

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 9<sup>th</sup> August 2021 at the WI Hall, Turnpike Road, Connor Downs, TR27 5DT commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden	A Burt
		D Cupples	S Elliott-Rennard
		C Gill	B Jones
		L Pascoe	M Pryor
		S Rowe (Vice-Chairman)	M Smith (Chairman)
		J Tovey	

Others present  
35 members of the public  
Julian Mills (Studiogather) agenda item 3e  
Mrs Vida Perrin, Clerk to the Council

1. Routine matters

- a) Safety Procedure. The Chairman advised the meeting of the emergency exit locations.
- b) Apologies for absence were received and approved for Cllr Norman.
- c) To receive personal and prejudicial interests (including the details thereof) and 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 Burt declared an interest in agenda item 3c being a neighbour and did not take part in the discussion or the vote on the item.*
  - iii. *Cllr Tovey declared an interest in agenda item 3d being related to the applicant and did not take part in the discussion or the vote on the item.*
  - iv. *Cllr Elliott-Rennard declared an interest in agenda item 3a being a neighbor and did not take part in the discussion or the vote on the item.*
- d) Public Participation. The Chairman advised he would bring item 3a to this point in the meeting and permitted members of the public to speak. Item 3a is in agenda order for the purposes of the minutes.

2. Minutes

- a) To confirm the Minutes of the Extraordinary Meeting of the Parish Council held on 2<sup>nd</sup> August 2021. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Pascoe seconded with 10 in favour and 1 abstention the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) PA21/05008 [Outline Application with some matters reserved for up to forty units with associated open space](#) Land North West Of Angarrack Lane Connor Downs Hayle TR27 5JF Mr Davis Land Promotion Group *Planning Zone Councillors (PZC) Cllr Pryor (lead) Cllr Smith (Support)*
  - i. several members of the public spoke against the application raising the following points:-
    - Need a bypass to bypass the bypass
    - Angarrack Lane a single track road
    - Very dangerous junction
    - Speeding cars
    - Good Agricultural Land
    - Have Settlement Boundary
    - Traffic severe
    - Drainage not able to cope
    - Water pressure low particularly in summer
    - Housing not needed
    - Affordable housing already built in Connor Downs did not go to local people
    - Not enough amenities, school and doctors can't cope
    - Where will young people go, already anti-social behavior vandalising cars and stealing egg box money
    - This will equate to 150 residents and over 80 more cars
    - We have the Greenbank development already
    - Dairy development roads up for weeks
    - Angarrack Lane dangerous for pedestrians no footway
    - Concerned will overshadow and privacy will be lost to properties adjacent to Prouts Lane
    - Flooding occurs on Prouts Lane at present
    - Wildlife onsite includes stick insects, badgers, foxes rabbits etc
    - Where is the evidence the housing will be affordable

ii. Cllr Pryor as the Lead Planning Zone Councillor read a précis of his report proposing the Parish Council object to the application for the following reasons:-

The Parish Council cannot support this application in that it fails to follow Cornwall Council guidance for planning applications on Rural Exception Sites and hasn't engaged with the community. The application also fails to meet the requirements of both the C L P and the G G N P and provides no definitive detail of the eventual development in relation to size, design, tenure and numbers of properties, and supplies no evidence to support that the proposed site is the only means of meeting the 'Homechoice' need within the Gwinear Gwithian Parish and adjacent parishes of Crowan and St Erth.

The proposed development would therefore extend residential development beyond the existing built form of the settlement into the countryside and represents an undesirable and sporadic extension. The encroachment creates an undesirable gap between the built form and the site which would form a harmful intrusion into the surrounding countryside thereby eroding the rural undeveloped countryside character and appearance of the natural environment.

The Parish Council outlines below the evidence used when coming to this decision and the areas it feels need addressing: -

Supplementary Planning Document (SPD) Feb 2020:-

This Supplementary Planning Document (SPD) sits beneath the Local Plan and provides operational, technical and detailed guidance to support the delivery of new residential developments, and clarity as to how the policies from the Local Plan should be interpreted and implemented by developers, landowners and the public.

In this outline planning application public comments are of increased significance as the developer hasn't followed guidance that CC have created to recommend the route for proposals for a rural exception site. Cornwall Council has created a visual aid for this process to avoid continuing issues relating to outline planning applications for rural exception sites (CC's SPD2020 Para. 105.) this is the only visual process diagram produced by Cornwall Council on p.24 of the recently approved Housing Supplementary Planning Document 2020.

