

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 11th November 2019 at the Gwinear Gwithian Parish Hall, Copper Meadows, Gwinear, TR27 5FN commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden	A Burt	D Cupples
		Mrs S Negus	R Norman	L Pascoe
		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 Cllrs Pryor and Homes.
- 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 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. None.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 28th October 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) PA19/08295 [Barn Conversion and replacement of Agricultural Shed to form 6no. new Dwellings and associated works](#) Roseveith Farm Angarrack Lane Connor Downs TR27 5JF Mr and Mrs Simmons *Planning Zone Councillors Cllr Cupples (lead) Cllr Thomas (Support)* Cllr Cupples advised that the applicant had stated the application had been withdrawn so amendments could be made but as no notification had been received to date regarding a withdrawal he proposed the PC cannot support the application at this time as the amendments are unknown, seconded by Cllr Tovey with 9 in favour and 1 abstention the proposal was RESOLVED.
- b) PA19/08692 [Erection of second storey on top of existing single story extension to side of house for family bathroom and single bedroom](#) 27 Turnpike Road Connor Downs Hayle TR27 5DT Mr Richard Escott *Planning Zone Councillors Cllr Homes (lead) Cllr Burt (Support)*. Cllr Homes had submitted his report prior to the meeting, after a debate Cllr Smith proposed the PC object to the application due to the affect of the development on the neighbouring property concerning the loss of light and the overshadowing effect because of the extent of the development which is large and this is exaggerated by the orientations of the property compared to the neighboring property. If the Planning Officer is minded to approve the application, the PC raises the following:-
 - i) The window for the bathroom is currently obscured but it's not clear from the plans that this will be the case in the new elevation - the replacement should be obscured as there is a clear danger of overlooking.
 - ii) The external treatment for the proposed extension is not in keeping with the current property and specifically the other properties which are attached which are of a specific design. The use of external wood cladding is not in keeping with the affected properties and the location, making the extension (East Elevation) very visible to the wider community. This does not accord with the adopted NP regarding the character appraisal of Connor Downs. The proposal was seconded by Cllr Cupples with 9 in favour and 1 abstention the proposal was RESOLVED.
- c) PA19/08103 [Conversion of traditional stone barns to three dwellings with variation of condition 2 in relation to decision notice PA16/02770](#) 15 Prosper Hill Gwithian Hayle TR27 5BW Mr Nathan Eagle *Planning Zone Councillors Cllr Bawden (lead) Cllr Thomas (Support)* Cllr Bawden gave a short report and proposed no objection but the PC ask that the planning officer be mindful of whether CIL is now payable if the original permission is found not to be extant from the outstanding Certificate of Lawfulness (PA19/09441), seconded by Cllr Smith with 8 in favour and 2 abstentions the proposal was RESOLVED.
- d) PA19/09269 [Outline planning permission with all matters reserved: Construction of single dwellinghouse](#) Agricultural Buildings Adjacent To 4 Coswinsawsin Lane Coswinsawsin Lane Carnhell Green Mr Pryce *Planning Zone Councillors Cllr Norman (lead) Cllr Tovey (Support)* Cllr Norman gave her report proposing the PC object to the application for the following reasons:-
 - i. The Parish has a 'made' neighbourhood plan (NP) with clearly defined settlement boundaries (SB) for future development, Coswinsawsin does not have a SB within the NP.
 - ii. Although there has been residential development within Coswinsawsin over the past few years this has all been conversions from existing buildings.
 - iii. The site is a 1 mile walk to amenities in Carnhell Green and Barripper, the latter only having a public house which would not be deemed as a significant community facility as noted in the Chief Planning Officers (CPO) advice note. The roads leading to both villages are national speed limit and have no footway. Therefore it is not seen as a sustainable location to find a new build acceptable.
 - iv. The site only has existing residential development to one side so if built this development would encroach on the open countryside as noted in the CPO advice note.
 - v. The proposal for one open market dwelling does not meet the special circumstances set out in CLP Policy 7.

vi. The land contamination report does not cover the site, excavation appears to have only taken place in the adjacent courtyard (see map on page 21 of the report).

vii. There are extensive trees within the site and no bat survey has been undertaken, this would be required at reserved matters stage if the planning officer is minded to approve the application.

viii. CIL should also be sought if the planning officer is minded to approve the application.

