

ST EWE PARISH COUNCIL

Chair of the Parish Council
Councillor Will Richards
 Trudgian Farm
 St Ewe
 St Austell
 PL26 6EU
 01726 843 397

steweparish@yahoo.co.uk
 WEBSITE
www.st-ewe-parish.co.uk

Clerk to the Parish Council
Mrs Christine Wilson
 Lower Burlorne Tregoose
 Washaway
 Bodmin
 PL30 3AJ
 01208 831283

DRAFT MINUTES

Parish Council Extraordinary Meeting St Ewe Village Hall, 7.00 PM Monday 8 August 2016

PRESENT:

Councillors: John Dickinson (Vice-chairman), Rueben Collins, Janet Lockyer, Jenny May, Sam Roberts

ALSO PRESENT:

Mrs Christine Wilson, Clerk to the Parish. Ward Member Cllr Malcolm Harris. 4 members of the public

ABSENT:

Councillors: Will Richards (Chairman), Allan Brooks, Diane Clemes, Trevor Johns, Trevor Harman

Abbreviations:

Councillors' names – abbreviated with their initials. CALC – Cornwall Association of Local Councils. CC – Cornwall Council. CLT – Community Land Trust. LCF – Low Carbon Fund. LMP – Local Maintenance Partnership. PC – Parish Council. VH – Village Hall. *** indicates consultee comments for planning applications decided by the Parish Council; formal submission is delegated to the Clerk.

The Chairman was absent and the Vice-chairman assumed the chair. The meeting was declared quorate with 4 councillors in attendance (RC arrived during the Public Session) and it began at 7.02 pm.

The Chairman welcomed all.

16/43 Apologies

Apologies were received from DC, TH, TJ, WR, AB and Ward Member Malcolm Harris.

16/44 Councillors' interests

A) Declarations of interest. JD declared interest in the planning application at Item 16/48Ciii.

B) Requests for dispensation. There were no requests.

16/45 Public Session.

A) The Chairman determined that all 4 members of the public were there to comment on the planning applications requiring consultee comments from the Parish Council.

B) Two members of the public, the applicants for PA16/05742 (Item 16/48Ciii), explained their application for a further 'disabled' letting unit. They also explained that there is a lot of demand for holiday accommodation described as 'disabled'. People simply wanting easy access and level flooring also book 'disabled' accommodation and it is the most popular on their site.

C) A neighbour spoke regarding PA16/05564 (Item 16/48Ci). She mentioned the need for planning regularisation of a number of developments on the site. She explained that noise and traffic levels can be high and regularly cause inconvenience, disturbance, and in the case of vehicles, cause blocked access. The open air nature of the events that take place at Lower Barn, and the

movement of parties of people between the various buildings and ‘sheds’ on the site cause frequent noise disturbance and are not compatible with the residential nature of the hamlet of Bosue. The proposed doubling in size of a letting unit will exacerbate the cumulative effect of the disturbances and the footprint of the proposed extension could affect the drainage, especially foul water drainage, on the site because of the known placement of 3 septic tanks close by.

RC arrived at the meeting.

D) The agent for PA16/05564 (Item 16/48Ci) read a prepared statement regarding the history of development and planning at Lower Barn. Recent enforcements have been determined ‘not expedient’ and there are no enforcement notices against the property. He explained that the business is described as Class C1 which includes various forms of accommodation such as a hostel or hotel. The category also allows for business expansion with ancillary or complementary services.

16/46 Minutes

A) Previous Actions. No previous actions needed discussion.

B) The minutes of the meeting held on 11 July 2016 were approved and signed as a true and correct record (proposed JL, 2nd SR).

16/47 New webpage

It was agreed that the St Ewe Country Fair could have a permanent page on the parish website (proposed JL, 2nd RC). The Fair committee will appoint an editor of the page and the clerk will ensure that proper permissions are arranged for this. The content and maintenance of the page will be the job of the editor. The clerk will keep administrative control, as is the case with all of the website, because the parish council funds and maintains it and is ultimately responsible for the content. The clerk explained that any number of Parish organisations can request a page on the website if an editor is appointed and the page is kept reasonably up to date. It has always been the intension of the Parish Council that the website becomes a useful tool for everyone and for all groups in the parish.

ACTION: Country Fair Committee & the Clerk

16/48 Planning.

A) Of note.

i. ST EWE decision. **PA16/04429** APPROVED Mr Richard James. Hewas Water Engineering Ltd Hewas Water St Austell PL26 7JF Extension to existing commercial units.

ii. GRAMPOUND WITH CREED. **PA16/02022/PREAPP**. Penans Farm Grampound Truro Cornwall TR2 4RQ Pre-application for an anaerobic digestion (AD) facility and gas grid entry unit (GEU) with ancillary structures, buildings and associated work. - Mr John Warne

B) Planning correspondence.

i. **PA16/06492** | Submission of details to discharge conditions 5 and 6 in respect of PA14/04065 dated 25th July 2014 | Tregenna Farm Barns London Apprentice St Austell — Determination Deadline: Thu 08 Sep 2016

There have been no consultations requested for this application; however, the correspondence between a nearby farmer, the case officer and the Parish Council was reviewed. The PC submitted comments to the case officer on 25 July supporting the farmer’s concerns about the

lack of gates and cattle grids over multiple access routes into the 7 house development. The PC comments were written by the clerk in conjunction with the Chairman and Vice-chairman and were in accordance with the council's comments on the original application.