Within the image, the grey right-hand side clearly identifies with the issues that GGPC parishioners are having with the planning application. The fact that this needs graphic illustration indicates the need for developers to be more considerate.

The PC believe Para 95, 97, 98, 99, 102, 103, 104 and 110 of the Supplementary Planning Document (SPD) Feb 2020 have not been met regarding this outline application and if CC is minded to approve this application would ask that Para 111 regarding time limits be applied. SPD 2020 Para 111 clearly states that CC encourages applications for rural exception sites to meet current local housing needs. CC will prevent speculative applications; land banking; and extended marketing of sites with speculative land values. Therefore, GGPC request if CC is minded to approve this application, that a time restriction of less than 3 years be applied (as given to the Greenbank rural exception site application), before development begins, with the time restriction being agreed in conjunction with the Parish Council either directly or through the Local Member.

The same Paragraph 111 states 'This is particularly the case where a number of rural exception site permissions exist in a settlement but are not being delivered.'

Housing targets & Affordable Housing need:-

Data supplied by CC shows that the Local Plan Target for 480 homes by 2030 for the Network is easily within reach.

There has been a 56% increase in Homechoice application numbers since the beginning of January 2021. The PC understand that there was a procedural change in January that reduced the amount of verification required at registration and resulted in more live applications being able to bid as opposed to being suspended. The PC was not consulted regarding this procedural change.

Cornwall Council Digital Completions from Permissions: Tenure for Gwinear-Gwithian show 48 AH completions since 2014/2015 to date. As the CLP runs from 2010-2030 GGPC have looked at the historical records for 2010-2014. There were 30 affordable homes built in 2013, 19 at Horsepool Road and 11 within phase 1 of Arundel Court. There were no affordables built between 2010-12. Gwinear-Gwithian Parish has accommodated 78 affordable homes since 2010. For St Erth, 17 were built in 2011 at Lanuthnoe Farm and an additional 2 at same site in 2014. For Crowan, there were no affordables built pre-2014.

Data shows GGP has contributed a significant proportion of affordable homes towards the CLP 2030 aim. A condition to ascertain updated completions/new-build permissions in the Hayle & St Ives CNA should be sought. ' GGPC note that the 'Homechoice' register total of 98 as of 10th July 2021; however, we appreciate the verification process at the Homechoice registration has been relaxed and this and the extraordinary events of 2020-2021 have led to a 50% increase in the register.

' GGPC would require an updated Housing Needs Survey for Connor Downs as the application is in a rural exception site as set out in the Neighbourhood Plan criteria under GGP Policy 2a.

' GGPC note that the 'Homechoice' register total of 98; however, that 56% are in bands 'D' and 'E' and would not therefore be considered imperative. This figure of 56% is unchanged from the figures seen in 2019, indicating that there isn't an increase in priority housing needs.

Principle of development:-

Policy 9 of the Local Plan as a Rural Exceptions Site and the guidance in the Cornwall SPD on Affordable Housing; the number, type, tenure and size of dwellings should help deliver local housing needs in accordance with the Local Connections Policy and as evidenced by an up-to-date Housing Needs Survey and the Homechoice Register. As such we have illustrated the data GGPC have at present and applied the current guidance when assessing this outline application as its core principle should be providing affordable housing.

The application is for outline planning permission for up to 40 dwellings with some matters reserved, the only planning matter detail submitted is for the entrance. There is no mechanism contained in the proposal to secure the delivery of affordable homes, or the future maintenance of an onsite public open space, or any off site contributions to mitigate pressures on education etc. There is no definite number of dwellings that may be constructed, or the ratio of affordable to open market homes that may be built. More detailed information on these issues would be expected.

Policy 2 of the G G N P Policy 2 Rural Exception Housing Sites.

' This planning application fails to meet policy 2/a in that it does not fully comply with policy 9 of the CLP in relation to the site size (should be less than 1 hectare) The site is given as 1.37 Ha. Measured in Arc GIS, the PC found it to be just over 1.5Ha it also contains no details of the number, type, size and tenure of the proposed development.

' Policy 2/b the local Homechoice need is not specific to Connor Downs, but general to the whole parish.

