

ST EWE PARISH COUNCIL **DRAFT MINUTES**

Extraordinary Meeting, MONDAY 11 OCTOBER 2021

7.00 pm, St Ewe Village Hall

PRESENT:

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Janet Lockyer, Finlay Luke, Terry Teverson and Philip Vellenoweth.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Michael Bunney, and 26 Members of the Public.

ABSENT:

Adam Getliff, Mick Howell, Peter Shannon.

ABBREVIATIONS:

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

MINUTES:

The meeting began at 7.00 pm and the Chair welcomed all.

21/72 Apologies

Apologies were received from AG, MH & PS.

21/73 Declarations of interest or requests for dispensation.

None.

21/74 Public Session

A WILDFLOWERS in the verges. The Chairman took advantage of the number of people attending to explain the council's proposal to change the cutting schedule of the verges in St Ewe village (only those verges maintained by the parish council) in order to encourage wildflowers. The Chair asked those from the village to contact the clerk with their views as to whether it would be a good or a bad thing to do. The council will decide whether to go ahead with the change at its 8th November meeting.

The items at 21/75 were considered here and then the Public Session continued. See the decisions at those items.

B Discussion about PA21/08050 (Outline application for up to nine dwellings). The Chair allowed one hour so that all those present had an opportunity to speak. The architect for the project attended and answered questions from the council and members of the public. Consideration of consultee comments on this application (Item 21/77.C.i) was brought forward. See the decision at that item.

Twenty-three members of the public left the meeting.

C Two employees from The Lost Gardens of Heligan explained the planning application and the council was able to ask questions about PA21/08366 (Refurbishment traditional tearoom and event space | Stewards House, Heligan). Consideration of consultee

comments on this application (Item 21/77.C.iv) was brought forward. See the decision at that item.

Two members of the public left the meeting.

21/75 Meetings and governance

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| A | The council RESOLVED (proposed TT, 2nd WR) that the minutes, as read, of the meeting on 13 September 2021 were a true and correct record and they were duly signed. |
| B | The council RESOLVED (proposed JD, 2nd TT) to approve the Clerk's training with SLCC, Budget Basics, at a cost of £30, to be shared with her other council. |
| C | The resignation of Cllr Tracey Jenkin was NOTED and the NOTICE will be posted by Friday 15 October. Unless a by-election is requested, the co-option of a new councillor will be possible at the 8th November meeting. Anyone interested in serving the parish as a councillor should contact the Chairman or the Clerk. |
| D | It was NOTED that St Ewe's Community Link Officer for the Community Network: St Austell & Mevagissey, Helen Nicholson, will be replaced by Caitlin Lord. The council has very much appreciated the excellent help and advice from Helen over the years. |

21/76 Considerations

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| A | SECAG – St Ewe Climate Action Group |
| i. | The council RESOLVED (proposed JD, 2nd JL) that it would request the sum of £287 from Cllr Bunney's Community Chest for materials for SECAG: wood for raised bed tree nurseries and fencing for the Christmas trees.
ACTION: Clerk |
| ii. | The council RESOLVED (proposed TT, 2nd JD) that the Tree Planting Event for two special trees – the 'thankful' tree and the Queen's Jubilee tree – will take place on Sunday, 5th December, 12 noon , at the Village Hall . Hot soup and a roll will be served. All welcome.
ACTION: SECAG |
| B | For the Queen's Jubilee, Cornwall Councillors are aiming to have Cornwall covered in red, white and blue wildflowers. Cllr Bunney has the seed and if anyone would like to plant the wildflowers on their land, please contact Cllr Bunney:
— cllr.michael.bunney@cornwall.gov.uk . |

21/77 Planning

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| A | Planning Correspondence. It was AGREED that the councillors would respond individually to the Cornwall Housing Strategy informal consultation. It requests views on the challenges faced around the housing market in Cornwall and what Cornwall Council's priorities and objectives should be moving forwards. All members of the public are encouraged to respond.
https://letstalk.cornwall.gov.uk/cornwall-housing-crisis-response
https://letstalk.cornwall.gov.uk/housing-strategy
ACTION: The Clerk will post the links on the Facebook page |
| B | Of note. Planning decisions are reported on the parish council website. |

C Applications for consultee comments.

i. **PA21/08050 | Outline application with some matters reserved for rural exception site for up to nine dwellings and associated landscaping works | Land North East Of Glebe Cottage St Ewe St Austell Cornwall PL26 6EY.**

The council NOTED many emails from local residents about this application, with two in favour and all others objecting. At this meeting, the council heard from members of the public and all had the chance to ask questions from the architect who also attended.

After discussion the council **RESOLVED** (proposed WR, 2nd JL) to submit the following consultee comments:

*** After lengthy discussion, having asked numerous questions of the architect and after considering all the points raised by members of the public, St Ewe Parish Council OBJECTS to this application for the following reasons:

1) SE AHL (St Ewe Affordable Housing Ltd) delivered 6 affordable houses approximately 10 years ago and is actively looking for space for 3-4 more; however, it may not be involved with a mixed open market /affordable scheme. SE AHL was not consulted by the applicant; neither was the community or parish council consulted, as suggested in the Pre-app Advice: "It is recommended that the local ward member and Parish Council are consulted at the earliest opportunity in order to discuss the proposals and local housing need."

