

ST EWE PARISH COUNCIL

Chair of the Parish Council
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MINUTES

Parish Council Meeting
 St Ewe Village Hall
 Monday 14 July 2014
 7.00pm – 9.55pm

- Present: Vice-chairman Cllr John Dickinson, Cllr Trevor Harman, Cllr Allan Brooks, Cllr Diane Clemes, Cllr Will Richards, and Cllr Sam Roberts
- Absent: Chairman Cllr Janet Lockyer, Cllr Trevor Johns, Cllr Lynne Tregunna, Cllr Rueben Collins and Ward Member Cllr Malcolm Harris
- Also present: 19 Members of the public.
- Abbreviations: Councillors' names – abbreviated with their initials. CC – Cornwall Council. PC – Parish Council. VH – Village Hall. *** – consultee comments submitted by St Ewe.

In the absence of the Chairman, Vice-chairman John Dickinson presided. The meeting began at 7.05 pm.

- 14/26 Apologies for absence. Cllr Lockyer because of travel; Cllr Tregunna because of illness, Ward Member Cllr Malcolm Harris because of urgent business.
- 14/27 Declaration of interests. None.
- 14/28 Public Session
- Mrs B Musgrove announced the publication of the handsome reprinted and updated *History of St Ewe Parish and Church*, cost £6.00 per copy. Mrs Musgrove delivered some copies to Cllr Brooks who among others will be selling the book on behalf of the Church. This project was partially funded by the Parish Council with a grant of £300 last year [minute 045/13] to All Saints' Church for the writing, artwork and compiling of the book. One copy was donated to the Parish Council and received with thanks.
 - As most of the public had come to discuss wind turbines and the Tregenna Barns planning application, it was **decided** to divide the public discussion of these items between the corresponding items on the Agenda. See also items 14/32d and 14/32fj.
- 14/29 Minutes. The minutes of the three meetings held on 12 May 2014: a) the Parish Council Annual General Meeting, b) the Annual Parish Community Meeting, and c) The Ordinary Parish Council Meeting were **approved** and signed by the presiding Chairman. Proposed WR, 2nd SR.
- 14/30 Ward Member Malcolm Harris' report. The Clerk read the report sent by Cllr Harris:
- On the 7th July at Central planning committee, we turned down Wain Homes phase 2 at Porthpean road, and also Wain Homes housing development up at The Mount in Par (behind the Par Inn). They will probably both go to appeal.
 - Also on the 7th July, it was announced that Cornwall will retain the power over the European funding. The Council joined forces with LEP and other partners to lobby for this and to decide how this next wave of funding should be spent over the next 6 years. It's a huge amount of money, (£196m) and so much would have been eaten up in more bureaucratic red tape – well done to all involved. It has been estimated that this could help provide 4,000 new jobs.
 - I attended a meeting at St Austell Print Co arranged by the Chamber of Commerce, for a presentation by Mercian

and Simon Hoare of the Coyte Farm Mark 2 proposal. Something may be in front of us September/October time. It looks like Sainsbury's is out, and everything on the church side of the road has either gone or been moved to the opposite side. Like you, I look forward to the details in a couple of months.

- In the meantime it is exciting to see the substantial and impressive development proposal for Old Vicarage Place in St Austell, which could be a competitor and a 'sequentially better site' than Coyte farm. I have been pressing hard for them to come up with 'Concrete Plans' for months now. There wouldn't be much credibility for a fight against Coyte Farm without a deliverable alternative – that is, if a majority are still against it. I will visit every house in the parish again with a new yes or no question once the plans have been submitted and we know exactly what's on offer.

14/31 Community Chest – grant application. The Council **approved** the application to Cllr Harris' Community Chest fund for the cost of the renovation of the St Ewe War Memorial, £360.00 including VAT. The application was filled in; two bank signatories signed the form, and the Chair signed a statement indicating the Council's payment of £60 VAT, which can be reclaimed by the Council. The Clerk will send the application in.

