

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 24th October 2022 at Gwinear-Gwithian Parish Hall, Copper Meadows, Reawla, Gwinear, Hayle, TR27 5FN commencing at 7.00pm.

Present	Councillors	N Bawden D Cupples R Norman J Tovey	A Burt C Gill M Smith (Chairman)
Others present		3 members of the public	

1. Routine matters

- a) Safety Procedure. The Chairman advised of the fire exit and stated questions through the Chair only.
- b) Apologies for absence were received for Pascoe, Rowe, Mattu & Jones.
- c) To receive personal and prejudicial interests (including the details thereof) and preapproved dispensations in respect of any items on this Agenda. None.
- d) Public Participation.
 - i. The Chairman of the CDRA raised concern regarding the condition of certain items at ESPF, he felt that many were in a dangerous state and that this should be addressed.
 - ii. A lively discussion ensued about the way forward and immediate action that should be taken.
 - iii. The Chairman noted that the Parish Council undertakes monthly and annual risk assessments through competent and qualified organisations, he noted the reports had been approved by the Council and no major concerns were noted in the latest reports.
 - iv. The Chairman agreed to take item 6b at this point in the meeting, item 6b is in agenda order for the purposes of the minutes

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 10th October 2022. Cllr Cupples proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Tovey seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

3. To consider planning matters

- a) [PA22/08882 | To construct a 3-phase 11kv overhead line, consisting of 2 wooden poles not exceeding 12m in height as per plan ref 4382304. | Treeve Lane Connor Downs Cornwall - Martin Bray Western Power Distribution \(PZC\) Cllr Cupples \(lead\) Cllr Bawden \(Support\)](#) Cllr Cupples proposed no objection seconded by Cllr Bawden with all in favour the proposal was RESOLVED
- b) [PA22/08747 | Construction of Replacement Dwelling | Four Winds Prosper Hill Gwithian Hayle Cornwall TR27 5BW - Craig Sharp Wilson and Sharp Investments \(PZC\) Cllr Smith \(lead\) Cllr Burt \(Support\)](#) Cllr Smith circulated his report prior to the meeting proposing the Parish Council cannot support, and in fact objects to this application and refers the planning officer to the 'Cornwall Local Plan', Policy 7 Housing in the Countryside–
2.34 The replacement of existing lawful dwellings will be supported, but these should be broadly comparable to the size, scale and bulk of the dwelling being replaced, and not impact negatively on the character of the surrounding area. Part of the defining character of the Cornish countryside is the range of traditional vernacular buildings in the landscape, although a number of these have been lost through replacement dwellings. Consideration should always be given to retaining or incorporating traditionally built and structurally sound dwellings into replacement dwellings. It is the Parish Council's opinion –
I. That the proposed dwelling is NOT broadly comparable to the size, scale and bulk of the dwelling being replaced, II. And that it would impact negatively on the character of the surrounding area. III. Also that NO consideration has been given to retaining or incorporating traditionally built and structurally sound dwelling into this replacement dwelling. Seconded by Cllr Burt with all in favour the proposal was RESOLVED.
- c) [PA22/08889 | Construction of two dwellings, formation of new site access to serve No.55, and all associated works | Land South Of 55 Turnpike Road Connor Downs Hayle Cornwall TR27 5DT - Mr & Mrs C Uren \(PZC\) Cllr Cupples \(lead\) Cllr Bawden \(Support\)](#) Cllr Cupples outlined his report which had been circulated prior to the meeting proposing the Council cannot support this planning application on the grounds that: -
 1. This is over-development
 2. There appears to be insufficient spaces for off-road parking
 3. There is poor access for emergency vehicles
 4. Houses built there would seriously overlook and destroy neighbouring properties privacy
 5. There is very low need for open market housing in the village
 6. There is very low need for 3 and 4 bed housing in the village
 The proposal was seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- a) [PA22/07967 | Construction of Two new detached dwellings with integral garages. | Land At Wall Garage Rosewarne Rd Wall Gwinear TR27 5LD - MR HALE \(PZC\) Cllr Norman \(lead\) Cllr Tovey \(Support\)](#) Cllr Norman outlined the application proposing that the Council had no objection to the previous application site boundary which could accommodate two dwellings but cannot support the new boundary area as it breaches the settlement boundary into a field, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.

