

ST EWE PARISH COUNCIL **DRAFT MINUTES**

Extraordinary Meeting, MONDAY 15 February 2021

7.00 pm, ONLINE via Zoom

PRESENT:

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Adam Getliff, Tracey Jenkin, Trevor Johns, Janet Lockyer, Peter Shannon, and Jeremy Upton.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Acting Ward Member Cllr James Mustoe, and eight Members of the Public.

ABSENT:

Diane Clemes and Philip Vellenoweth.

NOTE ON JOINING ONLINE MEETINGS AS MEMBERS OF THE PUBLIC:

Members of the public request online Meeting details in advance from the Clerk in order to join the meeting online.

NOTE ON NUMBERING:

The prefix will follow the Municipal Year which begins in May. January-April will carry the 20/ prefix. At the May 2021 meeting the first item on the Agenda will be 21/01.

ABBREVIATIONS:

Councillors' names – abbreviated with their initials. CC – Cornwall Council. CNP – Community Network Panel. LMP – Local Maintenance Partnership. PC – Parish Council. *** indicates consultee comments for planning applications decided by the Parish Council; formal submission is delegated to the Clerk.

MINUTES:

The meeting began at 7.08 pm and the Chair welcomed all.

20/99 Apologies

No apologies were received.

20/100 Declarations of interest or requests for dispensation.

None.

20/101 Public Session

A A resident in Polgooth explained the reasons for their objection to the application PA20/09728 (Item 20/104.B.i). Councillors reported on the planning history of the site.

The chairman brought the discussion and vote on Item 20/104.B.i forward.

See the council's decision at that item.

B A number of residents that live in St Ewe raised many objections to the proposed development of 6 houses in St Ewe (PA20/03046/PREAPP - Item 20/104.A.i). Various sections of the Cornwall Local Plan and the National Planning Policy Framework (NPPF) were cited.

The chairman brought the discussion and vote on Item 20/104.A.i forward.

See the council's decision at that item.

20/102 Meetings and governance

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| A | The government announced that the coming county and local council elections will be held on Thursday, 6th May 2021 . Strict Covid precautions are being arranged. |
| B | The council RESOLVED (proposed JL, 2nd JD) that the minutes, as read, of the ONLINE meeting on 11 January 2021 held via <i>Zoom</i> were a true and correct record. The Chair's signature will be obtained by post. |
| C | The council RESOLVED (proposed JU, 2nd JD) to send a letter to St Ewe's MP requesting a reasonably long extension of the power for local councils to hold online meetings. The council is concerned that many members of the public will not be able to attend an in-person meeting and that some councillors will also continue to need to self-isolate. The council will request that the government facilitate 'hybrid' meetings; that is, part in-person and part Zoom because attendance at council meetings must remain available to the most vulnerable.
ACTION: Clerk |

20/103 Reports

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| A | Report on Actions. <ul style="list-style-type: none"> AG reported that he will be able to upgrade the WordPress website himself, without cost to the council. The move to a new hosting site will enable the upgrade and improve access times at a reasonable cost and in accordance with the mandate granted to AG and the Clerk at the January meeting. |
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AG left the meeting.

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| B | Acting Ward Member James Mustoe's report to the Parish. <ul style="list-style-type: none"> There was nothing to report specific to St Ewe parish. James discussed the procedures for submitting election nomination papers. The vaccine roll-out is moving fairly rapidly. The B3273 between St Austell and Mevagissey will be repaired during March with 'rolling closures' as the repairs progress. |
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20/104 Planning

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| A | Of note. Planning decisions are reported on the website. |
| i. | <p>PA20/03046/PREAPP Pre-application advice for six dwellings. Land North East Of Glebe Cottage St Ewe St Austell Cornwall PL26 6EY</p> <p>The council discussed the application at length including the history of applications for that site. It took into consideration the many objections emailed by residents and voiced at the meeting.</p> <p>The Chairman explained that parish councils are not consulted for preapplications; however, the council may send comments to the case officer if it wishes. The council RESOLVED (proposed WR, 2nd TJe) to submit the following consultee comments:
 *** St Ewe Parish Council feels obliged to send comments on this preapplication because of the strength of feeling in the parish against the development. Indeed, there have been a dozen or so objectors and no one has voiced support. The council will explain the problems it sees in the development.</p> <p>1) The National Planning Policy Framework (NPPF) Para 127 supports developments that "will function well and add to the overall quality of the area" including being "sympathetic to local character and history". It is unlikely that this</p> |