14/32 Planning

- a) Statutory Instrument SI 2014/564. The Council **noted** that Parish Councils will no longer be consulted for most planning applications that involve the conversion of agricultural buildings into 3 or fewer dwellings. This new Statutory Instrument, which came into force in March 2014, allows the planning officer to decide on purely technical grounds without consulting the local parish.
- b) Planning Decisions for this parish and neighbouring parishes were **noted**.
 - i) Parish: St. Ewe. 17.06.2014 **PA14/03668 GRANTED** (CAADs and LUs only) Applicant: Mr & Mrs Michael Cooksley Location: Lower Barn St Ewe St Austell Cornwall PL26 6ET Proposal: The use of the site for the operation of civil wedding and partnership ceremonies on a maximum of 36 occasions in any one calendar year. Guests at the ceremonies will be limited in number to those who are guests of the Lower Barn holiday complex with no visiting guests allowed.
 - ii) Parish: Mevagissey. 12.06.2014 **PA13/04231 REFUSED** Applicant: Mevagissey Bay View LLP Location: School Hill Mevagissey Cornwall Proposal: Erection of 31 dwellings (21 affordable), landscaping, estate roads and services.
 - iii) Parish: Pentewan Valley. 10.07.2014 **PA14/01101 REFUSED**. Applicant: Wainhomes South West. Location: Land At The Corner Of Tregorrick Road And Porthpean Road Porthpean Road St Austell Cornwall. Proposal: Residential development of 131 dwellings, strategic landscaping and public open space, access connections, and associated engineering works.
 - iv) Parish: Grampound With Creed. 08.07.2014 **PA14/05542 APPROVED** Applicant: Airvolution Energy Limited. Location: Land At Garlenick Estate Grampound Cornwall. Submission of revised drawing of Site layout in relation to decision notice **PA12/09852** for the erection of two wind turbines.
- c) Planning correspondence. A letter was received from the owners of the caravan (ref: **EN14/00450** Alleged stationing of caravan for residential use together with the alleged installation of septic tank) explaining that they are in discussion with CC about the caravan. They never planned to put in a septic tank; the caravan is currently unoccupied and not connected to any services. The enforcement case has been closed.
- d) Public Session re Wind Turbines.
 - No member of the public at the meeting was in favour of more turbines in St Ewe or the surrounding parishes. At the end of the public session a vote was taken in the room; 18 people, including councillors (It was clarified that councillors could vote as members of the public during this rough poll of opinion.) objected to the proposed turbines.
 - Mr Double mentioned that recent survey has shown that public opinion in Cornwall has shifted. 75-80% of the public don't want any more wind turbines.
 - Concern was raised about the record of the public consultations. Are the opinions of the attending public reaching CC or do they just stay with the hired consultants? Mr S Double, former member of CC Cabinet, explained that the notes from the pre-application consultations would be sent to the Cabinet before they made their decision whether to go ahead with a planning application.
 - It was also mentioned that if neighbouring parishes joined together their voice would be heard more clearly by the planning authority. Clerks should share information they have re turbine consultations and applications.
 - Mr Double also commented on the amount of money CC is spending on preparation for these turbine

applications that may not go ahead. £4 million for a £60K per year return was mentioned. Another member of the public said CC was 'committing financial suicide' with so many turbine applications. And: it is in the interest of the consultants to prolong the application process as long as possible at the taxpayers' expense.

- Some good news is that because CC is putting in these applications itself, if an application is turned down, CC cannot appeal.
 - A member of St Goran parish: At the public consultation for the Trevascus turbine, they requested minutes/notes on the meeting before the meeting started. They were prepared to do this because they saw that, at the St Ewe consultation re Lanuah and Levalsa, no notes were taken until a request was made for notes to be taken and sent to St Ewe PC.
 - Public Notice of the public consultations was insufficient. The Post Office treated the notices like supermarket leaflets and not all were delivered to the proper addresses.
 - Residents near Sticker requested that notices re wind turbines be placed on the notice board there. The Sticker notice board was previously 'de-commissioned' by St Ewe, but it was **agreed** to post there if the notice board is still in reasonable shape.
- e) Wind turbines. The Chairman explained that the Council was making no decision on any of these turbines today. It is also important to point out that St Ewe PC, whilst wishing to reflect the opinion of the parishioners of St Ewe, remains impartial and will decide on each application separately and on its own merits.
- i) Cornwall Council Turbines – Lanuah and Levalsa, public consultation held 24 June, St Ewe VH
 - ii) Cornwall Council Turbine – Berwick, public consultation to be announced
 - iii) Pittsdown Farm, PA13/11428, decision pending consideration.
 - iv) Cornwall Council Turbine – Trevascus Farm, Gorran, public consultation held 7 July

After full discussion was held with the public, and seeing the concerns raised about the planning process, the council **decided** to write a letter to our ward member Cllr Harris, with a copies to Cabinet Member Cllr Julian German and the surrounding parishes seeking clarification for the following: 1) is the Cabinet receiving accurate reports on the public consultations, and what are they doing with that information? 2) will the public be informed beforehand and is the public allowed to be present when the Cabinet or another committee or person makes the decision as to whether CC will proceed with each turbine application? 3) will CC follow its own guidelines re wind turbine applications? 4) how many public consultations will CC hold, and will a pre-application consultation count as a public consultation for planning? 5) how much of the public purse is being spent on the pre-application process for the multiple CC turbines, for what return?