2) The first principle for a rural exception site is that it is 100% affordable. A Financial Viability Report to explain the reasoning behind an offer of only 55% affordable homes is not in the applicant's documents and this is an important oversight.

3) Highway Access. In the opinion of the majority of St Ewe residents, the access point, which is the only permanent part of this outline proposal, is seriously flawed. Visibility at that point is extremely poor. A significant amount of Cornish hedge would have to be removed to make this access safe. The council does not believe that Highways' approval of the access point took this into account.

4) Water runoff. Not only residents in St Ewe object to this application. Properties and highways downstream of the site on the River Luney would be at greater risk of flood. Though the architect explained various ways that water runoff could be controlled, Sustainable Urban Drainage Systems have been notoriously difficult to maintain and the Polmassick Culvert, put in a few years ago by Cormac would be under more strain. The slope of the proposed field would lead to a significant amount of water threatening properties downstream.

5) Topography and location. Development of this site would over-pressure existing sewage treatment, pose serious water run off issues, mean very significant civil engineering to enable construction and result in a significant negative environmental impact.

6) Traffic and parking. The proposed two car spaces for each dwelling are woefully insufficient. Many modern households with a child above driving age will have 3 cars. This causes problems everywhere, but St Ewe village has had a parking problem for years and this application does not address this. Traffic through St Ewe is congested now and a 30% increase in the size of the village will only exacerbate this.

7) Sustainability. St Ewe no longer has the amenities of a post office or local shop as it once did, nor does it have a public transport link as stated in the application.

Basic shops are some distance away. Expanding the village by this number of houses is not sustainable.

8) Enclave development. St Ewe village is traditionally laid out with many listed buildings and with most houses facing the road. Significantly increasing the size of the village with an 'enclave' development is out of keeping with the vernacular.

9) Greenfield site. Over 20 members of the public attended the council's meeting to discuss this application and the advantages of a few affordable homes were weighed against the disadvantages of this site. The majority of St Ewe residents are against this development and the Parish Council's decision to OBJECT reflects this view.

On balance, the benefit of a few affordable homes does not outweigh the loss of a greenfield site, for all the reasons stated here.

ii. **PA21/08341 | Renovation, reconfiguration and extension | Tregear House Tregear Hill St Ewe St Austell PL26 6EZ.**

The council discussed the application and **RESOLVED** (proposed WR, 2nd JD) to submit the following consultee comments:

*** On the understanding that the case officer will seek and follow full and fair advice from the conservation officer, St Ewe Parish Council has NO OBJECTION to this application.

iii. **PA21/08342 | Listed building consent for the renovation, reconfiguration and extension | Tregear House Tregear Hill St Ewe St Austell PL26 6EZ.**

The council discussed the application and **RESOLVED** (proposed WR, 2nd JD) to submit the following consultee comments:

*** On the understanding that the case officer will seek and follow full and fair advice from the conservation officer, St Ewe Parish Council has NO OBJECTION to this application.

iv. **PA21/08366 | Listed Building Consent: Refurbishment of the rooms and kitchen at ground floor to create a more effective traditional tearoom and event space | Stewards House Heligan Pentewan St Austell Cornwall PL26 6EN.**

The council discussed the application and **RESOLVED** (proposed WR, 2nd JD) to submit the following consultee comments:

*** St Ewe Parish Council has noted the comments from Historic Environment Planning and Historic England and understands that the alterations to the property are subject to the approval of the conservation officer. St Ewe PC has NO OBJECTION to this application.

21/78 Highways & Flooding

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| A | JL reported that the Polmassick Culvert will be dredged of silt by the end of this month. Cormac originally reported that it was not necessary, but this was countered by JL's photographs. We think the Cormac employee may have inspected the wrong culvert. |
| B | Cllr Bunney will report the drains at Trevithick that are badly clogged. |
| C | PLEASE NOTE that Cormac no longer clears drains on a rotating schedule. They only react to reported faults, so please report any blocked drains when you notice them:
https://www.cornwall.gov.uk/transport-parking-and-streets/roads-highways-and-pavements/report-a-problem-with-a-road-or-pavement/drainage-and-flooding-on-the-highway OR google: Cornwall Council Report Something Drains |

21/79 Correspondence & Invitations

None.

21/80 Business for the next meeting

Budget. Precept. Wildflower verges. Co-option of a new councillor.

21/81 Second Public Session for feedback from the public

The Village Hall bench is being replaced and will be installed soon.

21/82 Dates of next meetings.

A Ordinary Meeting 8 November 2021, 7.00 pm at St Ewe Village Hall.

B Tree Planting Event.

Sunday, 5 December 2021, 12 noon. St Ewe Village Hall.

Soup and a roll will be served. All Welcome

C An extraordinary meeting may be called by the Chair to decide on Planning or other business if needed. An agenda would be posted 3 clear days before.

The meeting closed at 9.20 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 15 October 2021

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____