

Minutes of the Ordinary Meeting of Gwinear-Gwithian Parish Council held on Monday 14th January 2013 at the Parish Office, Unit 3 Bosproval Business Units, Penhale Road, Carnhell Green, Camborne commencing at 7.00pm.

<u>Present</u>	Councillors	D Cupples	T Homes
		Mrs S Negus	L Pascoe
		B Pocock (Chairman)	B Slade-Elmes

Others present Mrs Vida Perrin, Clerk to the Council
1 member of the public, Mr Stephens (THF Ltd), PCSO Jennifer Hosking

1. Routine matters

- a) Safety Procedure – The Chairman advised the meeting of the fire exits, location of toilets and asked that mobile phones be switched off during the meeting.
- b) Apologies for absence were received and accepted from Cllrs Rowe, Young, Roberts, Crocker and Mrs S Furneaux.
- c) Members to declare personal and prejudicial interests (including the details thereof) in respect of any items on the Agenda.
 - i. *Cllr Pocock declared an interest in item 2b, as a late item had been received from the agent of application no. PA12/10221.*
 - 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”*

2. To elect a Vice-Chairman and to receive the Declaration of Acceptance of Office

Cllr Pascoe nominated Cllr Steve Rowe and this was seconded by Cllr Cupples. A vote was taken and it was RESOLVED that Cllr Rowe be elected as Vice Chairman to the Council.

3. Public Participation

There were no matters raised under Public Participation.

4. Presentation

THF Limited gave a short presentation on a possible development of 15, 100% affordable dwellings at Turnpike Meadow, Connor Downs. Mr Stephens advised that he had around 35 people showing an interest in purchasing a property in Connor Downs, but that all homes would be strictly occupied by local people. He said that the houses would be a mix of 2, 3 and 4 bed family homes. He said that a temporary road could be made leading from Angarrack Lane for contractors to use to cause minimum disruption to Arundel Way.

- i. Cllr Homes asked if the access from Angarrack Lane would be temporary. Mr Stephens said it would be. Cllr Homes said that local residents on Angarrack Lane may have an issue with a lane, even if temporary. Mr Stephens said that they would not make a temporary lane if that was the general consensus.
- ii. Cllr Pascoe asked if the local connection was for the Parish or wider. Mr Stephens said that the agreement within the planning application approval was followed but that not all local people came forward to start with but all had a connection to either the Parish or Hayle.
- iii. Cllr Pocock said that it was a concern that the emerging figures from the Local Plan and the figures currently being used for Homechoice showed 75% of residents on the register with a local connection being in the lowest band, he said that the concern was that other more needy individuals would more likely qualify for any new homes rather than those actually within the Parish. Mr Stephens agreed that it was the case that those on the Homechoice register with the lowest incomes would get housing with public subsidy and that those in band E earn more generally than needed to get public subsidy housing.
- iv. Cllr Pocock said that Connor Downs had seen a large amount of housing over the last few years, most of it affordable but that there had been very little improvement to the infrastructure or local School, which was almost at capacity already. He said that any new development would need to show a level of community benefit in the future. Cllr Pocock said that any affordable housing needed to be allocated to Parish based people who cannot afford to buy within the Parish otherwise.

- v. Cllr Homes advised that part of the infrastructure problem was speeding and traffic management in Connor Downs. Mr Stephens said that THF had been willing to put in a crossing in the main part of Connor Downs but Highways would not allow them to do so.
- vi. Cllr Cupples asked if there was adequate turning space at the end of the development for emergency vehicles. Mr Stephens said that there would be and that this would be approved by Highways once a formal application is put in.
- vii. Cllr Homes felt that there was a lot of traffic coming off Arundel Way on to the main road and felt that a traffic survey could be needed. Mr Stephens advised that this was considered for phase 1.
- viii. Cllr Pocock asked the meeting if it would agree to send THF Ltd the list of issues/projects raised previously for Connor Downs and this was agreed. Mr Stephens said that all housing on the scheme would be built at cost but that the company would always consider community benefit where it could.