- v) Pre-application consultation by Mosscliff for two 45m wind turbines at Penans Farm, in the Parish of Grampond with Creed. It was **agreed** to reply with an objection on the basis of cumulative effect. The Council will have another chance to comment if and when this becomes a full planning application.

a) Applications.

i) Public Session re Tregenna Barns development.

- The owner and the architect/agent attended, along with the CC tenants at Tregenna Farm and other neighbours. A number of concerns were raised by the local residents and most of these are mentioned in St Ewe's consultee comments below.
- It was agreed that these concerns are important and have been taken into consideration by the applicant; however, they have not perhaps been addressed to the satisfaction of the local residents.
- The Council asked the developer why he chose to put the large number of houses on that plot. He explained that the housing market at the moment is looking for smaller homes at a lower cost.

- ii) **PA14/04065** | Conversion/rebuilding of redundant agricultural buildings into seven dwellings. Tregenna Barns London Apprentice St. Austell PL26 7AW. The Council **resolved** to voice no objection with conditions. Proposed WR, 2nd SR. The consultee comment is as follows:

*** St Ewe Parish Council has no objection to this application on the understanding that the local residents and businesses' comments will be thoroughly considered by the planning authority. We acknowledge the developers openness to local concerns and the changes he has made to his plans; however, because of the density of the proposed development and lack of local services or facilities, St Ewe would like to highlight three areas of particular concern 1) Four farms use the no-through lane: 3 dairy farms and 1 beef farm, with the associated traffic of tractors and HGVs on a regular basis. Each of these farming enterprises, which are obviously linked to the land, should retain the potential to expand and diversify. Without proper preparation and planning, necessary business infrastructure such as vehicular

access and internet availability and speeds could be adversely affected by the influx of more cars, traffic and residences. Section 28 of the National Planning Policy Framework states the need to 'support the sustainable growth and expansion of all types of business and enterprise in rural areas' however these barn conversions are for residences and not businesses. 2) We do not believe that proper consideration has yet been taken concerning the existing ground water well in an adjacent property, which could be affected by the nearby sewage treatment plants, particularly during flooding. It sits at a lower level to the proposed development. 3) Yearly flooding of this area is a major concern and the increased footprint of buildings and impermeable parking surfaces should be studied in relation to the flow of floodwater through the proposed development and into adjoining properties. Storm drainage should be very carefully looked at.

- iii) **PA14/06008**. Pleasant Streams Lower Sticker St Austell Cornwall PL26 7JL Prior approval for change of use from 2 agricultural buildings to 2 dwelling houses - Mrs Lesley Hedges - (Case Officer - Diane Boardman). It was **noted** that this application was mistakenly placed on St Ewe's list for consultee comments, but will be decided under SI 2014/564.

It was also **noted** that on the same site PA10/08367 (Site two caravans; one for residential use and one for use as office. Pleasant Streams Barn Lower Sticker St Austell Cornwall PL26 7JL) was originally refused and has recently gone to appeal. Ref: **APP/D0840/A/14/2217248**.

- iv) **PA14/05302**. Prior notification for proposed change of use of agricultural building to a dwellinghouse and for associated operational development | Barns At Corran Farm St Ewe St Austell Cornwall PL26 6ER. It was **noted** that his application will be decided using SI 2014/564.
- b) Applications from other parishes were **noted**.
- i) Parish: Cuby. PA14/04781. Carveth Tregony Truro Cornwall TR2 5SE. Minor material amendment for the installation of a 22.6m to hub, 34.4m to blade tip Northwind turbine on the site rather than the consented 24.9m to hub, 34.5m to blade tip Endurance turbine for **PA12/09063**.
 - ii) Parish: St. Goran. **PA14/04066**. Road From Kestle Road To Polkirt Hill Gorran St. Austell PL26 6HP. Proposed cross subsidised development of 8 affordable homes and 7 open market houses. Proposed agricultural access - Mr Nick Witcomb (Case Officer - Dean Mutton)

