

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 26<sup>th</sup> June 2017 at the Hall for Gwinear, Gwinear Churchtown, TR27 5JL commencing at 7.00pm.

<u>Present</u>	Councillors	N Bawden	A Burt
		T Homes	I Lawrence
		Mrs S Negus	R Norman
		L Pascoe	M Roberts (Vice Chairman)
		S Rowe (Chairman)	M Smith (Vice Chairman)
		J Tovey	
<u>Others present</u>		Mrs Vida Perrin, Clerk to the Council	

1. Routine matters

- a) Safety Procedure – The Chairman advised of the fire exits, location of toilets and asked that mobile phones be switched to silent during the meeting. He stated questions through the Chair only.
- b) Apologies for absence were received and accepted from Cllr Cupples.
- c) 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”.*
- d) Public Participation. A member of the community asked if there was any news regarding the streetscape project. The clerk advised that the project has been handed over to Cormac’s Scheme Delivery Team who will add it to their construction programme for construction to start late summer. The project is subject to Cornwall Council sign off. This is a process Cormac has to go through as CC will take ownership for future maintenance.

*Cllr Tovey arrived at this point*

2. Coastline reference possible development in Connor Downs

The item is to be deferred as the representative was unable to attend due to an emergency.

3. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 12<sup>th</sup> June 2017. After 1 minor amendment Cllr Negus proposed the minutes be accepted as a true and accurate record of the meeting. Cllr Norman seconded with all in favour and the proposal was RESOLVED.
- b) Business arising from the Minutes. None.

4. To consider planning matters

- a) PA17/04816 - [Residential development for 5 dwellings to include 2 affordable. - Land West Of Connorton Cottage Gwithian Road Connor Downs Cornwall TR27 5EA](#) Mr N Boys *Planning Zone*  
Councillors : *Cllr Bawden (Lead) Cllr Cupples (Support)*
  - i. The clerk advised information from a local resident had been circulated prior to the meeting.
  - ii. Cllr Bawden advised his report had been circulated to the meeting and after a debate proposed that the council object to the application for the following reasons;
    1. The application proposes 2 of the 5 dwellings are affordable houses (a/h) which does not accord with CLP Policy 9 regarding 100% starting point, the application suggests the viability requires some open market housing although the application also suggests the open market housing is being provided by the landowner, so the council would presume the costs of this land are low as there is no purchase of land costs, this should be clarified by CC. The application is suggesting that a financial contribution is provided towards a/h to offset the 50/50 rule. CC should satisfy itself that the viability and the fact that no land purchase costs are involved that the land cannot be used for 100% a/h particularly as the GGNP shows there is adequate and more sustainable land within the settlement boundaries to provide sufficient open market homes to 2030. The a/h are 2 bedroom which is in line with requirements within this parish although CC should ensure these are occupied by someone with a local connection to the parish and that they are offered for rentable purposes as evidence suggests there is little or no need for intermediate properties within Gwinear-Gwithian Parish (GGP).
    2. The GGNP has undergone Independent Examination and has been approved by CC ready for referendum. The Inspector agreed that the settlement boundaries provided sufficient land to meet the demands of the CLP for the parish until 2030 and therefore contributes effectively towards sustainable development. The Examiner also strengthened GGPP2 to bring it in line with CLP Policy 9. Clause 1 of the Neighbourhood Planning Act 2017 puts a duty on a Local Authority that it must have regard to a NP which is at this stage when determining applications.

This application fails to meet the GGNP on a number of points;

- i. It does not accord with Policy 9 of the CLP as noted above and therefore also GGPP2(a)
- ii. The application suggests that there is need as shown on the homechoice register for the parish although it is unclear whether the proposals really meet the needs, it is not enough for applicants to state that as there is a need on the register that is sufficient. As seen from the evidence attached to this report successive applications have been approved by CC which have not ultimately met the needs of the parish therefore letting down the very people in need on the register by not providing housing required and therefore the figure on the register does not reduce according to the housing being provided for that parish. This also puts added burden on the parish as over 25% of those living in a/h did not originally have a local connection. Therefore further evidence is required before it can be ascertained that this application meets GGPP2(b)
- iii. The Independent Examiner agreed that the GGNP settlement boundaries (SB) provide enough potential land to sustain the requirements of the CLP and 5 year and supply to 2030, therefore it effectively contributes towards sustainable development. No evidence has been put forward with this application to show that the land within the SB cannot meet the need, for that reason this application does not accord with GGPP2(c).  
GGPP2(f) - The GGNP Open Spaces Study identifies a need for Parks/Amenity space to the West Connor Downs, although this site is East Connor Downs it should be noted that the nearest park (ESPF) is a 1 mile walk from the site. This highlights that although Connor Downs is a sustainable village this type of ribbon development which does not provide any onsite provision or community benefit to existing infrastructure only isolates residents further. Therefore a development within the SB would contribute more effectively to sustainable development.

3. The council also notes that there is no highway footpath on Gwithian Rd until Kensa Way meaning someone wanting to walk their children to school or catch the bus would have to walk over 320metres before they would be on a pavement which suggests the location is more unsustainable than land within the SB.

4. If CC are minded to approve the application the council would request Highways consider adopting the road and ensuring it is to highways standard but If the proposed scheme is not offered for adoption to the Highway Authority, the developer must ensure that a properly-constituted body with defined legal responsibilities is established to maintain the streets to the common benefit of residents through the Highway Authority.