' Policy 2/c there is evidence that the need cannot be met by development within the settlement boundaries of communities in the plan area. The applicant has produced no such evidence that the current need cannot be met within the G G N P settlement boundaries and/or adjoining parishes.

Rural Settlement Boundary Exception Site:-

The proposed site in its entirety under this application is not within the Connor Downs Settlement Boundary as determined in policy one of the G G N P. ' GGPP 1 seeks to ensure that development within the settlement boundary of Connor Downs is appropriate and takes full account of the planning criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 2 and 3 of the Cornwall Local Plan.'

In determining settlement boundaries, the G G N P took note of the number of new dwellings required to be located within the parish of Gwinear and Gwithian as projected in the Cornwall Local Plan - Strategic Policies Proposed Submission Document March 2014 ' Table 1: Broad distribution of new dwellings, therefore the N P contains sufficient land within the settlement boundaries to meet the projected growth to 2030.

As the N P was developed within the guidelines of the N P P F, i.e. paragraph 155 ' Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide selection of the community should be proactively engaged, so that Local Plans, as far as possible reflect a collective vision and a set of agreed priorities for the sustainable development of the area.' The N P reflects the vision of local residents concerning their community and its future, and this application by the nature of it being outside the settlement boundary cannot be supported by this council.

The N P policy two 'GGPP 2 seeks to ensure that if the housing requirements set are met development outside the settlement boundary of Connor Downs is appropriate and takes full account of the criteria set out. This policy has been carefully formulated in line with Section 6 of the National Planning Policy Framework and Policy 2 and 3 of the Proposed Submission Cornwall Local Plan.' Outlines criteria for possible development outside the settlement boundary i.e. '(a) There is a genuine local housing need in the Parish which cannot be met in any other way; (b) Sufficient evidence demonstrating the need cannot be met within the settlement boundary is provided.' The applicant has provided no evidence that the number of dwellings proposed cannot be met within the settlement boundary or that there is a genuine local housing need within the parish for this number of 3 and 4 bedroom dwellings.

GGPC submitted FOI request for a copy of the S106

' The Planning Officer has stated that ' If approved, the S106 Agreement will secure 100% affordable housing in principle, and the Applicant will then be required to robustly demonstrate why the development can only deliver 50% affordable housing at the reserved matters stage. This would in turn necessitate a modification of the S106 Agreement. The Parish Council ask that if CC are minded to approve this application, it has early involvement in the writing of the S106 for this outline application either directly or through the Local Member

' No information has been provided in consideration of the land take of the affordable properties or which houses are a/h on site including the position of them and the no. beds

' The application suggests there will be 60% rent which is unacceptable according to the CC housing officer, at least 70% rents should be secured if approval is given

' Economic Viability Assessment documents ' FOI request submitted by GGPC - The planning officer has confirmed viability is considered at the reserved matters stage. Subsequently GGPC will reserve the right to provide a set of conditions to the Housing Officer should he/she so wish to support this application upon receipt of information that has been previously requested by GGPC.

Public Open Space:-

' GGPC consider that any public open space is better placed next to or as an extension to ESPF (Connor Downs Playing Field) rather than linked via a long footpath

' No details of the ownership or ongoing management/maintenance of the public open space have been supplied or what play equipment it may provide

' No details of the ongoing ownership, surfacing or management/maintenance of the lane to include what lighting would be provided leading to ESPF from the public open space have been given, the lane is over 165 metres long with the majority of it having fields on both sides and may not be a safe place for children to travel

' GGPC raise concern that gated access to ESPF would be required to ensure an issue with motorbike use is not created as it was off Ellis Meadow

Landscape/Visual impact/design:-

Footpath links have been provided to Prouts Lane, ESPF and Ellis Meadow ' see highways comments re Prouts Lane, it is understood a DMMO has been submitted for Prouts Lane by external body to make it a PROW so link could be an important community asset.

The documents provided with this application suggest the land leading to ESPF is in the same ownership; the piece of land that has been allocated for development is adjacent to the settlement boundary but is only attached to the built form of the village on one side with open countryside on the three other sides. GGPC consider that if an exception site is required for the area that the land adjacent to ESPF is more suitable for this type of development as it would have existing housing on 3 sides and the open space could easily be an extension to ESPF which is more central to the village rather than down a long lane. In its current form the development would create an area of over 12,000 sq m over three fields between ESPF, Ellis Meadow and the rear of Turnpike Road of potential infill land which could be used for open market purposes rather than exception sites, therefore if this development is needed, it would be better placed within the built form of the village rather than this detached location.

