

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 26th September 2022 at Gwinear-Gwithian Parish Hall, Copper Meadows, Reawla, Gwinear, Hayle, TR27 5FN commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden	A Burt
		C Gill	L Pascoe
		S Rowe (Vice-Chairman)	M Smith (Chairman)
<u>Others present</u>		3 members of the public, Mrs Vida Perrin, Clerk to the Council	

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 Cllrs Norman, Tovey, Cupples, Mattu & Jones.
- c) To receive personal and prejudicial interests (including the details thereof) and preapproved dispensations in respect of any items on this Agenda.
 - i. Cllr Rowe declared an interest in item 4e and did not take part in the discussion or vote for that item.
 - ii. 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".
- d) Public Participation.
 - i. A member of the community asked the Parish Council to consider changing the 30mph in Gwithian to 20mph. The meeting advised the resident that changes to speed limits was the responsibility of Cornwall Council as the Highway Authority but that the PC can lobby them for areas requiring a change. The Clerk agreed to send the resident a link to the 20mph project scheme that CC are undertaking and advised that the PC would be lobbying CC when the next phase is announced.

2. Presentation from Aura Power Developments Ltd

[PA22/06139 | Installation and operation of a ground mounted photovoltaic solar farm, inclusive of solar arrays, transformers, substation, landscaping, fencing, internal access tracks, access, CCTV and other associated works, for the purpose of generating and exporting renewable energy to the electricity grid network | Land Known As Penhale Moor, South-east Of Bosproval Farm And South Of Penhale Road Carnhell Green Cornwall-Chris Featonby Aura Power Developments Ltd](#) Planning Zone Councillors (PZC) Cllr Tovey (lead) Cllr Norman (Support) *please note the PC have received a request from the applicant to give a presentation at this meeting, the PC will consider any representations made at this meeting and will then make its final comments at the public GGPC meeting to be held on the 10th October 2022*

The Aura Power Development group joined the meeting via video link and outlined the project which the planning application above related to.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 8th August 2022. Cllr Rowe 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

- a) [PA22/06933 | Proposed 6no Holiday Units To Serve Touring Park | Land Adj To 27 Penhale Road Carnhell Green Camborne Cornwall TR14 0LU-Mr Mick Bell Lavender Fields Touring Park](#) (PZC) Cllr Norman (lead) Cllr Tovey (Support) The Clerk read Cllr Norman's report with Cllr Bawden proposing 'this is a development of substantial permanent concrete block two storey residential style houses together with a children's play area on land adjacent to the main road running down to Barripper. The land does not appear to be within the curtilage of Lavender Fields touring park. There is a well worded email opposing the plan from a neighbour on the planning portal and the same person has outlined his objection via email to the Parish Council. To all intents and purposes this appears to be a plan for an imposing set of residential properties on an undeveloped, heavily contaminated area of open countryside outside of the neighbourhood plan and in a prominent location in a landscape which is not currently proliferated with domestic dwellings. The PC has been advised that the existing static holiday caravans on Lavender Fields have been removed which conflicts with GGNP 10.1 (Proposals for new holiday accommodation should demonstrate that there is a need for the provision of additional tourist accommodation that cannot be met by existing facilities) The development conflicts with Policy 10.1 in that it does not prioritise the conversion or replacement of existing buildings? again the PC notes the possible removal of existing holiday accommodation at Lavender Fields. No information has been submitted as to why these new holiday units cannot be accommodated on the existing site of Lavender Fields. The site is not well related to an existing settlement being 650m walk to the nearest village and pavement at Carnhell Green, this is also where the nearest bus stop to the site is situated, this conflicts with GGNP 10.1. Therefore the Parish Council objects to the application as it does not meet Policy 10.1 of the GGNP - Proposals for new holiday accommodation should demonstrate that there is a need for the provision of additional tourist accommodation that cannot be met by existing facilities. Such development should prioritise the conversion or replacement of existing buildings, be well related to an existing settlement in the parish and accessible by a range of transport modes.

If the officer is minded to approve the application, contamination and flood reports/conditions need to be applied and a condition added ensuring the units are for holiday use only and tied to the existing business at Lavender Fields'. The proposal was seconded by Cllr Rowe with 5 in favour and 1 abstention the proposal was RESOLVED.

