

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 22<sup>nd</sup> March 2021 held remotely via ZOOM commencing at 7.00pm.

<u>Present</u>	Councillors	A Burt S Elliott-Rennard L Pascoe M Smith (Vice Chairman)	D Cupples B Jones M Pryor J Tovey
<u>Others present</u>		Gilly Slater-Enhance (agenda item 2), Julian Mills-Studiogather (agenda item 1e) Mrs Vida Perrin, Clerk to the Council	

1. Routine matters

- a) Councillors present confirmed they were able to hear the proceedings.
- b) The Chairman confirmed the meeting was quorate based on those members attending remotely
- c) Apologies for absence were received and accepted from Cllr Bawden, Norman & Rowe.
- d) To receive personal & prejudicial interests (including 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 Elliott-Rennard declared an interest in item 2 and left the meeting during the discussion on this item.*
- e) Public Participation – Any member of the community raising comment regarding any items on the agenda in writing only to the Clerk by 12noon on the day of the meeting.
  - i. Mr Mills advised he had sent the Council some updated plans for PA20/06038 18 Upton Towans and outlined the new plans for the meeting.
  - ii. Cllr Smith advised that the Council had already put forward some comments.
  - iii. Cllr Pryor advised any new plans should provide the current land levels.
  - iv. Cllr Burt asked if the same driveway would be used and Mr Mills advised this may be changed.
  - v. Cllr Smith asked that any new plans show the eaves/ridge height from the ground level for the new dwelling.

*Cllr Elliott-Rennard left the meeting at this point*

2. To receive a presentation regarding a potential affordable housing scheme for Connor Downs
  - i. Ms Slater provided the meeting with a possible plan outlining the site behind Ickenham, 60 Turnpike Road.
  - ii. Cllr Tovey asked how much parking would be provided and Ms Slater advised 2 per property with 2 or more beds and 1 for 1 bed properties.
  - iii. Cllr Smith noted that the Council would consider the percentage of land taken for affordable properties as well as the percentage of properties.
  - iv. Cllr Pryor asked if any land clearance had been undertaken and Ms Slater advised only to the hedgerow adjacent to the area that already has approval.
  - v. Cllr Smith noted that no. 60 had been refurbished to a good standard.

*Cllr Elliott-Rennard returned to the meeting at this point*

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 8<sup>th</sup> March 2021. Cllr Burt proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Cupples seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

4. To consider planning matters

- a) PA21/01153 [Proposed stable block comprising of 5 stables, a feed/tack room and hay store](#) Land At Penvose Weeth Farm Penhale Road Carnhell Green TR14 0LU Mrs Rebecca Vinnicombe *Planning Zone*  
*Councillors Cllr Tovey (lead) Cllr Norman (Support).*
  - i. Cllr Tovey outlined the application and after a brief discussion proposed the Council object to the application as
    - 1) The agricultural land appears to be to the front of the site and the Council estimate from the location plan scale there is no more than 0.6 acres of usable grazing land.
    - 2) The development would consist of 5 stables, a feed room and a hay barn in an L shaped design of 12m x 19.2m and around 3m high.
    - 3) The development does not appear to be a business venture and no evidence is shown as to why 5 stables are required with such a small amount of usable grazing land.
    - 4) Overall the Council is concerned that this proposal would be overdevelopment of the site which would provide a large building in the countryside with no justification for its need given.
    - 5) The proposed building is also not considered to be appropriate since there appear to be a number of existing outbuildings available for this use, further building in the open countryside is contrary to the intention of Policies 1,2,12,and 23 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 8,83,127 and 170 of the National Planning Policy Framework 2019.

- 6) Should this objection not be upheld by Cornwall Council the Council would recommend that the proposed stables are tied to the main property and not be granted change of use to a dwelling in any further application.

Seconded by Cllr Jones with 7 in favour and 1 abstention the proposal was RESOLVED.

