

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 12th June 2023 at Gwinear-Gwithian Parish Hall, Copper Meadows, Reawla, Gwinear, Hayle, TR27 5FN commencing at 7.00pm.

Present	Councillors	D Cupples	V Dinham
		C Gill (Vice-Chairman)	B Jones
		R Norman	L Pascoe
		S Rowe	M Smith (Chairman)
		J Tovey	

Others present 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 Mattu and Bawden.
- 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 Rowe declared an interest in agenda item 3c and took no part in the discussion or vote for that item.*
- d) Public Participation.
 - i. A member of the public was in attendance to object to agenda item 3c and raised several issues.
 - ii. A member of the public was in attendance to object to agenda item 3c.
 - iii. A member of the public asked that CC be lobbied for priority signage at the Reawla build out.
 - iv. A member of the public advised the council of the work involved in getting electricity installed at Reawla Park.

2. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 15th May 2023. After minor amendments, Cllr Dinham 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.

3. To consider planning matters

- a) [PA23/03666 | Front Extension and Balcony Retrospective Planning | Seafields 56 Gwithian Towans Gwithian Hayle TR27 5BT - Mr Jeff Sacree](#) *Planning Zone Councillors (PZC) Cllr Smith (Lead) Cllr Jones (Support)* Cllr Smith proposed 'the Parish Council objects strongly to this retrospective planning application in that it conflicts with the Gwithian Towans Design Guide which is part of our parish Neighbourhood Plan, and all planning applications for developments within Gwithian Towans are assessed against that document. It should be noted that the G T D G was the result of extensive consultations with the residents and chalet owners of Gwithian Towans, and was adopted after the referendum of September 2017. The chalet is situated in the G T D G zone Central 2 and breaches the recommendations for development in that zone by :-
 - Exceeding the recommended footprint of 80% of the plot size.
 - The proposed extension would create a structure exceeding 12 metre in length. (this proposal would be 15 meter in length)
 - The roof height as detailed on drawing 3104-1-002 as being 2.3 m is in fact 2.8 m.
 - The G T D G states "Where possible, existing and proposed dwellings should include a minimum of 1 parking space which relates to the site area" This proposal actually takes away any space for the use of residents parking their car on this site.
 - The design of the proposed extension is contrary to both the G T D G and the Cornwall Local Plan policy 7.1. Therefore we recommend that the planning officer refuse this retrospective planning application, which in reality is the first phase of a withdrawn planning application which this council could never support'. This was seconded by Cllr Jones with 8 in favour and 1 abstention the proposal was RESOLVED.
- b) [PA23/04006 | Alterations to roof including raising of ridge and single storey side extension to provide improved living accommodation | 35 Gwithian Towans Gwithian Hayle TR27 5BT - Mr Roger Wright-Morris](#) *Planning Zone Councillors (PZC) Cllr Smith (Lead) Cllr Jones (Support)* Cllr Smith read his report, proposing 'the Parish Council objects strongly to this planning application in that it conflicts with the Gwithian Towans Design Guide which is part of our parish Neighbourhood Plan, and all planning applications for developments within Gwithian Towans are assessed against that document. It should be noted that the G T D G was the result of extensive consultations with the residents and chalet owners of Gwithian Towans, and was adopted after the referendum of September 2017. The chalet (35 Gwithian Towans) is situated within Central Zone 2 of the G T D G, and fails to meet the recommendations for developments within that zone by -
 - The eaves height exceeding the 2.5m from the ground at any point around the footings. (proposed height is 2.97m)
 - The ridge height of the building at any point should be no more than twice the height of the wall roof plate (eaves) from the footings.(the proposal is 5.97m exceeding the maximum ridge height of 5m by 0.97m)
 - The total footprint of the proposed development exceeds the G T D G of a maximum of 80% of the plot size.
 -

- The proposed site plan shows parking for 3 vehicles, can the applicant present evidence of ownership of that particular piece of land?

The parish council would reconsider its objection to this application if the ridge height were lowered to comply with the G D T G. The proposal was seconded by Cllr Jones with 8 in favour and 1 abstention the proposal was RESOLVED.

Cllr Rowe left the meeting at this point

- c) [PA22/11068 | Outline planning permission \(revised\) \(with appearance, scale and landscaping reserved for later determination\) : Erection of 5 dwellings with associated works. | Land Adj To 10 Wall Road Wall Road Wall Hayle TR27 5HA - Mr J Lawley](#) Planning Zone Councillors (PZC) Cllr Tovey (Lead) Cllr Gill (Support) Cllr Gill outlined his report and after a debate Cllr Tovey proposed the Parish Council object to the application due to the continued concerns over the access width, visibility and safety of users and ask that the Highways officer meet with the PC onsite to review this. The access track is un-adopted which means that bins and recycling will have to be left out on the pavement in an area where children are walking from buses or to school and will have to step into the road. It has also been brought to the PC's attention since the last application that a number of mature trees along the boundary with the rear of the properties on Wall Road will require removal to create the access and we ask that a bat/barn owl survey be undertaken due to this. We also ask that a drainage report should be undertaken, if not suitable at outline stage a condition should be placed on any approval to ensure a suitable drainage report is provide at full planning stage to ensure the concerns raised by residents regarding flooding to the rear of properties on Wall Road are addressed. Cllr Gill seconded the proposal with 7 in favour and 1 abstention the proposal was RESOLVED.

