

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 12th August 2019 at the WI hall, Turnpike Road, Connor Downs commencing at 7.00pm.

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

Others present One member 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 Cllr 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 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. A member of the community raised concern about 2 kerb stones in Station Road which had sunk and were causing flooding issues. The meeting agreed to report it to Cornwall Council who is responsible for the highway.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 22nd July 2019. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Tovey seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) PA19/06417 [Construction of Dwelling House and Associated Works](#) Land Adj To 46 Praze Road Leedstown TR27 6DS Mr William Iliffe *Planning Zone Councillors Cllr Pryor (lead) Cllr Tovey (Support)*

Cllr Homes arrived at this point

Cllr Pryor outlined his report proposing on balance the design is suitable for the location. The form of the building, the materials used, the footprint and the use of an underdeveloped site is balanced. The Parish Council support this application assuming the development continues according to the current plans and a suitable condition regarding an environmental survey being carried out is attached to any approval. If contaminated land is present remediation works should be completed before construction works are carried out.

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

- b) PA19/06393 [Certificate of lawfulness for existing Use of land for the stationing of a residential caravan](#) Gear Farm Bosparva Lane Carnhell Green TR14 0NE Mr T Pryor *Planning Zone Councillors Cllr Tovey (lead) Cllr Pryor (Support)* Cllr Tovey outlined the information provided and could see no reason to object. Cllr Norman proposed no objection but asks that Cornwall Council collect the relevant backdated Council Tax if the caravan has been used for residential purposes, seconded by Cllr Pryor with all in favour the proposal was RESOLVED.
- c) PA19/05644 [Erection of a detached chalet-style split-level building for use for the provision of health, beauty and well-being treatments \(D1 use\) with variation of condition 2 in relation to decision notice PA19/01559](#) Three Mile Beach Gwithian Towans Gwithian *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)* Cllr Smith read his report proposing the Council object to the application for the following reasons –
 - i. The number of alterations to the exterior of the building, includes an additional door, relocates every window amending their size and shape, increasing the number of roof lights to fourteen. We consider this to be more than an amendment, it is a complete redesign of the exterior, and therefore should be considered as a new application.
 - ii. We are informed that the ‘legislative requirements’ relates to building regulations, if this is correct this should have been highlighted prior to planning permission being granted.
 - iii. The entire interior has been redesigned, whilst this will not impact visually on neighbouring properties, the increase of the number of treatment rooms from six to seven, will lead to an increase in the number of clients visiting the property. Originally the ‘Health Spa’ was conceived as primarily serving the ‘Three Mile Beach’ development of sixteen holiday chalets, with an outreach to neighbouring properties. For this venture to be successful it will require to attract clients from a far wider geographic area, because there is no public transport to Gwithian Towans it is reasonable to anticipate that most clients will arrive by private car, therefore depending on the time required in the changeover of clients after and before treatments, more than seven car parking spaces should be available at any one time, and these to be adjacent to the centre. (With one space being allocated for disabled drivers only)

- iv. No information regarding the volume of waste water that will be created by this business is provided, and if the infrastructure can accommodate the additional flow, considering neighbouring properties will also be connected.
 - v. The large circular window on the south west elevation should be glazed with obscure glass to ensure neighbouring property privacy.
 - vi. Contrary to the Gwithian Towans Design Guild, which is now part of the Gwinear Gwithian Neighbourhood Plan, major excavation to enable creation of the two mezzanine floors is included in this proposed plan.
 - vii. Should the officer decide to grant planning permission, that 'Permitted Development Rights' be restricted.
- Cllr Tovey seconded the proposal with 10 in favour and 1 abstention the proposal was RESOLVED.
- d) PA19/06592 Certificate of lawfulness for existing use as dwelling (class C3) Land West Of Hillcrest Cottage Trenerth Road Leedstown Hayle TR27 5ER Mr A Warren Planning Zone Councillors Cllr Rowe (lead) Cllr Pryor (Support) Cllr Rowe raised concern regarding the fact that an enforcement case had been opened and the outcome was unknown, also the adjacent property which may be relevant to this site had been completed and put on the market and that included this unit which was marketed with the adjacent property as a studio. Cllr Pryor pointed out the google image may not be 2015 but 2016. Cllr Rowe proposed the Council pass on the information to Cornwall Council and raise objections to the application, seconded by Cllr Pryor with all in favour the proposal was RESOLVED.
 - e) PA19/05652 Change of use of land and construction of a Green Waste Open Windrow Composting Facility and associated infrastructure Land West Of New Mill Roseworthy Hill Roseworthy TR14 0DU Green Waste Company *Planning Zone Councillors Cllr Bawden (lead) Cllr Cupples (Support)* Cllr Bawden briefly outlined the application, after a debate the meeting agreed to arrange a site visit for Councilors and for the application to be considered at the 9th September meeting.
 - f) Planning Correspondence
 - i) to receive a list of planning notifications. Noted.
 - ii) to receive the updated Community Infrastructure Levy (CIL) database. Cllr Smith asked the clerk to look at PA19/02254 for CIL.

