

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 28<sup>th</sup> September 2020 held remotely via ZOOM commencing at 7.00pm.

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

Others present Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Councillors present confirmed they were able to hear the proceedings and the Chairman took a roll call of members present
- b) The Chairman confirmed the meeting was quorate based on those members attending remotely
- c) Apologies for absence were received and accepted from Cllr Negus.
- d) 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".*
- 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. The Clerk advised that comments regarding 3a from a member of the public had been sent to Councillors earlier in the day.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 21<sup>st</sup> September 2020. Cllr Smith proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Pryor seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) PA20/06853 Construction of two dwellings and two flats Land South Of 60 Turnpike Road Turnpike Road Connor Downs TR27 5DT West Country Developments Ltd *Planning Zone Councillors (PZC) Cllr Bawden (lead) Cllr Cupples (Support)*
  - i. Cllr Cupples gave an overview of the application which lies within the Settlement Boundary and the comments made by members of the public.
  - ii. Cllr Smith said he had concerns about the access and the ground levels between neighbouring properties and suggested a site meeting may be useful.
  - iii. The Clerk advised the meeting a physical site meeting may cause issues with Covid.
  - iv. Cllr Pryor suggested a virtual site meeting may be a better idea.
  - v. Cllr Smith also advised the site notice had not been put up as yet.

A debate ensued with Cllr Cupples proposing no objection assuming clarification is sought regarding the access route/issues raised by Parishioners and that the windows that overlook adjacent gardens be obscured glass, seconded by Cllr Tovey with 4 in favour, 1 objection and 1 abstention the proposal was RESOLVED.

*Cllr Bawden arrived during 3b*

- b) PA20/05882 Extension over two storeys including internal and external alterations Trenoweth Farm The Cottage Station Road Gwinear TR27 5JJ Mr and Mrs Hampson *PZC-Cllr Tovey (lead) Cllr Norman (Support)*. Cllr Tovey asked the meeting to defer commenting on the application as there was a dispute over access and she wanted to better understand the issues, this was agreed by the meeting.
- c) PA20/04048 Hybrid planning application for the proposed development of a single open market dwelling (in full) and the development of two further open market dwellings (in outline with access, scale and layout applied for) Land And Building Rear Of Herland Farm Herland Hill Gwinear Hayle TR27 5JYMr T Rowe *PZC-Cllr Pryor (lead) Cllr Negus (Support)*. Cllr Pryor advised that the applicant had taken on board the Parish Council comments and altered the application accordingly, he proposed the Council support the application with the conditions attached as outlined in his previous report, seconded by Cllr Smith with 6 in favour, 2 objections and 1 abstention the proposal was RESOLVED.
- d) PA20/06859 Proposed construction of linen/supply store (not waste) with variation of condition 2 in relation to decision notice PA19/10508 Three Mile Beach Gwithian Towans Gwithian TR27 9AS Three Mile Beach Ltd *PZC-Cllr Smith (lead) Cllr Burt (Support)*. Cllr Smith advised he had circulated his report prior to the meeting proposing the Parish Council objects to this application because of the impact it will have on surrounding dwellings, also that no information is provided by the applicant concerning car parking facilities for the clients of the Health and Wellbeing Centre, this site was previously designated for that use. However if the planning officer is so minded to grant this application we would require that condition 3 of the original application (relating to not being used to store or recycle waste) is maintained. The proposal was seconded by Cllr Cupples with all in favour the proposal was RESOLVED.