The proposal was seconded by Cllr Tovey with 9 in favour and 1 abstention the proposal was RESOLVED.

- e) Planning Correspondence i) to receive a list of planning notifications. Cllr Smith raised the issue of non-material amendments and Section 73 and the confusion around the use of them to secure planning alterations, after a debate the meeting agreed the clerk contact a planning solicitor/agent for advice on the definitions.

4. Reports

- a) Information from the Devon & Cornwall Police website see www.police.uk/devon-and-cornwall/4018/ Noted.
 b) Verbal reports from Parish Councillors/representatives.
 i. CNP – Cllr Pascoe outlined the presentations from last weeks meeting.
 ii. Cllr Pascoe advised he had been contacted by a resident in Carnhell Green, after a debate the meeting agreed to supply Cllr Pascoe with an update on progress on some of the issues raised.
 iii. Cllr Pascoe advised he was in contact with planning enforcement regarding the mobile vehicles parked at Upton Towans/Gwithian and the application at Goneva.

5. Correspondence received

- a) Environment Agency - Free Trees for Schools and Communities. Noted.
 b) Cornwall Council Consultation Notification - Housing Supplementary Planning Document. Noted.
 c) Cornwall Association of Local Councils – Annual General Meeting 2019. Cllr Smith agreed to attend.
 d) Correspondence from a resident. Cllr Cupples proposed the reply letter be sent, seconded by Cllr Negus with all in favour the proposal was RESOLVED.

6. Other matters requiring decisions of the Council

- a) To consider the following reports and approve any actions
 i) Community Pride Operative. Noted. ii) Playground Management Team. Noted.
 b) Receipts and payments: to approve the statement for the period from 14th October 2019 to 11th November 2019 and the payments due. The following income has been received:

Summary	Amount
Burials (B)	51.00
TOTAL	51.00

The following payments are now due:

Admin (Ad)	299.26
Recreation / Street Scene (R/SS)	3121.24
Burials (B)	108.00
Hall Hire/Office Space (HH/OS)	603.16
Agency Services (AS)	768.00
Salaries / PAYE (S/P)	3766.18
TOTAL	8665.84

Cllr Pascoe proposed the payments be approved. Cllr Cupples seconded with all in favour it was RESOLVED.

- c) To receive and approve the Income & Expenditure Statement for the second quarter of the 2019/20 accounts. Cllr Cupples proposed that the Income & Expenditure Statement for the second quarter of the 2019/20 accounts be approved. Cllr Negus seconded with all in favour and the proposal was RESOLVED.
 d) To review the Weed Spraying Contract and agree the way forward. After a debate the meeting agreed to defer this item to the next agenda to undertake more research on methods used.
 e) To consider quotes received for the Parish Hall hedge cutting contract. Cllr Tovey proposed quote E be accepted, seconded by Cllr Negus with 8 in favour and 2 abstentions the proposal was RESOLVED.
 f) To discuss the condition of the road leading to the Jam Pot, Gwithian Towans. Cllr Pascoe advised that this had been brought to his attention at the CNP meeting by a local resident. Cllr Burt advised that Gavin Henderson of CC had helped out with the issue and now the potholes were filled for the time being but the problem will probably arise again. She advised that a history of the road had been passed to the Clerk for the Council's records.

7. Late or urgent items not on the agenda

- i. Cllr Pascoe advised that he had received correspondence from a resident at Gwithian Towans regarding the obstruction of their property and the placing of a two storey cabin which did not appear to have planning permission, he said he had been in touch with planning enforcement regarding the issues.
 ii. The clerk advised a local lady was interested in hiring the hall, after a debate Cllr Tovey proposed her activities related to her business and therefore the commercial rate for hall hire should be charged, seconded by Cllr Negus with all in favour the proposal was RESOLVED.

8. Agenda items for future meetings

- i. Raised by members. Cllr Norman asked that an item to discuss staffing matters raised recently be put on the next agenda.

The Chairman closed the meeting at 8.40pm.