- b) [PA22/06645 | Retrospective planning approval for Concrete base and hardcore surfacing of existing access, parking and turning area. Plus approval of land maintenance implements store | Land East Of 20 Angarrack Lane Connor Downs Hayle Cornwall TR27 5JF-Mr & Mrs R. Luke](#) (PZC) Cllr Cupples (lead) Cllr Jones (Support) After a brief discussion Cllr Rowe proposed no objection assuming a condition is applied ensuring that the building must be used for the purpose of storing agricultural equipment only, seconded by Cllr Gill with 5 in favour and 1 abstention the proposal was RESOLVED.
- c) [PA22/01326 | Proposed affordable housing led development comprising 5 affordable homes and 4 open market cross-subsidy homes with associated works | Land South West Of Park Gwenton Connor Downs Cornwall - Mr And Mrs I Johnson West Country Developments Ltd](#) (PZC) Cllr Smith (lead) Cllr Burt (Support) Cllr Smith read his report proposing 'this application is for the site south of the old dairy Turnpike Road Connor Downs, and is the extension of the recent Park Gwenton development. The location has been the site of numerous planning applications, over several decades. The Homechoice Register for Gwinear Gwithian details the following -

Bedrooms	1	2	3	4	5	
Band.						
A	1	4	2			
B	1		1	4	1	
C	4	6	9	8		
D	3	5				
E	35	13	6	2		
Total	44	28	18	14	1	105

As detailed 44 of those registered require 1 bedroom properties, that is 42.7% of the total, yet this application contains no one bedroom properties. The development is for –

2 – 4 bed Open Market, 2 -- 3 bed Open Market, 2 -- 2 bed Affordable Rent, 1 -- 3 bed Affordable Rent
1 – 3 bed Shared Ownership, 1 – 2 bed Shared Ownership

The Homechoice list is for those seeking to rent, not for those looking for shared ownership. Only 3 properties are allocated for affordable rent that is 2.8% provision to meet the housing need. Should all the affordable properties be allocated as for rent then at least this would equate to a 4.7% provision.

There are no details regarding a 'Social Housing provider' who will take over the properties on completion, or of a section 106 agreements. Therefore the Parish Council cannot support this planning application in that – We consider that the total of only three (3) affordable rented properties is insufficient, and that all the five (5) affordable properties should be for rent. Considering that the Homechoice list for this parish totals 105 applicants. There is no one bedroom properties within this proposed development, the Homechoice list details 44 applicants seeking one bedroom dwellings. That is 42.7% of all applicants. There are no details of a Social Housing provider prepared to take ownership the social housing content. Without knowledge of any Section 106 agreement this Council is unable to give its support. However if the applicant is prepared to amend the application to include one bedroom properties, and to stipulate that all affordable properties are for rent not shared ownership, then the Council will be prepared to reconsider. The proposal was seconded by Cllr Burt with 5 in favour and 1 abstention the proposal was RESOLVED.

- d) [PA22/07309 | Proposed construction of 4no. beach houses, offices store and general store and associated landscaping | The Office Gwithian Towans Gwithian Cornwall TR27 5GE - Mr Nick McIvor Three Mile Beach Ltd](#) (PZC) Cllr Smith (lead) Cllr Mattu (Support) Cllr Smith read his report proposing 'the 'Three Mile Beach', which is a success bringing employment and additional financial income into the parish, is an evolving project. The Parish Council has in the past, to varying degrees given its support to the project. In turn 'Three Mile Beach' has respected the Gwithian Towans Design Guide. The location outlined in red was on both PA16/09938 and PA18/02047 the site of two chalets. This current planning application for this same site is for – Four two bedroom chalets (howbeit the applicants states one double room with one single room) One general store footprint 43 m2 Extended site office store footprint 28m2 Therefore on a site originally intended and granted planning permission for two chalets, now the applicant is seeking permission to place four chalets, one general store, and to extend to site office, which although was mentioned in previous planning applications was never in any details shown on this site. Therefore the Parish Council cannot support and objects to this application in that it considers the following – That positioning four chalets, one general store and extended office store, on a site granted planning permission (PA16/09938 & PA18/02047) for two chalets creates an over development of this location. The proposed four chalets have only been allocated six car parking spaces, which is one point five space for each chalet. It cannot be guaranteed that all the residents in any chalet will arrive in one car. The location of the general store being adjacent to the parking spaces allocated for the four chalets may lead to congestion on the access lane to both these and neighbouring properties. Although the Parish Council cannot support this application it would consider a reduction in the number of chalets on this site, together with re positioning of the general store. Seconded by Cllr Burt with 5 in favour and 1 abstention the proposal was RESOLVED