C) Applications for Consultee Comments.

*JD left the meeting for the duration of the discussion and decision at next Item 16/48C(i).
It was agreed that JL should take the chair for this item.*

- i. **PA16/05564** Lower Barn Guesthouse Road From Trelean Vean To Rescorla PL26 6ET. Extension to guest house unit and replacement doors and chimney flue extension
Standard Consultation Expiry Date: Tue 02 Aug 2016
Determination Deadline: Tue 30 Aug 2016
After thorough discussion and consideration of the contribution of the planning agent during the Public Session, the PC agreed unanimously to OBJECT to the proposed development and to send its detailed comments to the case officer (proposed JL; 2nd JM). The consultee comments are lengthy and are available at the online planning register. You can reach the online planning register via the *Parish Planning* page and then type the planning reference into the search box.

JD returned and resumed the chair.

- ii. **PA16/06500** | Certificate of lawfulness for the existing development in respect of building works carried out pursuant to planning permission dated 04/12/92 under reference 92/07/01258 | Lefasant Little Polgooth St Austell Cornwall PL26 7DD
After a detailed discussion the PC agreed to send the following comments (proposed JD; 2nd RC):
*** St Ewe Parish Council has NO OBJECTION to this application but asks the case officer to give due regard to the comments from the neighbouring properties, with special attention given to drainage and positioning of the septic tank. Also, the Parish Council is extremely concerned that the development of this site does not adversely affect the recreational use of Bridleway 418/13/1, which appears to offer the only access.
- iii. **PA16/05742** | Change of Use of the current office (B1 Use) and convert to a 2 bedroom disabled holiday let. | Land At Vose Farm Tregony Truro Cornwall
After discussion, which had been aided by the information from the applicants during the Public Session, the PC agreed unanimously to send the following comments (proposed RC; 2nd SR):
*** St Ewe Parish Council has NO OBJECTION to the change of use for this property and is pleased to see more units available for disabled access. It has noted what appears to be an adequate amount of parking.

4 members of the public left the meeting.

- iv. **PA16/06007** | Infill extension to existing farm shop | Lobbs Farm Shop Road From Heligan Gardens Entrance To Heligan Mill Heligan Mevagissey PL26 6EN
After detailed examination of the plans and discussion the PC agreed unanimously to send the following comments (proposed JL; 2nd RC):
*** St Ewe Parish Council has examined the plans and offers NO OBJECTION to the extension.

16/49 Highways

- A) It was reported on Radio Cornwall that Cormac has a recent record of filling potholes in urban areas within 48 hours, and in rural areas within a week. If it is an accurate picture, this is very good news, especially after hearing dire warnings at the last Network Area meeting about the lack of funds for unclassified roads.

B) It was mooted that a webpage could be set up on the parish website listing the Highways issues submitted to the Highway Authority. It might be a good record of the state of the Highways in the parish and could be an easy way to evidence any lack of response by the Authority, if that is the case. The clerk will look into the most efficient way to upload the information and it will be discussed again at the next meeting.

ACTION: Clerk

16/50 Matters for report

There has been a bit of activity at Polmassick re the culvert scheme, but key officers are on holiday and more will be reported on at the next meeting re progress.

16/51 Correspondence and Invitations. (A complete list in *Clerk's Notes 9-11-15*)

A) Gardening club has no one to take over the organisation and, at its request, its page has been deleted from the website.

B) St Ewe's PCSO Tony Hemming is taking early retirement. For the time being, the parish council's contact will be **PC Kevin Morcom, Neighbourhood Beat Officer**. No decision has yet been made whether the PCSO will be replaced or whether the beat will be shared with a neighbouring beat.

C) The external audit has been returned without any comment and has been posted on the website with the 'Notice Of Conclusion Of Audit'.

D) Devon and Cornwall police advise that over the next nine weeks camera crews will be filming a 'Devon and Cornwall Blues' documentary. This will mean that the camera crews could also be accompanying our officers to partnership locations and premises. Participation is not compulsory, the camera crew will respect the wishes of any person who does not wish to be involved. Anyone who does appear on camera (bar filming of major crowds) will be asked to sign a release form by the production crew to allow permission for the footage to be considered for use. All crews have been vetted and will have ID, so please feel free to check and challenge if these are not visible.

E) St Austell and Clay Country branding. It was suggested that the link be posted on the website for a survey about the possible future branding of St Austell.

ACTION: Clerk

F) Response to the electoral review question due 16 Sept. A response could be decided at the next meeting. Question: thinking about the area your Cornwall Councillor(s) cover(s) and the work they are required to undertake, do you think that the number of Cornwall Councillors — should be more, is about right, or should be fewer?

16/52 Business for the next meeting.

An update on the Polmassick Culvert scheme.

16/53 Date of the next meetings.

The next ordinary meeting is Monday, 12 September 2016, starting at 7.00 pm, St Ewe Village Hall. It is unlikely an extra-ordinary meeting to discuss planning will be arranged, but can be if required.

The meeting closed at 8.57 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 17 August 2016