Item 6a was brought forward at this point but is in agenda order for the purposes of the minutes.

5. Minutes

- a) To confirm the Minutes of the Ordinary Meeting of the Parish Council held on 10th December 2012. RESOLVED that the minutes be accepted as a true and accurate record of the meeting.
- b) Business arising from the Minutes.
 - (i) 22/071 (6a) - a) PA12/ 10221 - [Installation of a single EWT wind turbine with a tip height of 62m for the purpose of generating renewable energy - Land At Churchtown Farm Gwithian Hayle Cornwall](#) – TC James & Son.

The Clerk advised that a letter had been received from the Agent in reply to the Parish Council's report on the application. Cllr Homes did not feel that the letter addressed any of the issues raised. The meeting RESOLVED to write a letter to the agent and Planning Officer to advise them that the Parish Council's view had not changed.

6. Reports

- a) Report from the Police Neighbourhood Beat Manager. PCSO Hosking tabled the report. Cllr Pascoe raised concern over the increasing theft of diesel. PCSO Hosking advised that this issue was a priority.
- b) Verbal and Written reports from Parish Councillors/representatives.
 - i. Neighbourhood Planning – Cllr Homes advised that the drop in session on Saturday had gone well and that a formal meeting was due to take place on the 29th January at Gwithian.
 - ii. Roseworthy – Speeding – The Clerk advised that she was still trying to arrange a meeting for local residents and was hoping it would take place this Wednesday but she had not heard back from the Police.
 - iii. Cllr Pascoe advised that in his capacity as Cornwall Councillor for the area, he had arranged a meeting with Cornwall Council to investigate the ongoing situation with flooding within the Parish and in St Erth. This meeting was due to take place this Thursday and the Clerk would be attending.
 - iv. Cllr Pascoe advised he had arranged a meeting with the Clerk and Cornwall Council officers regarding a planning application in Connor Downs as requested by the PC. He noted the Clerk would be reporting on the meeting under item 8a.
 - v. Cllr Pascoe advised that he had a request from the PC to speak with planning officer about the new draft copy of the Local Plan and the possibility of the PC having a copy. He said that he had spoken with officers, and they had advised the new copy is still in draft form and would contact the PC direct.
 - vi. Cllr Slade-Elmes advised she would be attending the next Hayle Day Care meeting next week.

7. Correspondence received

- a) Cornwall Council – Notification of the intention to issue a temporary road closure for Station Road/ Gwinear Road, 4th-15th March 2013. Noted.
- b) Letter from the Secretary of Wall Hall regarding the pre-application submission for Relistian Lane. The meeting noted the letter and felt that Wall Hall was limited in the amount of community use it could have due to the strict conditions applied by the Church when the Parish Council were trying to arrange a lease on the Hall. The meeting agreed to ask the Hall Committee if they would consider putting together a business plan, to include current usage, possible future usage, current state of repair, future improvements to be made and funding required and to ask the Hall Committee what commitment they had from Manchester that the hall would be available in the future for community benefit.