development could fulfil these criteria because it is placing three large homes in a small space with three small affordable houses positioned next to the sewage treatment plant, without adequate parking. In a development of mixed affordable and market houses, the affordable homes should be indistinguishable from the others. The development is situated in an agricultural field, on a slope with very poor highway access near a 3-way junction. Parking in the village is a perennial problem and was discussed as recently as the council's 9th November 2020 meeting without finding any solutions. Parking space for at least two cars per household is needed in this proposal to prevent more congestion. There are grave concerns about the ability for emergency vehicles to get through.

2) The council believes the proposal would contravene many policies in the Cornwall Local Plan: Policy 2: Spatial Strategy; Policy 7: development in the countryside; Policy 8: Affordable housing policies; Policy 9: Rural Exception Sites, this proposal is clearly not 'affordable housing led'; and also Policy 12: Design, as the proposal does not fit into St Ewe's 'distinctive natural and historic character'.

3) Most importantly, St Ewe has recently completed a Housing Need Survey (www.cornwall.gov.uk/media/38382521/st-ewe-housing-needs-survey-full-report.pdf) showing the need for affordable housing in St Ewe parish. The parish council does not believe this proposed development is in keeping with the character of the village, the parish, or its housing need.

B Applications for consultee comments.

- i. PA20/09728 | Change of use of barn with use Class B1(b) to C3 dwelling house | Old-thorns Road From Chapel Hill To Prentice House Little Polgooth St Austell PL26 7DD. The council discussed the application at length and heard from at least three residents about the problems with runoff at that site and visibility on the highway. It was **RESOLVED** (proposed JD, 2nd AG) to submit the following consultee comments:
*** St Ewe Parish Council **OBJECTS** to this application for four reasons. The site is surrounded by sloping land with poor drainage. It is hard to see how 1) surface water and 2) foul water drainage can be managed properly and meet current legislation within the limited footprint of the site. We understand that water runoff from the field and the roof is potentially undermining the existing structure. 3) Highway access is on the 'blind side' of the road and traffic safety is an issue. 4) The council doubts that the building is suitable for conversion to a residence with regard to planning guidelines and has been subject to unsuccessful development attempts in the past.
- ii. PA20/11485 | Construction of extension to storage warehouse. | M A Grigg Ltd Pendennis Luney Lane Lower Sticker St Austell PL26 7JH. The council discussed the application and **RESOLVED** (proposed JD, 2nd WR) to submit the following consultee comments:
*** St Ewe Parish Council has **NO OBJECTION** to this application.
- iii. PA21/00198 | Replacement of sewage treatment plant | Heligan Mill Access To Cheesewarne Farm Mevagissey PL26 6SA. The council discussed the application and **RESOLVED** (proposed JL, 2nd PS) to submit the following consultee comments:
*** St Ewe Parish Council has **NO OBJECTION** to this application.

20/105 Correspondence & Invitations

Cornwall Council sent a survey out to all clerks about the possibility of applying Covid procedures to the villages halls that are used as polling stations. As St Ewe's Village Hall is a polling station, JL will fill out the survey and TJe will help her send it to Electoral Services.

20/106 Business for the next meeting

Letter to the farmers and contractors.

20/107 Second Public Session for feedback from the public

M Bunney reported on the success of the Valentine's Day community meal scheme. Overall, 111 meals were delivered on Friday, 13 February. They delivered 31 meals in this parish with 6 people making the deliveries. They had great feedback. Thanks to everyone who helped deliver. Thanks for all the donations. Thanks to Gorran School - the children made cards to go along with the meals!

The council sincerely thanked M Bunney and everyone involved for organising this special event.

20/108 Dates of next meetings.

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| A | St Ewe Climate Change Working Party meets via Zoom Mon, 22 nd Feb 2021, 7.00 pm. |
| B | Ordinary Meeting 8 March 2021, 7.00 pm ONLINE via Zoom. |

The meeting closed at 8.35 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 19 February 2021

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____