Cllr Rowe returned to the meeting at this point

- d) Planning Correspondence:
- To receive a list of planning notifications. Noted.
 - Appeal Decision - [PA22/00584 | Proposed replacement of touring pitches with 23 static caravans. | Touring Park Treeve Lane Connor Downs Hayle TR27 5BN](#). 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 Gill updated the meeting on the tree planting project.
- c) To receive verbal reports - CC Local Member for Gwinnear-Gwithian & Hayle East (Cllr Lionel Pascoe)
- Cllr Pascoe Advised he had received notification of the Solar meeting for Lanyon.
 - That he had received concerns from a resident regarding the location of the Coronation bench
 - That he would be attending a walk through from Sandbanks to the school to review safety.
 - That he had been advised there was a planning condition requiring Old Mill Lane to be maintained during works, Clerk to investigate and report as appropriate.
- d) Written reports:
- Carnhell Green Streetscape project. After a debate Cllr Smith agreed to speak with the Fellowship. Clerk to ask CC for an update.
 - King's Coronation bench – Connor Downs. A debate ensued with the meeting agreeing to defer the item to allow Councillors time to consider locations.
 - ESPF revamp update.
Equipment - Cllr Tovey proposed the PC remove the bear rocker and bike rack, seconded Cllr Cupples with all in favour the proposal was RESOLVED.
Slabs – After a debate, Cllr Gill proposed the recommendations within the Rospa report be followed, seconded by Cllr Jones with 7 in favour, 1 against and 1 abstention the proposal was RESOLVED.
 - Long term parking in layby – Upton Towans. A debate ensued with Cllr Tovey proposing the living conditions and dumped waste around the vehicles be reported to Public Health, seconded by Cllr Gill with all in favour the proposal was RESOLVED.

5. Correspondence received

- Robertson Developments Limited - Naming of new street - Connor Downs (Coronation Avenue). Accepted.
- Local resident – letter of thanks. Noted.
- Hayle Town Council – Request for support re dumping of sewage in our seas. Cllr Jones proposed the PC support the issue of sewage being dumped in our seas and writes a suitable reply, seconded by Cllr Dinham with 8 in favour and 1 against the proposal was RESOLVED.
- Local resident – dog faeces and dog bins – Relistian Lane. After a discussion Cllr Dinham proposed the PC investigate the possibility of the awareness campaign and ask the local resident who raised the issue if they would volunteer for the scheme, that the dog warden be asked to attend the location and that costings for an extra dog bin be provided for a future meeting, seconded by Cllr Cupples with all in favour the proposal was RESOLVED.
- Martin Rule – Gwithian Green contract. Noted.
- Local resident - Street signage/nuisance guests. Cllr Gill proposed the PC write to the owner of the business on Gwithian Road to ask them to improve their information regarding arrivals.

6. Other 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 and payments: to approve the statement for the period from 15th May 2023 to 12th June 2023 and the payments due.

The following income has been received:

Summary	Amount
Hall Hire/Office Space (HH/OS)	220.00
Burials (B)	365.00
Administration (Ad)	19.38
TOTAL	604.38

The following payments are now due:

Summary	Amount
Admin (Ad)	445.55
Recreation/Street Scene (R/SS)	2888.06
Burials (B)	264.00
Hall Hire/Office Space (HH/OS)	52.72
Grants/Donations (G/D)	200.00
Agency Services (AS)	731.12
Salaries / PAYE (S/P)	4382.32
TOTAL	8963.77

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

- c) To review the Code of Conduct and agree the way forward. Cllr Cupples proposed no changes necessary, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- d) Playground Management 6 month review. Noted.
- e) To consider information regarding electricity at Reawla Park. Cllr Cupples proposed the current process remain, seconded by Cllr Rowe with all in favour the proposal was RESOLVED.
- f) To consider plaques and agree the way forward-Cllr Gill. Cllr Rowe proposed the first choice be approved, seconded by Cllr Dinham with 8 in favour and 1 abstention the proposal was RESOLVED.
- g) End of Year Accounts 2022/2023 to include conflicts of interest. No conflicts were found.
- i) To receive the Internal Auditor's Report. Cllr Norman proposed the Internal Auditor's Report be accepted, seconded by Cllr Jones with all in favour the proposal was RESOLVED.
 - ii) To consider, approve and sign the Annual Governance Statement (Section 1) Cllr Cupples proposed the Annual Governance Statement (Section 1) be approved and signed, seconded by Cllr Dinham with all in favour the proposal was RESOLVED.
 - iii) To receive and approve the Accounting Statements (Section 2) for the year ending 31st March 2023. Cllr Cupples proposed the Accounting Statements (Section 2) for the year ending 31st March 2023 be approved, seconded by Cllr Dinham with all in favour the proposal was RESOLVED.

Cllrs Norman and Tovey declared an interest in the following item taking no part in the discussion or vote

- h) To ratify the decision to earmark £2000 towards the ESPF revamp project management - application to GGSCF. Cllr Rowe proposed the PC earmark £2000 towards the ESPF revamp project management - application to GGSCF, seconded by Cllr Gill with 7 in favour the proposal was RESOLVED.
- i) To consider purchasing tablets for Councillors-Cllr Dinham/Gill. A debate regarding the pros and cons ensued with the meeting agreeing to defer the item until the next meeting.

7. Late or urgent items not on the agenda

- i. Cllr Gill asked if the overgrown hedge leading from Copper Meadows up Relistian Lane be cut back and the Clerk agreed to report it to CC but noted they don't usually start cutting back the hedges until the end of the summer.
- ii. Cllr Norman asked that CC be contacted to ensure the business on Gwithian Road are paying for their commercial waste to be removed.
- iii. Cllr Tovey asked the PC to look into railing outside the hall due to a near accident at the recent GGAG.
- iv. Cllr Cupples brought the issue of anti-social behaviour occurring in Connor Downs on a regular basis. Clerk to report the issue to the Sector Inspector.
- v. Cllr Pascoe asked that the Gwinear village sign opposite Polkinghorne be replaced, Clerk to ask CC.

8. Agenda items for future meetings None.

The Chairman closed the meeting at 9.05pm.