Flood risk/Highways/Environmental:-

No evidence has yet been provided regarding the quality of the land within the application, but it should be noted that our maps show this land as Grade 2 agricultural land. (See attached CC mapping from 2014) which suggests it may not be consistent with Policy 2 Criteria E of the G G N P as well as Policy 21 of the C L P and P112 of the N P P F. A condition to undertake an Agricultural Land Classification Report should be attached.

Geotechnical Considerations:-

' Old mine shafts were in the historical maps south and east of the site boundary, just off Angarrack Lane. Mining Searches UK recommends that regarding the proposed development, further action is carried out. This may take the form of a foundation inspection and/or site investigation carried out by a suitably qualified and experienced person.

' Viability of soakaway drainage on site.

' Practicality of having a detention pond in Connor Downs.

' Ground conditions across the site for foundation design.

Highways:-

The excerpts below are relevant parts of the highway access plan (20102\_-001\_-B\_-HIGHWAY\_ACCESS-5682985), the design and access statement and the transport statement provided by the developer.

' The items from the transport statement below that are emphasised will be made conditions if CC support the application.

' Highway access will be provided off Angarrack Lane in the form of a standard T-Junction. The access road width will be 5.5m and feature 6m radii. 1.8m wide footways will be provided together with junction visibility splays commensurate with the relocated 30 mph speed limit. Every endeavour will be made to relocate the 30mph zone a short distance beyond the development to the west.

' Approximate estimated daily movements generated by the site will be in the region of 250 with 18 peak hour movements. This equates to approximately one extra vehicle movement every 3 minutes 20 seconds in the peak hour.

' A Residential Travel Plan would be administered by a Travel Plan Coordinator (TPC). The travel plan measures would include that all properties are to provide secure cycle storage.

' Local residents have raised concerns regarding the effectiveness of Angarrack Lane for new development and it is felt that access from other locations better linked to the village should be encouraged particularly due to the dangerous junction onto Gwinear Road.

Planning balance/conclusion:-

On balance the application could be seen as a mirror image of the application to the east of Greenbank opposite to the north of Horsepool Road.

Here the issue of scale was partially addressed and an indication of the affordable housing given. The revised supplementary planning document 2020 may be the reason for this.

As such, and as both sites are technically open ended for further development, Gwinear-Gwithian parish has contributed a suitable rural exception site at Greenbank, that was deliberated on the West Sub Area Planning Committee, and therefore oppose this application with even more diligence.

Cllr Tovey seconded the proposal with 9 in favour and 2 abstention the proposal was RESOLVED.

- b) PA21/06583 [Proposed rear single-story extension to existing private domestic bungalow, and erection of a single-storey rear conservatory](#) 11 Wall Gardens Wall Hayle TR27 5HN Mr P Williams PZC - Cllr Tovey (lead) Cllr Norman (Support) Cllr Tovey outlined her report proposing the Council support the application, Cllr Bawden seconded with 10 in favour and 1 abstention the proposal was RESOLVED.

- c) PA21/06580 & PA21/06581 [Listed Building & Planning Consent for proposed extension and alterations to create proposed Indoor seating area for the Jam Pot Cafe attached to the main dwelling. Raising the roof of the existing dwelling and creation of first floor area with internal alterations and associated works](#) 113 Gwithian Towans Gwithian TR27 5BU Mr and Mrs Creswell PZC - Cllr Jones (lead) Cllr Bawden (Support) Cllr Jones outlined his report proposing:-

- 1) The new extension is measured at 15 metres in length. Gwithian Towans Design guidelines are limited in length to 12 metres only and therefore it breaches guidelines by 3 metres
- 2) The proposed flue measures 3 metres from the ground. The flue height is 2 metres of the ridge height and 1 metre from the low ridge. It would be 1.5 metres away from the Jam pot Grade II listed building roof and is drawn without cable moorings. Even with cable moorings the Parish Council feel that the likelihood it being blown down by high winds and damaging the Jam pot roof is too great and raise concern regarding this

3) Based on non-compliance to recommendations contained in the G T D G mentioned above, the PC objects to this application in its present form.

Cllr Tovey seconded the proposal with 9 in favour and 2 abstention the proposal was RESOLVED.

