

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 13th January 2020 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	T Homes
		Mrs S Negus	L Pascoe
		M Pryor	S Rowe (Chairman)
		M Smith (Vice Chairman)	J Tovey

Others present 9 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 Norman and Thomas.
- 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. The Chairman advised he would take public participation under the relevant agenda items.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 9th December 2019. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Negus seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) PA19/09903 [Development of an energy storage facility including energy storage containers, power conversion systems, transformers, CCTV, infrared lighting, track widening and associated development](#) Churchtown Solar Park Ltd Nanterrow Lane Connor Downs Hayle TR27 5BX Mr Matthew Hellewell Renewable Energy Systems Limited *Planning Zone Councillors Cllr Cupples (lead) Cllr Bawden (Support)*.
 - i. Cllr Cupples outlined the application in detail suggesting in principle the development could be supported but raised concern regarding access and vehicle movements.
 - ii. A discussion took place with Cllr Homes suggesting the Council be mindful of problems created previously around access and vehicle movements. Cllr Cupples proposed although the Parish Council can see the merits of the proposals and the community benefit of the site a decision on the application be deferred as the Parish Council cannot support the application until further information is received regarding the extent of vehicle movements through Connor Downs or Roseworthy and access arrangements, (it is not clear if both or one entrance are to be used and to what degree) details are required to include the affect of the development particularly on Nanterrow Lane before, during and after the proposal and what remedial works will be undertaken by the applicants to support the condition of the Lane. This is due to the experience and concerns raised by residents using Nanterrow Lane during past phases at this site, seconded by Cllr Homes with 9 in favour and 1 abstention the proposal was RESOLVED.
- b) PA19/09533 [Construction of car port with holiday accommodation above](#) 7 Upton Towans Hayle Cornwall TR27 5BJ Mr and Mrs Stapleton *Planning Zone Councillors Cllr Homes (lead) Cllr Burt (Support)*. Cllr Homes detailed the application proposing the Council support the application assuming a suitable condition restricting the use to holiday accommodation only is applied to the approval, seconded by Cllr Burt with 9 in favour and 1 abstention the proposal was RESOLVED.
- c) PA19/10508 [Construction of bin store](#) Three Mile Beach Company Gwithian Towans Gwithian Hayle TR27 9AS Three Mile Beach Ltd *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)*. Cllr Smith outlined his report which had been circulated prior to the meeting, proposing the Parish Council (PC) object citing the following:
 - i) The number of waste containers has been reduced from 14 to 12 without any reduction in the number of chalets they are meant to service.
 - ii) The height of the surrounding/protective wall and fence has been reduced from 1.95m to a minimum of 1.5m offering less screening of possible overflowing waste containers.
 - iii) The current proposed recycling area granted permission PA18/02047 sites the recycling area 60cm from the boundary of Surf Six, this application appears to site it directly adjacent to the boundary with only the width of a wooden fence separating waste containers for 16 chalets and one business from a private residence.
 - iv) It is noted that Surf Six has a planning permission (PA19/08700) for an extension, the siting of 12 waste containers directly outside their north wall and possible window would not be reasonable or good hygiene.
 - v) The location for this proposed bin store was allocated at the time of planning application PA19/01559 / PA19/05644 for the provision of a Health, Beauty and Well Being Centre as space for customers to park their cars. This application simply eliminates this customer facility without detailing alternative provision.

