

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 9<sup>th</sup> March 2020 at the Gwinear Gwithian Parish Hall, Copper Meadows, Gwinear, TR27 5FN commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden T Homes L Pascoe S Rowe (Chairman) J Tovey	A Burt Mrs S Negus M Pryor M Smith (Vice Chairman)
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Others present Arco2, 2 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, Cupples 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”.*
  - ii. *Cllr Rowe declared an interest in item 4g and left the room during the discussion and vote regarding this item.*
- d) Public Participation. The Chairman advised he would take public participation under the relevant agenda items.

2. Presentation from Arco2 – Proposed replacement dwelling 14 Gwithian Towans, TR27 5BT

- i. Nathan Davis spoke on behalf of his client, outlining the possible proposal and sharing draft plans with the meeting. He advised there were a couple of areas where the proposals were not completely compliant with the GT Design Guide, namely the eaves height being 150mm above the requirements and excavation to create another level which would be around 1 metre down.
- ii. Cllr Rowe asked why excavation at that level was required and Nathan advised it was to create a new flood where two of the four bedrooms would be located.
- iii. Cllr Homes states that the important part of the Design Guide was to keep the size and character of the existing area and to ensure living space both internal and external was not overlooking other properties.
- iv. Nathan advised the next stage would be to submit a pre-application and the Clerk asked that Arco2 keep the Parish Council advised of this.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 24<sup>th</sup> February 2020. Cllr Negus proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Burt seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

4. To consider planning matters

*Agenda item 4g was brought to this point in the meeting but is shown in agenda order for the purposes of the minutes*

- a) PA20/01126 [Erection of agricultural building for housing livestock and formation of access lane to serve it](#) Roseworthy Farm Old Mill Lane Roseworthy TR14 0DX Mr Lee Miles LTC Builders *Planning Zone Councillors Cllr Bawden (lead) Cllr Rowe (Support)*
  - i. The Clerk forwarded correspondence to Councillors prior to the meeting from a local resident, who raised concern about the amount of time the public had to comment on the application.  
Cllr Bawden gave his report and after a debate proposed no objection but that highways be made aware of the plans in conjunction with the possible culvert works, seconded by Cllr Homes with 8 in favour and 1 abstention the proposal was RESOLVED.
- b) PA19/10508 [Proposed Construction of Linen/supply store \(not waste\)](#) Three Mile Beach Company Gwithian Towans Gwithian Hayle TR27 9AS Three Mile Beach Company *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)*

A debate ensued with Cllr Smith outlining his report which had been circulated prior to the meeting, he proposed that the Parish Council cannot support this application for the following reasons:-

  1. The size of the structure being 12m x 7m and on the south elevation 3m plus high, faced in Larch T & G Weatherboard with no windows or openings is excessive and would be harsh and out of character surrounded on the west and north by smaller domestic dwellings.
  2. The application form submitted on the planning portal supporting this application under the section 'Description of the Proposal' still states 'Proposed construction of bin store', further section 7 of the application form 'Waste Storage and Collection' implies that the proposed construction is to store and aid the collection of waste, and refers to drawings i.e. the plans.
  3. Section 9 of the application form 'Materials' omits details of the roof, the doors, and where it does contain information regarding walls does not correspond with the actual drawing submitted.

4. There is no detail / information regarding drainage or guttering, considering the size of the sloping roof towards a neighbouring property this is an important issue. Also that the datum of this section of Morrops Field is low and is prone to run-off from the wider site.

5. The ridge height on the south elevation is higher than the window sill of the neighbouring property (PA19/08700) yet only 60cm away, and rises to a height higher than the entire window, creating a substantial loss of light and vision.

6. There is no detail regarding the interior layout, it would be expected that the storage of linens requires more protection and a controlled environment than would waste bins and recycling areas.

7. The applicant has previously designated this location as a car parking area for the 'Health, Beauty and Well Being-Centre, the centre itself is the subject of a planning application to enlarge its size and facilities, the removal of these client car parking spaces would be counterproductive.

8. The Parish Council values the Three Mile Development and continues its support of this project; however we have concerns regarding the actual scale of this particular proposal, and the impact on the wider Gwithian community. Therefore we would encourage the applicant to reengage with the community bringing any other outstanding issues or site problems along with possible new ventures within the Morrops Field site for discussion with the local community and interested parties. The Parish Council will support and aid as far as possible in this project.