14/27 Highways

- a) The Clerk will write to CC Highways department with the following complaints: 1) Tregilgas Road, the potholes that were filled in have deteriorated again. 2) Tregear, there is a pothole in a layby big enough to cause a puncture. 3) Trelean Vean, farming vehicles have taken off the corner.
- b) A councillor advised and it was **noted** that there is a website (also corresponding apps for smart phones) called **FIXMYSTREET.COM**. It explains how anyone can report a problem: 1) Enter a nearby UK postcode, or street name and area. 2) Locate the problem on a map of the area. 3) Enter details of the problem. 4) The website will send it to the council on your behalf. TH advised that you will receive acknowledgement of your submission from CC, and that it is a faster, more direct way to let Highways know about problems.

14/28 Footpaths. No report.

14/29 Clerk's duties

- a) The Clerk and presiding Chairman signed 2 copies of the new clerk's contract. The Clerk will hold both copies. One copy is the property of the Council and can be requested by the Chairman at any point.
- b) It was **noted** that because the Clerk holds another clerkship in Luxulyan Parish, the home office costs will be reduced. St Ewe has paid the maximum home office allowance allowed by HMRC of £4.00 per week. It was **decided** to split the home allowance down the middle, giving St Ewe a savings of £104.00 per year. Though Luxulyan Parish is 3 times the size of St Ewe, this 50-50 split recognises the office equipment owned by Luxulyan, which is used by the Clerk in her duties for St Ewe. The home office allowance will now be £2.00 per week.
- c) Posting of Agendas and Minutes and Email Request forms. Councillors are happy with Agendas and Minutes delivered by email. Email Request forms were signed by the councillors.
- d) Mileage. It was **decided** to raise the mileage allowance of the Clerk from 40p per mile to 45p per mile in accordance with HMRC and CALC recommendations. Proposed AB, 2nd WR.

14/30 Finance

- a) External Audit Report. The report is satisfactory. There is no fee to pay as we are under the threshold of £10,000 gross income. The Clerk read the comments from the auditor who pointed out the lack of a Fixed Asset Register. The Clerk will **draw up** an asset register.

- b) Financial Report. The Clerk handed out the finance report with payments and receipts to date compared with budget, etc. The format has changed somewhat, but it is a flexible format; if more information needs to be included the councillors will let the Clerk know.
- c) Authorisation of payments totalling £769.89 was **agreed**. Proposed AB, 2nd SR. Clerk's salary and expenses, £342.39. Kerrow Memorials, £360.00. 25% of the CALC CiLCA course, £67.50, 75% of £270.00 to be paid by Luxulyan Parish Council.

14/31 Correspondence and Invitations. A complete list of correspondence received is distributed to all Councillors with the agenda in Clerk's Notes. Members of the public can request it from the Clerk.

- a) WWI Commemoration Events organised by the Lost Gardens of Heligan. Cllr Brooks reported on the day's programme for Sunday, **3rd August** and handed out invitations for all residents for the special **Calling The Names Of The Lost** at the **St Ewe War Memorial, 6.15 am**. Posters will go up on the Notice Boards.
- b) Petition to CC to change Bank Holiday parking regulations was **supported** (proposed SR, 2nd AB): *'The following City, Town and Parish Councils of Cornwall respectfully request, in line with many councils in the UK, that Cornwall Council applies the Sunday Parking restrictions, as enforced in Cornwall, to all of the English calendared Bank Holidays.'* The Clerk will reply to Helston Town Clerk who is organising the petition.
- c) Chacewater Parish Council wrote to all parishes in Cornwall asking for support to collectively bring a number of grievances before CC concerning planning, highway repairs, etc. The Clerk will **respond** to Chacewater explaining that St Ewe will bring this letter to the attention of our Ward Member, and that these matters are better dealt with through CALC. Proposed JD, 2nd AB.
- d) The invitation to join a Rural Local Council Sounding Board was not supported because they felt the request was from an organisation of unknown origin or agenda.
- e) A letter of thanks was received from St Ewe Parochial Church Council for the Council's donation of £500 for the upkeep of the churchyard accompanied by the 2013 accounts.

14/32 Website. It was agreed to **defer** this item for the time being until the Clerk was less occupied with planning and when more members of the community could have a say about it.

14/33 Business for the next meeting. Website.

14/34 Date of the next meeting. Monday, 8 September 2014, 7.00 pm St Ewe Village Hall. An interim meeting to discuss planning may be arranged if required.

Mrs C Wilson ~ Parish Clerk ~ 22 July 2014