- vi) The PC notes the history of Three Mile Beach either locating or seeking to locate all the support amenities required to service this important development outside of the development itself, and surrounded on three sides by private residential properties, creating possible disturbances without any community benefits, which the PC deems to be unneighbourly. Cllr Burt seconded the proposal with 9 in favour and 1 abstention the proposal was RESOLVED.
- d) PA19/09672 [Installation of semi mounded LPG tanks - 3 x 4000 litre](#) Three Mile Beach Company Gwithian Towans Gwithian Hayle TR27 9AS Three Mile Beach Ltd *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support) Cllr Smith* outlined his report which had been circulated prior to the meeting, proposing the Parish Council (PC) object citing the following:
- i) The recycling store already granted permission for this site (PA18/02047) would be less intrusive, if constructed according to approved plans, and offer more public safety see following point.
 - ii) The three LPG tanks according to the Calor planning document supplied with this application will be stationed in a 2m deep pit and protected by a 50cm high embankment to be landscaped. Because this site is adjacent to the main entrance to the estate, and near to the public right of way, it will be prone to being investigated by curious children who can easily climb a 50cm embankment when left momentarily unsupervised. We note the plans lack detail of how the proposal will meet British standards for this type of development and ask that the planning officer ensure they are met.
 - iii) We request the planning officer to consult with the applicant in order to locate a better site for these gas tanks, within the development itself and one where a greater degree of public protection can be provided and still be visually acceptable.
 - iv) The Parish Council notes the history of Three Mile Beach either locating or seeking to locate all the support amenities required to service this important development outside of the development itself, and this application seeks to position these three LPG tanks directly adjacent to a private residence creating possible disturbances, which the PC deems to be unneighbourly without any benefits to that neighbour. After a brief discussion Cllr Tovey seconded the proposal with 9 in favour and 1 abstention the proposal was RESOLVED.
- e) PA19/10523 [Construction of replacement dwelling following demolition of existing dwelling and detached chalet, as resubmission of recently withdrawn application PA18/11470](#) 6 Churchtown Road Gwithian TR27 5BX Mr A Weeks *Planning Zone Councillors Cllr Bawden (lead) Cllr Thomas (Support)*.
- i. A local resident raised concern regarding the application as it would result in the loss of an integral part of the historic village, advising the stream had never overflowed in the 50 years prior. The resident understood the applicants wanting to enlarge the property but this could be done sympathetically without demolishing the 200 year old cob cottage and hoped the PC would reject the plans.
 - ii. The agent spoke on behalf of the applicants advising a heritage and flood risk assessment had been undertaken, she advised the main reason for the application was the flooding issue, the FRA suggested the property is within flood zone 3 and it would not be financially viable to raise the floor as suggested. She advised that if the property is left as it is it could lead to it being unoccupied due to the damp.
 - iii. A local resident advised that the recent major floor event which did cause some minor flooding to the cottage was an extreme event which was the consequence of changes occurring from the Three Mile Beach drainage works and the blocked drains within the village, these had since been cleared. The resident advised he was involved in the management of Gwithian Green which included the stream and in his experience this had never caused flooding to the cottage.
 - iv. Councillors discussed the merits of the application as well as concerns raised by local residents with the agent advising that there were 6 comments in support of the application notably from residents living closest to the site.
 - v. Cllr Bawden proposed the Parish Council object to the application on the same grounds as those raised in January 2019 under PA18/11470 to include the significant historical context of the site and the updated information within the ecological appraisal report, seconded by Cllr Tovey with 8 in favour and 2 abstentions the proposal was RESOLVED.
- f) PA19/10579 [Change of use and extension of annexe to form an unrestricted dwelling](#)
PA19/10580 [Listed Building Consent: Change of use and extension of annexe to form an unrestricted dwelling](#)
The Longhouse Roseworthy Barton Gwinear Road Connor Downs Hayle TR27 5JQ Mr & Mrs A Archdale *Planning Zone Councillors Cllr Pryor (lead) Cllr Thomas (Support)* Cllr Pryor outlined the application and after a discussion proposed no objection assuming the appropriate level of CIL is applied and the consultee comments made by Historic Environment Planning, Historic England and the Countryside Access Team are met. The proposal was seconded by Cllr Tovey with 9 in favour and a abstention the proposal was RESOLVED.
- g) Planning Correspondence
- i) to receive a list of planning notifications. Cllr Smith updated the meeting regarding application PA19/08700 and proposed the Council now support the application, seconded by Cllr Homes with 9 in favour and 1 abstention the proposal as RESOLVED.
 - ii) Letter from Planning Agent - PA17/04816 [Residential development for 8 dwellings to include element of affordable housing \(revised scheme\)](#) Land West Of Connorton Cottage Gwithian Road Connor Downs TR27 5EA. A debate ensued with Cllr Tovey proposing the clerk and Cllr Pascoe meet with CC Affordable Housing to discuss the issues with the application seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
 - iii) Friends of the Pendower Beach - Pendower Beach development - Potential impact on your parish. Cllr Smith proposed a letter of support be written, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.
 - iv) Reply from Freedom Camping Club – Prosper House. Cllr Smith suggested the Council ask CC to request the information and this was agreed.

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) Cllr Bawden raised the issue of napoleon brandy bottles and fosters cans along the road from Carnhell Green to Barripper citing at least 40 visibly thrown into the hedgerows.
 - ii) Cllr Pascoe asked that the possibility of Byway signs around the Calloose/Trenerth area be raised, the clerk advised she would speak to the LMP contractor for advice.
- c) Written reports from Parish Councillors/representatives
 - i) Gwithian Green Advisory Group – Minutes 24/09/19 and Agenda 14/01/20. Noted.
 - ii) Gwithian Village Flooding. The meeting agreed the action suggested be taken.

5. Correspondence received

- a) Cornwall Council Pop Up Sites - Gwithian Towans and St Gothian Sands. Noted.
- b) Cornwall Council Budget 2020/21 Consultation. Noted.
- c) Cornwall Council Standards Committee Update. Noted.
- d) Cornwall Council Community Network Panel Notes. Cllr Burt agreed to attend in place of Cllr Homes.
- e) Correspondence from resident – Speed of traffic – Connor Downs. Cllr Cupples advised he had been in touch with the resident regarding speedwatch.

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 9th December 2019 to 13th January 2020 and the payments due.

The following income has been received:

Summary	Amount
Recreation / Street Scene (R/SS)	214.76
Agency Services (AS)	1403.40
TOTAL	1618.16

The following payments are now due:

Summary	Amount
Admin (Ad)	619.51
Recreation / Street Scene (R/SS)	2066.80
Hall Hire/Office Space (HH/OS)	720.00
Agency Services (AS)	1296.00
Salaries / PAYE (S/P)	4053.58
TOTAL	8755.89

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

- c) To consider information regarding the speed radar project and agree the way forward. Cllr Smith showed the meeting some information regarding the possible speed radars we could purchase and agreed to set up a tour of the St Day project.
- d) To discuss the draft budget for the 2020/2021 financial year and agree the way forward. The meeting had a discussion regarding the draft budget which includes various possible new projects, the budget would be formally agreed at the next meeting.
- e) To consider a revised quote for works required to fire alarm system. The Clerk updated the meeting on the revised quote and Cllr Cupples proposed this quote be accepted, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- f) Joint community project to introduce wildflowers to Connor Downs. Two members of the community outlined what they would like to do and thanked the PC for their support, they agreed to contact the PC again once they had written consent from the residents within their development.

The Parish Council consider that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the Press and Public be excluded from the meeting during the consideration of the following business owing to the confidential nature of that business.

- g) To receive information regarding pensions and agree the way forward. Cllr Cupples proposed the PC pay the contribution in one go, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.

7. Late or urgent items not on the agenda

- i. Invitation to comment on Consultation Report – Historic England – Cllr Burt proposed the PC support the report, seconded by Cllr Cupples with 8 in favour and 2 abstentions the proposal was RESOLVED.

8. Agenda items for future meetings None.

The Chairman closed the meeting at 9.03pm.