerk suggested the sign could be turned around and used for other purposes and this was agreed.
9. 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 8.40pm.