- b) PA21/01316 [Replacement roof with raised parapet design, extension and associated works with non compliance of condition 2 in relation to decision notice PA20/02993 dated 05/06/2020](#) 116-117 Five Star Gwithian Towans Gwithian TR27 5BU Mrs K Eveleigh *Planning Zone Councillors Cllr Smith (lead) Cllr Burt (Support)*. Cllr Smith proposed no objection to the application seconded by Cllr Burt with all in favour the proposal was RESOLVED.
- c) PA21/01436 [Approval of all Reserved Matters in respect to outline approval PA17/03602 for the erection of a dwelling with non compliance with Condition 1 of Approval PA19/00086 dated 06.03.2019](#) 53 Turnpike Road Connor Downs TR27 5DT Mr and Mrs S McCallum *Planning Zone Councillors Cllr Smith (lead) Cllr Elliott-Rennard (Support)*. Cllr Smith gave a report on the application and proposed the Council objection to the application in that we consider this to be a means to circumvent C I L being applied on this development, especially when considering the interval between PA19/00086 and this application. Seconded by Cllr Elliott-Rennard with 7 in favour and 1 abstention the proposal was RESOLVED.
- d) Planning Correspondence - To receive a list of planning notifications. Noted.

## 5. Reports

- a) Verbal reports from Parish Councillors/representatives. None.

## 6. Correspondence received

- a) Cornwall Council - St Austell China Clay Restoration & Tipping Supplementary Planning Document Consultation. Noted.
- b) CDRA – Dogs at ESPF, Connor Downs.
- i. A debate ensued with Cllr Pascoe proposing the Council purchase 2 new signs/posts (if required) for each park to remind users that dogs are not permitted and to investigate grant funding for a permanent barrier to the adjacent field, seconded by Cllr Burt with all in favour the proposal was RESOLVED.
- ii. Cllr Pascoe proposed the Council agree to consider funding a dog warden before the next budget, seconded by Cllr Jones with 7 in favour and 1 abstention the proposal was RESOLVED.
- c) Councillor Community Chest Scheme – Grants successful – Reawla Park & Highways Scheme. Cllr Tovey agreed to speak to the members of the working group about the best location for the picnic table.
- d) Letter from Assistant Chief Constable Mayhew - G7 Leaders Summit. After a debate Cllr Pryor noted that Cornwall Council holds the Parish Emergency Plan which could be used if required.
- e) CORMAC – Flooding Cathebedron Road. The meeting agreed to await the report and bring the item back to a meeting once an update was received.
- f) Cornwall Council - Proposed no waiting at any time restrictions - St Ives Lane, Gwithian. Noted.
- g) Zurich - Hazard marker posts - Green Lane, Gwithian. Noted.
- h) Reawla defibrillator. Cllr Jones proposed a standing order be set up, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- i) Post Office Ltd – Gwinear Outreach Service. Noted.

## 7. Other matters requiring decisions of the Council

- a) To consider whether to hold the Annual Parish Meeting on the 26<sup>th</sup> April. Cllr Smith proposed that the Annual Parish Meeting for 2021 be cancelled, seconded by Cllr Burt with all in favour the proposal was RESOLVED.
- b) To discuss the date for the Parish Council Annual meeting and agree the way forward. Cllr Pascoe proposed only one Council meeting be held in May which would be the Parish Council Annual meeting and held on the 17<sup>th</sup> May 2021, seconded by Cllr Jones with all in favour the proposal was RESOLVED.
- c) To consider a request for grant funding from the Redruth Rotary Club. Cllr Pascoe proposed the club be asked to re-apply in November, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.

## 8. Late or urgent items not on the agenda None.

## 9. Agenda items for future meetings None.

*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.*

## 10. To review the re-opening of the community building

After a debate Cllr Pryor proposed the Council purchase the items required within the report, seconded by Cllr Pascoe with all in favour the proposal was RESOLVED.

The Chairman closed the meeting at 8.34pm.