- c) Local Resident – Letter expressing concerns with the condition of the lane leading to the cemetery. The meeting discussed the possible options available to them and noted that the lane was not actually owned by the Parish Council. After a debate the meeting RESOLVED to ask the CPO to carry out temporary repair to the lane as a one off and to contact the landowner to see if a new access and an extension to cemetery were feasible.
- d) Cornwall Council – Email correspondence - Streetscape Project, Reawla. Cllr Pascoe and Cllr Slade-Elmes both said that they had received a lot of complaints. Cllr Pocock said that the process of the project had been managed badly by Cornwall Council but that it was out of the Parish Council’s hands to a certain extent. Cornwall Council manages the Highway and can only use certain suppliers and contractors and this was partly the problem. He advised that the bus shelters should be installed this week according to the company who are installing them and then the other works will then be finished. Cllr Negus asked if a list of works needed to finish could be drawn up and this was agreed.
- e) Cornwall Council – Notification of an appeal against the Council’s decision to refuse planning permission for the construction of a dwelling and garage & change of use from agricultural land to domestic curtilage; land at Trenawin Lane, Connor Downs; application PA12/02203. Noted.
- f) Cornwall Council – Notification of the intention to issue a temporary road closure for Gwinear Road, Connor Downs (works to SW Water apparatus), 23rd-24th March 2013. Cllr Pascoe noted that Gwinear Road could be closed on the 4th May when the Gwinear Show is due to take place, the Clerk agreed to investigate this.
- g) Groundwork in Devon and Cornwall – Invitation to attend a “Skatepark for Communities” training day; Saturday 2nd February 2013, 10:00-16:00, at Roche Victory Hall, Roche, PL26 8JF. The meeting RESOLVED that if Cllr Roberts wanted to attend the Council would pay the £10 fee.
- h) Local Resident – Letter received expressing concern with recent usage of the Towans. The meeting agreed to ask the Towans Partnership if they could give the PC advice on the letter.

8. Planning

- a) 45 Turnpike Road, Connor Downs – Report from Clerk. The Clerk noted that due to Cllr Pascoe arranging a meeting with CC Officers the Parish Council was now working with CC and Connor Downs School to try and raise community benefit funds for education improvements. Cllr Cupples thanked Cllr Pascoe and the Clerk for their efforts on behalf of the School.

9. Other matters requiring decisions of the Council

- a) Receipts and payments: to approve the statement for the period ending on 14th January 2013 and the payments due.

Dep	Description	Amount
Bacs	RPA – Countryside stewardship scheme 2011	819.95
Bacs	RPA – Environmental stewardship	555.00
Bacs	HM Revenue & Customs – Duty repayment	1777.36
Dep 1	allotment fee for 2011/12 (paid in 25/4/12)	10.00
2	cemetery fee, (pd in 13/06/12)	92.00
3	cemetery fee, (paid in 25/6/12)	98.00
4	cemetery fee, (paid in 25/6/12)	98.00
5	cemetery fee; memorial cross (paid in 10/7/12)	70.00
6	cemetery fee; inscription (paid in 9/8/12)	21.00
7	cemetery fee; kerbstone memorial (paid in 9/8/12)	98.00
8	allotment fee for 2011/12 (paid in 20/9/12)	10.00
9	allotment fee (paid in 29/11/12)	20.00
10	allotment fee (paid in 12/12/12)	20.00
10	allotment fee (paid in 12/12/12)	10.00
11	allotment fee (paid in 20/12/12)	10.00
11	allotment fee (paid in 20/12/12)	30.00
12	allotment fee (paid in 10/01/13)	10.00
12	allotment fee (paid in 10/01/13)	10.00

The following payments are now due:

Chq	Description	Amount
S/O	Quarterly rent (s/order debit of £562.50 taken 25/6/12, 25/9/12 & 27/12/12)	1687.50
D/D	Scottish Power (monthly £41.00, from May–December 2012)	328.00
1696	Trade UK Account (B&Q) – Purchase of locks for Noticeboard	13.86
1697	St Gwinear Parish Church – grant award	250.00
1698	Wall Methodist Church – Hire of hall; 10 th Dec 2012	15.00
1699	Net World – Football net and pegs for ESPF	62.64
1700	Kehelland Trust – Supply/delivery of xmas trees x2	105.00
1791	Office Smart – Supply of paperclips and printer cartridge	62.76
1792	P Miners – CPO duties; December 2012	896.00
1793	Cartridge Shop – Supply of 2no. printer cartridges (£27.89 each)	55.78
1794	Gwithian Church – Hire of hall; 12 th and 29 th January 2013	30.00
1795	Mrs V Perrin – Staff wages (Clerk); December 2012)	1414.71
1796	Mrs C Thomson – Staff wages (Admin Assist); December 2012	354.67
1797	HM Revenue & Customs – PAYE & NI	514.24
1798	Graeme and Rust Ltd – GGPC contribution to Family Activity Trail	51.00
1799	Mrs V Perrin – Reimbursement of costs; coloured paper for NDO project	19.25
1800	SeaDog IT – Renewal of .gov.uk domain	133.50
1801	Mrs V Perrin – Norton Internet Security; annual subscription	44.99
1780	Cash – petty cash and postage	30.00

RESOLVED that the payments be accepted.