- e) [PA22/07658 | Application for a lawful development certificate for existing use of land for recreation purposes ancillary to caravan site at Parbola Holiday Park | Parbola Holiday Park Shaftdowns Lane Wall Cornwall TR27 5LE - Parbola Holiday Park Ltd Planning Zone Councillors \(PZC\) Cllr Tovey \(lead\) Cllr Gill \(Support\)](#). Cllr Gill proposed no objection seconded by Cllr Bawden with 4 in favour and 2 abstentions the proposal was RESOLVED
- f) [PA22/07649 | Demolish of existing owners accommodation and reinstate owners dwelling with slightly larger footprint. | Lavender Fields Touring Park Penhale Road Carnhell Green Cornwall TR14 0LU - Mr Mick Bell Planning Zone Councillors \(PZC\) Cllr Norman \(lead\) Cllr Tovey \(Support\)](#) Cllr Smith proposed 'there are a number of anomalies that present problems in making a reasoned decision. We ask the planning officer to supply the following information, as we were unable to download certain files concerning previous applications on this site. 1. The PROPOSED_SITE_PLAN__FLOORPLANS_AND_ELEVATIONS do not appear to agree. i.e the dimensions do not match. 2. The date and conditions if any, when the present building was granted planning permission. Upon receipt of this information a reasoned recommendation can be made. Seconded by Cllr Gill with 5 in favour and 1 abstention the proposal was RESOLVED.
- g) [PA22/07707 | Creation of agricultural gateway from field. | Sea View 2 Trenawin Lane Connor Downs Hayle Cornwall TR27 5JG - Mr Charles Jones Planning Zone Councillors \(PZC\) Cllr Cupples \(lead\) Cllr Jones \(Support\)](#) After a debate Cllr Rowe proposed 'the PC object to the application for the following reasons:- i. The applicant already has two existing entrances to this area; ii. the proposed gateway exits onto a narrow road which is very busy and has speeding issues. iii. there is no reason given for the proposed new gateway; iv. there will be a loss of at least one mature tree. If CC is minded to approve the application a condition limiting the use to agricultural use only should be attached to any approval along with the recommended visibility splays, seconded by Cllr Gill with 5 in favour and 1 abstention the proposal was RESOLVED.

5. Reports

- a) Verbal reports from Parish Councillors/representatives
i. Cllr Gill advised the GVA had produced its first new format newsletter, advising it would be delivered to various business/community organisations for the public to collect.

Reports from Cllr Pascoe as Cornwall Council Local Member:-

- ii. Cllr Pascoe advised the next CNP meeting would be held next Monday.
b) Gwithian Green Advisory Group – 14-9-22. Cllr Gill outlined the meeting.

6. Correspondence received

- a) Department for Culture Media and Sport (DCMS) consultation - Short Term Holiday Lets. Noted.
b) Bulb – Energy price increases. Noted.
c) Cornwall Council – Consultation dogs on beaches. Deferred.
d) Cornwall Council – Consultation Gambling Act. Deferred.
e) Critical Control Centre Firefighter - Closure of Cornwall fire & rescue critical control centre. Cllr Pascoe proposed the Council write a letter raising the concerns, seconded by Cllr Rowe with all in favour the proposal was RESOLVED.

7. 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 & payments: To ratify the receipts and payments from 8th Aug 2022 to 12th Sept 2022
The following income has been received:

Summary	Amount
Burials (B)	490.00
Precept (Pre)	51097.78
TOTAL	51587.78

The following payments are now due:

Summary	Amount
Admin (Ad)	299.74
Recreation/Street Scene (R/SS)	1619.37
Burials (B)	264.00
Hall Hire/Office Space (HH/OS)	240.48
Projects/Capital Schemes (P/CS)	687.34
Salaries / PAYE (S/P)	4304.99
TOTAL	7415.92

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

- c) To consider recommendations from the Towans Ranger Traffic Management Report and agree the way forward. A debate ensued with Cllr Smith proposing the recommendations be put forward to the CNP highways budget as an EOI, seconded by Cllr Gill with all in favour the proposal was RESOLVED.
d) To agree Expressions of Interest for the Community Network Panel Highways budget. After a discussion Cllr Pascoe proposed the remaining items at Upton Towans, issues raised at Reawla & Connor Downs be put forward to the CNP highways budget as an EOI, seconded by Cllr Rowe with all in favour the proposal was RESOLVED.

- e) To review quotations for Tree Safety Management. The Clerk advised the Council of the quotes received and the current contract details. Cllr Gill proposed the Council change the current contract to include Professional Indemnity Insurance of £2m and to accept quote 3 once the outstanding items had been received, seconded by Cllr Rowe with all in favour the proposal was RESOLVED.
 - f) To ratify the following decisions from the 8th August GGPC meeting:-
 - i. ESPF project - the Council approve quote 3 with the PC donating £124.40 to CDRA for remainder required.
 - ii. Allotment tenancy notice – the recommendations be approvedThe meeting agreed to take the two items en bloc with Cllr Gill proposing the Council approve the decisions, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
 - g) To consider the way forward regarding CC/Treveth Holdings LLP correspondence. After a debate the meeting agreed to contact the Planning Officer regarding the access.
8. Late or urgent items not on the agenda
Landscape Character Assessment Invitation – Cllrs Gill and Burt agreed to attend.
Cllr Gill asked about the Jubilee trees and the Chairman agreed to chase the Housing Association again.
9. Agenda items for future meetings None.

The Chairman closed the meeting at 9.14pm.