Legal certainty will need to be obtained by the Highway Authority prior to permission being granted that the streets are going to be properly maintained in perpetuity by these private arrangements as noted within the GGNP Development Proposal Document.

5. The council raises concern over the wildlife area being the entire length of the site and kept in perpetuity and asks that if CC is minded to approve the application a suitable condition is placed to ensure the whole area is demarcated as a wildlife area and is maintained for wildlife and not left uncontrolled.

Cllr Smith seconded the proposal with 10 in favour and 1 abstention, the proposal was RESOLVED

- b) PA17/05434 - [Demolition of existing timber frame garage and shed and construction of new timber frame lofted garage - 3 Upton Towans Hayle TR27 5BJ](#) Mr & Mrs Wright *Planning Zone Councillors : Cllr Homes (Lead) Cllr Smith (Support)*
  - i. Cllr Homes outlined the application advising that although the proposed garage was very large in scale it was proportionate to the plot size. He advised no objections had been put forward at present although noted that the upper window to the east elevation could overlook neighbours.
  - ii. Cllr Homes proposed the council raise no objection assuming the window on the upper floor on the east elevation is obscured.
  - iii. Cllr Roberts proposed an amendment to add that the permitted development rights be removed and the garage tied to the existing property, Cllr Lawrence seconded with all in favour the proposal was RESOLVED as follows; *the council raise no objection assuming the window on the upper floor on the east elevation is obscured, the permitted development rights are removed and the garage tied to the existing property.*
- c) Planning Correspondence
  - i) to receive a list of planning notifications 07/06/17 to 20/06/17.
    1. Cllr Rowe proposed he, the clerk and Cllr Pascoe try and meet with the developers at Relistian Lane as work is moving on now, seconded by Cllr Pascoe with all in favour the proposal was RESOLVED.
    2. Cllr Smith asked the clerk to see if she could get a firm date on the referendum for the GGNP.
    3. Cllr Bawden advised he had attended a site visit regarding the application at Horsepool and the planning offer was going to try and get updated plans which included reducing the size of the property to the south and obscuring the velux glazing to the property to the north.
    4. Cllr Roberts asked if the clerk could chase CC regarding Mole Valley.

ii) to receive a list/updates on planning enforcements

Cllr Smith advised the rest of the fencing at Westwood had been erected, clerk to check enforcement status.

iii) notice of planning appeal – Gwithian Towans PA16/09777 [Replacement dwelling to include demolition of the existing house and shed, erection of a new environmentally conscious house plus a new shed. - 8 Gwithian Towans Gwithian Cornwall TR27 5BT](#) Cllr Smith proposed the council write to the inspector updating him/her on the Neighbourhood Plan status, seconded by Cllr Burt with all in favour the proposal was RESOLVED.

#### 5. Reports

- a) Verbal reports from Parish Councillors/representatives. Cllr Robert advised that he attended the Community Network Panel meeting this month. The meeting had 3 talks, 1 on projects for unemployed ex service personnel and over 50's as examples. 1 talk on refurbishing St Ives bus station into a conference centre and 1 talk on safe bathing with Gwithian potentially being added to a list which would see the Environment Agency monitor the water quality more closely.
- b) Written reports from Parish Councillors/representatives
  - i) Projects update.
    1. Cllr Tovey advised she was in talks with the owner of Reawla Stores regarding the upgrading of the defib box which has been damaged.
    2. Cllr Rowe asked what was happening with Carnhell BT box. The clerk advised the PC had agreed that the box should be kept if possible to be used in the future for community facilities and would be willing to adopt it but BT had not given a final decision on the box as yet.

#### 6. Correspondence received

- a) Hayle Neighbourhood Plan – Pre-submission consultation. Noted.

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

- a) To consider invitation and guest list for the Parish Tea. Cllr Smith proposed the list, invite and nominations to include allotments be approved. Seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- b) Consultations on
  - i) The Electoral Review of Cornwall Council and formulate a response. The clerk briefed the meeting on information received from CALC. Cllr Roberts, Homes and Smith all agreed to work with the clerk regarding a response and to follow the process of the review and report back to council accordingly.
  - ii) CC - Planning Policy and Guidance Documents. The meeting agreed to forward the questions raised by the clerk to CC for a response.
- c) To consider a report from the Community Pride Officer for April and approve any actions. Cllr Negus proposed the council approve the actions, seconded by Cllr Bawden with all in favour the proposal was RESOLVED.
- d) To review funds held for the Horsepool Project. Cllr Smith advised that part of the path within the Horsepool project area needed replacing and the meeting agreed that Cllr Smith ask CDRA to get quotes for the works.
- e) Cemetery – tree – discuss options and agree the way forward. Cllr Negus proposed the clerk's recommendations be followed, seconded by Cllr Tovey with all in favour the proposal was RESOLVED.
- f) The Pensions Regulator – automatic enrolment duties. Cllr Tovey proposed the duties had been met, seconded by Cllr Norman with all in favour the proposal was RESOLVED.
- g) To receive information from the website provider regarding upgrading the PC email system. After a debate the meeting agreed to ask for more information on the possible costs involved.
- h) To consider safeguarding for lone workers. The meeting agreed that the clerk put together a draft risk assessment/policy for the council to consider.

#### 8. Late or urgent items not on the agenda None.

#### 9. Agenda items for future meetings

- a) Raised in public participation. These had been dealt with earlier in the meeting.
- b) Raised by members. None.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 8.29pm.