- d) PA21/06522 [Proposed single storey extensions to dwelling forming new entrance porch, bootroom and dining area](#) Trevaskis Farm Gwinear Road Connor Downs Hayle TR27 5JQ Mr Eustice PZC - Cllr Elliott-Rennard (lead) Cllr Cupples (Support) Cllr Elliott-Rennard outlined her report proposing the Council raise no objections to the application, Cllr Cupples seconded with 9 in favour and 2 abstention the proposal was RESOLVED.
- e) PA21/06649 [Rear extension, removal of garage and external cladding](#) Dalla Noweth 58 Gwithian Towans Gwithian Hayle TR27 5BT Mr and Mrs Morriss Planning Zone Councillors Cllr Jones (lead) Cllr Burt (Support) Cllr Jones outlined his report proposing the plans exceed the Gwithian Towans design guidelines of a maximum length of 12 metres by 1 metre. (13m) and therefore as it stands in its current form the Parish Council cannot support the application on this point but would consider a reduced length, Cllr Tovey seconded the proposal with 10 in favour and 1 abstention the proposal was RESOLVED.
- f) Planning Correspondence - To receive a list of planning notifications. Noted.

#### 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
- Cllr Pascoe advised that he had a positive meeting with the dairy developers regarding the length of Prouts Lane and was now liaising with CC to try and resolve the issue.
  - Cllr Cupples gave an update regarding the Hayle Day Care Centre.

#### 5. Correspondence received

- a) CNP – Volunteering Opportunities. Noted.
- b) Wave Project – Public consultation update. Noted.

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

- a) To consider the following reports and approve any actions
- Community Pride Operative. Cllr Cupples proposed the report be accepted, seconded by Cllr Jones with all in favour the proposal was RESOLVED.
  - Playground Management Team. Cllr Cupples proposed the report be accepted, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- b) Receipts and payments: to approve the statement for the period from 12<sup>th</sup> July 2021 to 9<sup>th</sup> August 2021 and the payments due.

The following income has been received:

Summary	Amount
TOTAL	<b>0.00</b>

The following payments are now due:

Summary	Amount
Admin (Ad)	257.42
Recreation / Street Scene (R/SS)	1714.71
Burials (B)	264.00
Agency Services (AS)	2030.00
Hall Hire/Office Space (HH/OS)	95.00
Projects/Capital Schemes (P/CS)	195.68
Salaries / PAYE (S/P)	3933.13
TOTAL	<b>8489.94</b>

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

- c) To consider applying to make the County Wildlife Site at Gwithian a community asset. Cllr Pryor proposed the application be made, seconded by Cllr Elliott-Rennard with all in favour the proposal was RESOLVED.
- d) To consider the Annual Report and agree the way forward. A debate ensued with Cllr Pryor proposing the Council approach the community groups regarding delivery of the report and any areas left where no one can be found to deliver the report would be posted/paid delivery, seconded by Cllr Rowe with all in favour the proposal was RESOLVED.
- e) To receive recommendations from the Cycle Project Working Group.
- Cllr Pryor outlined the findings and proposed the Council accept the recommendations, seconded by Cllr Burt with 10 in favour and 1 abstention the proposal was RESOLVED.
  - Cllr Pryor, Tovey, Elliott-Rennard and Jones agreed to assist the Clerk with the recommendations.
- f) To consider planning concerns raised by Cllr Rowe. After a debate Cllr Rowe proposed the concerns raised be forwarded to the planning enforcement team at CC, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- g) To receive an update regarding the possible donation of Oak saplings. The meeting agreed to defer this item.

- h) To discuss concerns raised regarding dogs on beaches & coastal parking. A debate ensued with the meeting raising various questions regarding a possible Civil Enforcement Role which it was agreed would be brought back for a future meeting.

***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.***

- i) To review the arrangements for the community building and home working. Cllr Bawden proposed the meeting defer this item but permit the GVA to use the hall in September for a coffee morning, seconded by Cllr Burt with all in favour the proposal was RESOLVED.
- j) To receive a report regarding the Community Pride Operative contract. After a debate the meeting agreed to consider the contract further, possibly by ward, at a future meeting.

7. Late or urgent items not on the agenda. None.

8. Agenda items for future meetings

Cllr Smith suggested the Council consider community assets for the entire Parish at a future meeting for inclusion on the CC asset register and this was agreed.

The Chairman closed the meeting at 8.40pm.