The proposal was seconded by Cllr Tovey with all in favour the proposal was RESOLVED.

- c) PA20/00990 [First Floor extension with balcony and external stair](#) Woodfield House High Lanes Road Praze An Beeble TR14 0NH Ms Nicole Phillips *Planning Zone Councillors Cllr Norman (lead) Cllr Tovey (Support)* Cllr Normans report on the application had been circulated prior to the meeting, Cllr Tovey proposed no objection seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- d) PA20/01048 [Listed Building Consent: Internal improvement works to increase flexibility including provision of accessible lavatory, removal of nine original pews and other fittings on ground floor and removal of plywood screen to lobby](#) Chapel Within Centre Of Gwithian Churchtown, South Of St Gothian's Church Mr Thomas Gwithian Chapel Ltd *Planning Zone Councillors Cllr Homes (lead) Cllr Burt (Support)* Cllr Homes outlined the proposals and 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 Smith with all in favour the proposal was RESOLVED.
- e) PA20/01116 [Erection of a replacement dwelling](#) The Caravan And Buildings Gear Farm Carnhell Green Camborne TR14 0NE Mr and Mrs T Pryor *Planning Zone Councillors Cllr Tovey (lead) Cllr Pryor (Support)* Cllr Tovey outlined the history of the site and proposed no objection assuming the following conditions were applied to any approval:-
- i. That if deemed necessary a bat survey is undertaken.
  - ii. That the existing caravan is removed from the site before occupation of the replacement dwelling.
  - iii. That the appropriate level of CIL is applied.
- The proposal was seconded by Cllr Bawden with 8 in favour and 1 abstention the proposal was RESOLVED.
- f) PA20/01013 [Proposed Extension](#) Drannack Vean Drannack Mill Lane Hayle TR27 5JU Mr Bushby *Planning Zone Councillors Cllr Pryor (lead) Cllr Negus (Support)* Cllr Pryor outlined his report which had been circulated prior to the meeting. After a debate Cllr Pryor proposed the Parish Council object on the following grounds:-
- i. The Parish Council believes the site is the same site where approval PA18/04140 exists for an extension. This permission is still extant and therefore could still be built and if this second extension is permitted that could create a 7 bedroom, 6 bathroom home, there is no information to suggest this application is to supersede the extant permission.
  - ii. The materials used on any extension should match Drannick Mill and all other buildings in the valley.
- If approved;
- iii. Any works should be aware of the environmental risk adjacent to a river and the post medieval structure with all relevant consultees approval required.
  - iv. Any works should improve access and repair any damage to the byway during construction.
  - v. The bridges should be checked and loaded accordingly.
  - vi. The red line on the CC planning mapping system should match the application site to ensure future searches are accurate.

Cllr Homes seconded the proposal with 8 in favour and 1 abstention the proposal was RESOLVED.

*Cllr Rowe left the room, Cllr Smith took the Chair*

- g) PA19/11278 [Creation of new access point with gate](#) Land Near Wall Farm Wall TR27 5HA Mr David Moyse *Planning Zone Councillors Cllr Tovey (lead) Cllr Pryor (Support)*
- i. A member of the public outlined his concerns and shared maps with the meeting.
  - ii. A debate ensued with Cllr Tovey proposing the Parish Council object to the application on the following grounds:-
1. The amended plan does not appear to properly represent the true situation and the vision splay on the Carnhell Green side needs better explanation as to how it can be achieved.
    - a. The blue line (property boundary) appears to be in the wrong place as it is showing as being on the inside of a Cornish hedge which abuts the main road and not the actual boundary/visibility line. This hedge is a minimum of 600 mm wide and is shown in places to be 3 metres wide. The average height is approximately 1 metre tall.

b. The splay shown on the Carnhell Green side of the entrance can only be implemented if a piece of the wall/hedge owned by Parbola Holiday Park is removed. The owners of the Park have advised they have not been consulted and no permission has been given for this to be removed therefore the visibility splay shown on the drawing cannot be achieved.

2. the proposals would entail the removal of a considerable portion of Cornish hedge and at least one mature tree/lopping of another with no replacement habitat provided or tree assessment carried out.

3. the new access would be on a dangerous blind bend.

