

# ST EWE PARISH COUNCIL

Chair of the Parish Council  
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Clerk to the Parish Council  
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## DRAFT MINUTES

**Parish Council Extraordinary Meeting**  
**St Ewe Village Hall, 7.00 PM**  
**Monday 19 February 2018**

### PRESENT:

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Allan Brooks, Michelle Floyd, Trevor Harman, Janet Lockyer, Lesley Storr and Philip Vellenoweth

### ALSO PRESENT:

Mrs Christine Wilson, Clerk to the Parish and 5 members of the public

### ABSENT:

Councillors: Diane Clemes and Trevor Johns

### 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. SE AHL – St Ewe Affordable Housing Limited. VH – Village Hall. \*\*\* indicates consultee comments for planning applications decided by the Parish Council; formal submission is delegated to the Clerk.

### Note on numbering:

The prefix will follow the Municipal Year which begins in May. January and March will carry the 17/ prefix. At the May 2018 meeting the first item on the Agenda will be 18/01.

*The meeting began at 7.05 pm and the Chairman welcomed all.*

### 17/93 Apologies

Apologies were received and accepted from DC because of an appointment and TJ because of work.

### 17/94 Councillors' interests

A) Declarations of interest. None.

B) Request for dispensation. There were no requests.

### 17/95 Public Session

A) The agent for the planning application at item 17/98(c) was present and explained – that this planning was for up to 4 houses, but it could be for 2 or 3; – that he was unaware of any planning conditions placed on the property by the applicant; – that the land was likely to be sold once the planning was approved; – that the applicant was doing the same with other similar properties.

B) SE AHL voiced its disappointment that the land might not be used for affordable homes.

C) Two members of the public spoke about the need for a small number of homes in the parish in suitable positions for people that live and work in the area who can contribute to community life and support the local facilities. They also spoke of the need to place planning conditions that would

prevent or discourage second home owners, if at all possible, so that St Ewe would have a bright and active community life far into the future.

*The Chairman moved the item about planning forward on the agenda.*

*See the decision at Item 17/98(c). After that Item, 4 members of the public left the meeting.*

#### 17/96 Meetings and governance

A) Previous Actions for report.

- i. The Tregony Wind Farm (Pittsdown wind turbine) has been sold to another company, the AGR Group. They have agreed to the council's previous request; that is, the community benefit contribution will continue with the AGR Group and 'any successors in title' for 20 years. We are waiting for Tregony and Cuby to agree to these terms and the agreement can be signed by all parties, and then the second payment can be made by the AGR Group in August.

B) The council **RESOLVED** that the minutes of the meeting held on 8 January 2018 were a true and correct record (proposed JD, 2nd JL) and they were duly signed.

#### 17/97 Ward Member Cherilyn Williams' report

She was not able to attend.

#### 17/98 Planning. See also Clerk's Notes or the webpage Planning St Ewe Parish.

A) There were no planning items of note.

B) There was no other planning correspondence.

C) Applications for Consultee Comments

- i. **PA18/00499** Outline planning application for up to 4 residential dwellings - Land West of St Ewe Village Hall School Hill St Ewe Cornwall PL26 6EY  
After consideration of the participation of the agent for the applicant and parishioners of St Ewe during the public session, the council **RESOLVED** the following consultee comment (proposed JL, 2<sup>nd</sup> WR):  
\*\*\* St Ewe Parish Council **OBJECTS** in principle to this application. The council is currently supporting a housing need survey being undertaken by the Cornwall Rural Housing Association and Cornwall Council to assess the need for housing in St Ewe. We wish to confirm the numbers as there are currently, we believe, 9 requests for affordable housing in St Ewe. However, as this is an outline planning application, no details of the development are available.  
**AFFORDABILITY.** A number of recent planning applications have been approved for the parish which have no affordable allocation. As two examples: PA17/05426 (application to take 4 existing barns in different stages of disrepair and convert them into 4 individual residential units) and PA14/04065 (Conversion/rebuilding of redundant agricultural buildings into seven dwellings). It appears that the parish finds itself in a Catch-22 situation, where the only developments that are required to have a percentage of affordable homes (10 houses or more) are developments that are unlikely to be approved, or even attempted, in St Ewe Parish because their size makes them unsuitable for a very rural parish.  
**SUSTAINABILITY.** This is a primary planning concern of the parish council and of most residents. In a sparsely populated rural parish like St Ewe, the detrimental effect of second homes on community life cannot be exaggerated. This development is next to St Ewe village. The village hall, the pub and other community assets are at grave risk when second home owners contribute little to sustain them.