- b) To consider and approve a request for a donation from Gwinear Pitch & Putt for Youth Golf Tournament. The meeting considered the application and RESOLVED that the Parish Council would support the application as long as a report to include details of how many local youths attended the tournament is received on last year's tournament and a poster is produced to advertise this year's tournament before the grant of £420 is paid. The poster should be forwarded to the Parish Council for advertisement to ensure as many youths with a local connection benefit from the tournament.
- c) To receive and discuss a report on housing numbers for Connor Downs. The meeting discussed the report which emphasized planning application sites for development which have already been granted and pre-application development for the village. The Clerk explained that the report had been produced to highlight the village as it had seen significant development in the last few years and could help manage development in the future. The meeting felt that the information was important to use as a basis when new applications come in and could also be used when the Parish Council develop a Neighbourhood Plan.
- d) To discuss and agree the Parish Council's response to Cornwall Council's Homechoice Policy consultation. The meeting discussed the information produced from the Affordable Housing Officer at CC. As Band E forms 75% of individuals on the register within our Parish, concern was raised that the figures within our Parish do not properly reflect the overall view of need within the whole County. The Parish Council accept that there will be a need for further housing both affordable and open market within our Parish over the next 20 years but do have concerns about how the applicants in Band E are assessed and how that Band affects what type and scale of development we have within the Parish. Concern was raised that the applicants registered under Band E are being used as evidence that there is a need within our Parish for development but the likelihood of them actually being successful in qualifying for that new development is slim. It is far more likely that applicants in neighbouring towns who are in a higher Band will be successful. The meeting agreed to ask the following:-
1. Under the new system at what stage will applicants be assessed for eligibility? It is our opinion that all applicants should be assessed as soon as practically possible after registering.
 2. How does this Parish Council ensure that housing built within our Parish is occupied by applicants with a Parish connection?
 3. The new system recommends that nobody with assets over £75,000 or earns 5 times the relevant local housing allowance level should be eligible to register, how has this been tested against the local open market to ensure those registered are of the greatest need and cannot otherwise afford to buy their own home? Is the level still too high?
 4. We have in the past had planning approval for 100% affordable housing developments on exception sites within our Parish, but those developments also have high service charges for homeowners.

We feel that with the service charge could theoretically make these homes less affordable and give the company a profit. How do we ensure future similar developments contribute to community benefit in the same way a development with a mix of open market and affordable would.

The meeting RESOLVED that the Clerk and Chairman respond to the consultation detailing these concerns.

- e) To receive and discuss the draft budget for the 2013/2014 financial year. Cllr Negus felt that careful consideration should be given to the amount spent on the Website. The meeting received the draft budget and agreed that the budget would be approved on the 28th January.
- f) To discuss promotion of the May elections and agree a way forward. The Chairman felt that some thought should be given to producing a leaflet informing anyone who may be interested in becoming a Parish Council of the type of work involved. He felt that this Parish Council expected, rightly so, a good amount of time from its Councillors and this needed to be reflected in advance of the May elections. He said that there is a possibility that not all existing Councillors will stand again and there was a need to highlight the work done by the Council to try and encourage local residents to stand. He thought that the existing Councillors could hold open sessions in the two wards to talk to interested individuals about the role.

10. Late or urgent items not on the agenda

Cllr Homes advised that the first tranche of money from Cornwall Community Foundation from the Solar Farm development was now available to the community to apply for grants.

11. Agenda items for future meetings

- a) Raised in public participation. None.
- b) Raised by members. None.
- c) Late items notified to the Clerk. None.

The Chairman closed the meeting at 9.04pm.