4. Reports

- a) Information from the Devon & Cornwall Police website see <https://www.police.uk/devon-and-cornwall/CIOS/>
 - i. Cllr Pascoe said the Tri-Manager Adrian Hart would be contacting the Clerk to come to a meeting.
 - ii. Cllr Thomas advised if residents email 101 rather than ring, the Police have to log the call and deal with it.
- b) Verbal reports from Parish Councillors/representatives.
 - i. Cllr Burt attended the Towans Partnership meeting which discussed parking, dogs on beaches and enforcement.
 - ii. Cllr Burt advised she attended the CDRA meeting and organized a visit to Reawla Park for ideas for ESPF and to the Parish Hall for a coffee and chat, she said that she would be attending a event which looked at grant funding for playing fields along with Cllrs Smith and Tovey in September and had got a play equipment brochure which the CDRA had been looking at.

5. Correspondence received

- a) Cornwall Community Flood Forum - Training Invitation. Cllr Pryor agreed to attend.
- b) Vanessa Luckwell, Cornwall Council – Community Infrastructure Levy. Noted.
- c) Comments from residents – Gates and picnic tables at Reawla Park. After a debate the meeting agreed to ask the playground management team whether the gates could be fitted with self close mechanisms and to await the event in September to see what grants were available for both parks.
- d) Reply from Zurich – grave digging. The meeting asked the Clerk to contact the ICCM for further advice.
- e) BT Payphone Kiosk Removal Consultation. The meeting agreed to undertake a consultation.
- f) Allotment gates. The meeting asked the Clerk to thank Mr Smitheram and his brother for carrying out repairs.

6. Other matters requiring decisions of the Council

- a) To consider the following reports and approve any actions
 - i) Community Pride Operative. The Clerk updated the meeting on the railings at the community facility and the meeting agreed to use locktight on the fixings.
 - ii) Playground Management Team. Noted.
- b) Receipts and payments: to approve the statement for the period from 8th July to 12th August 2019 and the payments due.

The following income has been received:

Summary	Amount
Administration (Ad)	50.00
Burials (B)	608.00
TOTAL	658.00

The following payments are now due:

Summary	Amount
Admin (Ad)	577.80
Recreation / Street Scene (R/SS)	2529.85
Burials (B)	216.00
Hall Hire / Office Space (HH/OS)	209.59
Agency Services (AS)	2918.00
Salaries / PAYE (S/P)	4159.89
TOTAL	10611.13

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

- c) To receive and approve the Income & Expenditure Statement for the first quarter of the 2019/20 accounts. Cllr Burt proposed the Income & Expenditure Statement for the first quarter of the 2019/20 accounts be approved, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.
 - d) To receive an update on the Community Facility and agree the way forward
 - i) Naming of hall. After a debate Cllr Rowe proposed 'Gwinear-Gwithian Parish Hall' seconded by Cllr Pryor with 7 in favour the proposal was RESOLVED.
 - ii) Caller re-direct message on Parish Council old telephone number. Cllr Rowe proposed the caller re-direct be removed, seconded by Cllr Pascoe with all in favour the proposal was RESOLVED.
 - iii) Hedge behind Community Facility. Cllr Rowe agreed to speak to the adjacent landowner regarding the extent of the hedge.
 - iv) Cleaning contract. Cllr Homes proposed the quote be accepted assuming the relevant documents are made available, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
 - v) Grant applications.
 - a) A debate ensued regarding the way forward with contracts and whether to consider bringing them in house.
 - b) Cllr Norman felt the PC needed to look at ongoing costs involved with the parish hall against renting to build up a picture and ensure costs don't get out of control.
 - c) The meeting agreed to continue to explore the grant application process for major works for the time being.
 - vi) Parish Tea. The meeting agreed to explore the possibility of having a Christmas event.
 - e) To consider a letter and report in the West Briton dated 4th July 2019 regarding concerns over the number of properties being built in Cornwall to the detriment of its heritage. After a debate the meeting agreed to carry on with the current principles with regard to housing within the Parish and monitor the county wide picture.
 - f) To review information regarding CC highway adoption and agree the way forward. Cllr Pryor explained the issues with a recent development where the road had been adopted and agreed to help monitor other developments within the Parish which come forward with road adoption.
7. Late or urgent items not on the agenda
- i. Dynamic Dunes Project. Cllr Bawden proposed the letter be signed, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
 - ii. Cllr Homes and Pryor advised they would like to carry out volunteer work and Cllr Pryor advised he had Class 3 PPE which he would lend to the Council.
 - iii. Cllr Cupples raised concern regarding the large structure at the end of Gwithian Road and the meeting agreed to advise Planning Enforcement.
8. Agenda items for future meetings
- a) Raised in public participation. These had been dealt with earlier in the meeting.
 - b) Raised by members. None.
 - c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 8.49pm.