Before this application could be considered positively by the parish, St Ewe asks the applicant to attach suitable covenants, and asks the case officer to attach rigorous conditions, that would 1) ensure that they are built for families, 2) ensure that these properties may not be sold as second homes, but used as primary residences, and 3) ensure a degree of affordable housing on that site. Indeed, St Ewe was saddened and disappointed that the Diocese did not hold a pre-application consultation with the parish in order to address these concerns. The parish needs housing that supports the community and that encourages young people and families to participate in St Ewe's future.

## 17/99 Finance

A) Internal Audit. Upon consideration of three quotes for an internal audit, it was **RESOLVED** that Paul Roberts would do the internal audit for the 2017-18 fiscal year.

B) Transparency Fund. The application for office equipment to comply with the Transparency Code for Smaller Councils was successful. £350 was granted for the purchase of a laptop. The council considered three quotes for a laptop and **RESOLVED** to purchase a Hewlett-Packard 2SY46ES with a laptop bag at a cost of £387.48 + VAT (proposed AB, 2<sup>nd</sup> TH), which is £37.48 over the grant, but the laptop has superior specifications to the others which should make it more efficient and sturdy.

C) Payments totalling £713.52 were **AUTHORISED** (proposed: WR; 2<sup>nd</sup> JD). Payments for broadband and laptop were made with Transparency Fund grants. The final column is recoverable VAT.

Village Hall	19 Feb 18	Broadband	606	£	198.14		
X2 Connect Ltd	19 Feb 18	K6 Roof Light complete+ carriage	607	£	50.40		8.40
eBuyer	19 Feb 18	Laptop for Clerk	608	£	464.98		77.50

D) VAT claim of £142.02 was paid in full, but was slightly delayed because the claim was selected by the HMRC Compliance Office for verification.

## 17/100 Highways

A) JL attended a Community Network meeting and reported that Cormac has explained that gullies and drains are cleaned annually; however, Cormac will react when there is a need, as reported by members of the public.

B) PV reported a large pothole at grid reference SW964452, southwest of Polmassick and the clerk will report it to Highways.

C) An email from Highways confirms that Tucoyse to Gorran High Lanes via Polmassick "is due to be resurfaced in the next financial year, our surfacing team are waiting for Cornwall Council to submit the request and then it can be programmed in."

D) A possible tour of the parish potholes and road conditions with the Ward Member and the area manager for Highways was **DEFERRED** in order to coordinate with the Ward Member.

## 17/101 Assets

A) Footpaths and verges. The clerk was concerned that she had not heard from the contractor for the footpaths; however, she has now.

B) Telephone Kiosks. The new light for the St Ewe red telephone kiosk was delivered and installed.

C) Website. On the website now there is a MENU item '**REPORT IT directly to Cornwall Council**' where you can click to find the form you need, whether it is for a pothole, fly tipping, breach of planning or a faulty street light, etc.

*MF received a call from work and had to leave the meeting.*

17/102 Parish Matters

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| A) Emergency Plan update. A meeting of all those interested in drafting an Emergency Plan will be held at the Barley Sheaf Pub, PL26 6HN, Monday 5 <sup>th</sup> March, 7.00 pm. JL explained again that the parish will receive £100 when it is submitted and £400 more after it passes its check. |
| B) SEAHL. The survey on housing needs in St Ewe parish is underway.   |
| C) Fingerposts. The application to the ward member's Community Chest for partial funding grant for the repair of the metal double finger has been submitted.  |

17/103 Correspondence and Invitations. (A complete list in Clerk's Notes)

There was no correspondence of note.
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17/104 Business for the next meeting.

No requests were made for agenda items.
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17/105 Date of the next meetings.

The next ordinary meeting is Monday, 12 March 2018, starting at 7.00 pm, St Ewe Village Hall. An extra-ordinary meeting to discuss planning may be arranged, if required.
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*The meeting closed at 8.30 pm and the Chairman thanked everyone for attending.*

Mrs C Wilson ~ Parish Clerk ~ 22 February 2018