4. the new entrance would mean the dispersal of several other vehicles which usually park at this location.

5. there is no bat/barn owl assessment with the application and these have been noted in the vicinity.

6. there is no flood risk assessment, a new opening would create a new channel for water coming off the fields and the harm this may cause needs to be properly assessed considering the current climate.

7. the existing entrance could be widened and would be a better option because of the above noted concerns.

8. The necessity or justification for this new opening has not been adequately proven.

The proposal was seconded by Cllr Burt with 7 in favour and 1 abstention the proposal was RESOLVED.

*Cllr Rowe returned to the meeting and took the Chair*

h) Planning Correspondence. i) To receive a list of planning notifications. Noted.

#### 5. 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 Pascoe advised the Parish Council that he had arranged a meeting with landowners at Gwithian and the EA, SWW and Clerk. He felt the meeting was very constructive and was hopeful measures would now be put in place to minimize the risk of any further flooding.

ii) Community Emergency Plan – Cllr Pryor outlined the work he had undertaken so far and hoped to bring the plan back to the PC for approval at the end of March.

#### 6. Correspondence received

a) Cornwall Council Climate Change Development Plan Document (DPD). Noted.

b) Ronnie Richards Memorial Charity (RRMC) – Defibs update. A debate and ensued, agenda item next meeting regarding the Kelvin Jenkin Community Achievement Award.

c) Trees – Henvver Gardens. Cllr Negus proposed the actions outlined by the Clerk be taken, seconded by Cllr Pryor with all in favour the proposal was RESOLVED.

d) Community Governance Review - Presentation by Cllr Malcolm Brown at CALC AGM. Noted.

#### 7. 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 10<sup>th</sup> February to 9<sup>th</sup> March 2020 and the payments due.

The following income has been received:

Summary	Amount
Agency Services (AS)	2005.77
Burials (B)	880.00
Projects/Capital Schemes (P/CS)	1500.00
Hall Hire/Office Space	50.00
<b>TOTAL</b>	<b>4435.77</b>

The following payments are now due:

Summary	Amount
Admin (Ad)	286.96
Recreation / Street Scene (R/SS)	2591.35
Hall Hire/Office Space (HH/OS)	18.00
Agency Services (AS)	75.41
Salaries / PAYE (S/P)	3761.48
<b>TOTAL</b>	<b>6733.20</b>

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

c) To receive and approve the Income & Expenditure Statement for the third quarter of the 2019/20 accounts. The Clerk advised Cllr Cupples undertook the quarter 3 check on Friday. Cllr Bawden proposed the Council approve the Income & Expenditure Statement for the third quarter of the 2019/20 accounts, seconded by Cllr Pascoe with all in favour the proposal was RESOLVED.

d) To discuss management of the Community Infrastructure Levy (CIL) database (Cllr Norman). Deferred.

e) To consider promoting Hall/Meeting Room hire. Cllr Tovey proposed the recommendations be undertaken, seconded by Cllr Negus with all in favour the proposal was RESOLVED.

- f) To consider Cornwall Council's Waste Collection and Cleansing Contract and Devolved Sites – Reawla Park. Cllr Tovey proposed the recommendations be undertaken, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- g) To discuss the way forward regarding the Community Governance Review. After a discussion Cllr Tovey proposed the Parish Council take no further action, seconded by Cllr Negus with 4 in favour and 5 abstentions the proposal was RESOLVED.
- h) To receive information on carbon footprint/environmental impact and agree the way forward. A debate regarding the possible ways in which the Councillors could get involved ensued with Cllr Tovey proposing the Parish Council undertakes the following:-
  - i. undertakes a carbon footprint pledge as a Council and encourages parishioners to do the same and include the pledge in this year's annual report with an update in future years.
  - ii. monitor the nationwide clean up being undertaken over the next couple of months.
  - iii. monitor the SLCC carbon footprint calculator progress and consider it once available.
  - iv. include the Parish Council report on reducing its carbon footprint/environmental impact in this year's annual report.

The proposal was seconded by Cllr Homes with all in favour the proposal was RESOLVED.

- 8. Late or urgent items not on the agenda  
Street naming – PA19/02254, Upton Towans. The Clerk circulated the late item prior to the meeting; Councillors raised no objection to the name.
- 9. Agenda items for future meetings. None.

The Chairman closed the meeting at 9.04pm.