- e) PA20/06038 [Construction of single unit of holiday accommodation](#) Land Rear Of 18 Upton Towans Hayle TR27 5BJ Mr & Ms Jan & Kate Burroughs & Sutherland *PZC-Cllr Smith (lead) Cllr Burt (Support)*  
Cllr Smith advised he had circulated his report prior to the meeting proposing the Parish Council cannot support this application to build a holiday accommodation unit to the rear of number 18 Upton Towans detailing the following –  
The size of the proposed unit especially regarding the ridge height of 8m is greater than any of the neighbouring bungalows. We consider that the development being completed PA19/02254 would be an appropriate design and size of bungalow for this site, also regarding eco design. The plan as proposed would dominate all neighbouring bungalows.  
The proposed new entrance drive to his development, to the north of the site between number 18 and 17 will exit onto the lane at a narrow point, and directly opposite a bungalow which is built adjacent to the lane with no open space. i.e. the wall of the bungalow abuts the lane restricting vehicles turning into or out of the proposed new entrance.  
Unless a wide splay is created, the high vegetation to the north of the proposed new drive presents visibility difficulties for vehicles exiting the site. It should be noted that this vegetation is on the neighbouring property number 17 Upton Towans.  
Consequent as number 18 Upton Towans is also managed as a self catering holiday accommodation, it would be more sensible if the proposed new property (also holiday accommodation) could use the current entrance at least until it exits the new cartilage of number 18.  
The distance between numbers 18 and 19 Upton Towans is greater than that between numbers 18 and 17, and provides better access and regress, also better visibility. This again points to it being a better location for a new entrance to the proposed development site.  
The applicant in the Design and Access Statement quotes a pre-planning application by number 1 Upton Towans, it should be noted that that pre application although adjacent to number 18, the property has a large cartilage and the density will not be as great as that proposed in this application, also that the entrance to the proposed development will be directly onto and from the B3301.  
The Parish Council would reconsider its objection to this application if the size and design of the proposed holiday accommodation were more reflective of neighbouring dwellings, and that the entrance drive is located between number 18 and 19 Upton Towans.  
The proposal was seconded by Cllr Burt with 8 in favour and 1 abstention the proposal was RESOLVED.
- f) Planning Correspondence  
i) To receive a list of planning notifications. Noted.  
ii) CC Planning - PA20/00650 Land North Of Treeve Lane Connor Downs [Change of use of field to a seasonal touring caravan and camping site, including caretaker/manager and reception unit and associated works](#)  
i. Cllr Smith advised the applicants assumption of need had been taken from a snapshot of possible booking in August/September this year which was flawed by the Pandemic and do not show a true picture and the PC should maintain its objection siting the approved NP.  
A debate ensued with Cllr Smith proposing the Parish Council's original comments along with the policy within the NP and the current situation regarding the pandemic be put forward as reason for objecting, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.

#### 4. Reports

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

#### 5. Correspondence received

- a) CALC – FAQ12 Guidance on local council meetings. Noted.  
b) CPRE Cornwall - Consultation with members on Government's Planning Announcement. Noted.  
c) Cornwall Council - [Draft Marine and Estuarine European Sites Supplementary Planning Document](#). Noted.  
d) Crantock, Cubert & St Newlyn East Parish Councils - Affordable housing Secondary Parish definitions. After a brief discussion regarding relevant applications within the Parish the letter was noted.  
e) Cornwall Council - Town and Parish Council COVID-19 Update – 21/9 & 18/9 2020. Noted.  
f) Cornwall Council - Invitation to Cornwall Planning's Local Council Conferences 2020. Noted.  
g) CORMAC - Town and Parish Council - Highways & Environment Updates. Noted.  
h) Cornwall Council – Community Network meeting – 5/10/20. Cllr Smith to attend.  
i) Cornwall Council - update on parking issues on Station Road, Carnhell Green. Noted.

#### 6. Other matters requiring decisions of the Council

- a) To consider joining the CC Keep Britain Tidy scheme. Cllrs expressed no interest in joining the scheme.  
b) Council to raise the condition of Cathebedron Road, Carnhell Green with Cornwall Council - Cllr Tovey. A debate ensued regarding the possible reasons behind the state of the road and the flooding issues with Cllr Pascoe proposing the issue be raised with Highways, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.  
c) To consider becoming a stakeholder for the re-opening of the Helston branch railway line project. A debate ensued with the meeting agreeing to ask what would be expected of the Parish Council if they were to become a stakeholder.  
d) To approve the contract for Gwithian Green LNR. Cllr Pascoe proposed quote 1 be accepted, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.

***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.***

- e) To agree the way forward regarding the community building re-opening. Cllr Pascoe proposed the building be closed until further notice with a review being undertaken by the Parish Council at its December meeting, seconded by Cllr Cupples with 8 in favour and 1 objection the proposal was RESOLVED.
  - f) To consider CALC guidance - payments for working from home. Cllr Pascoe proposed the recommendation within the report be approved, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
  - g) To consider the 2020/21 National Salary Award. Cllr Bawden proposed the recommendation within the report be approved, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
  - h) To consider the recording of meetings and confidentiality – Cllr Norman. Cllr Norman asked for clarification regarding recording of meetings with the Clerk advising that the policy agreed by the Council was that they would be deleted once the minutes are approved.
7. Late or urgent items not on the agenda
- i. Councillors raised concerns about the accessibility issues faced by some Councillors to the virtual meetings, Cllrs Rowe and Pryor agreed to work with Councillors to resolve the technical issues being faced.
  - ii. Cllr Rowe advised that rubbish including empty alcohol bottles was accumulating again at Bosparva Lane and asked if the Council could write a letter regarding this to the site, this was agreed by the meeting.
  - iii. Cllr Pascoe proposed a letter of thanks be written to Tyrone Homes for his years of dedication to the Parish Council, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
8. Agenda items for future meetings
- a) Raised by members. Government White Paper on Planning

The Chairman closed the meeting at 8.43pm.