- e) [PA22/08715 | Lawful development certificate for existing use of an approved holiday accommodation as a permanent residential dwelling | The Barn Fraddam Farm 15 Deveral Road Fraddam Hayle Cornwall TR27 5EP - Mr Graham Darlow M&A Associates](#) (PZC) Cllr Gill (lead) Cllr Rowe (Support) Cllr Gill outlined the application suggesting the Council ask for further information, the meeting deferred the item.
- f) [PA22/08453 | Construction of single storey extension to front the of property | 26 Horsepool Road Connor Downs Hayle Cornwall TR27 5DZ - Mr Steve Palmer](#) (PZC) Cllr Burt (lead) Cllr Smith (Support) Cllr Burt read her report which had been circulated prior to the meeting proposing the applicant wishes to extend the front of the property approximately 2.5 metres to make a larger lounge and porch. However this would extend 2.5 metres beyond the east-west building line. For this reason the Council objects to this, however the applicant could consider a permitted development extension at the rear of the property. Seconded by Cllr Smith with all in favour the proposal was RESOLVED.
- g) [PA22/09059 | Hedgerow Removal Notice to create two new gated access points into the fields which will improve access for farm vehicles. | Land Adjacent To 4 Coswinsawin Lane Carnhell Green Cornwall TR14 0LW - Cornwall Council](#) (PZC) Cllr Tovey (lead) Cllr Norman (Support) Cllr Tovey proposed no objection, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- h) Planning Correspondence – Appeal notification - PA21/05008 - Outline Application for up to forty units with associated open space Land North West off Angarrack Lane, Connor Downs - Treveth Holdings LLP. Cllr Smith updated the meeting on the Planning Committee Meeting at Cornwall Council and felt that a meeting between the applicant and the Parish Council is essential to discuss the proposed development further. The meeting agreed to discuss this at a future Parish Council meeting.

4. Reports

- a) Verbal reports from Parish Councillors/representatives
 - i. Cllr Gill reported he had attended the Towans Partnership meeting which had been very interesting, minutes would be sent to the PC.
 - ii. Cllr Burt had attended the Hayle Memory Café where they held a Hawaiian afternoon, the PC has previously given a grant to the organisation. It was very well attended and well organised.
 - iii. Cllr Gill expressed concern regarding the condition of a hedge at Pen Tye.

5. Correspondence received

- a) Cornwall Council – Consultation dogs on beaches. Noted.
- b) Ocean Housing - Proposal to sell shared ownership homes to another Registered Provider. Noted.
- c) Cornwall Council - Boundary between Anneth Lowen and 1 Wall Veau - Tree Preservation Order 2022. Noted.
- d) Cornwall Council - Landscape Character Assessment Invitation. Cllr Gill and Burt to attend.
- e) Local resident – Police drop in sessions. Noted.
- f) Local resident – Tree Ellis Meadows. The meeting agreed to await the Tree Safety Management report.

6. Other matters requiring decisions of the Council

- a) To consider information regarding a SSSI proposal. The Council strongly support the new proposal.
- b) To receive information regarding ESPF (Cllr Cupples). Further to the discussion under Public Participation, Cllr Tovey proposed the Chairman and Clerk liaise with the CPO to remove any equipment deemed unsafe, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- c) Warm Rooms Initiative (Cllr Norman). Cllr Norman outlined her concerns with the meeting agreeing to put a list of any warm room initiatives on social media.

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

8. Agenda items for future meetings

- i. Cllr Norman suggested all Christmas lights be lit by solar cells
- i. Next Junes Coronation.

The Chairman closed the meeting at 9.15pm.