

ST EWE PARISH COUNCIL **DRAFT MINUTES**

Extraordinary Meeting, TUESDAY 15 FEBRUARY 2022

7.00 pm, St Ewe Village Hall

PRESENT:

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

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, and three Members of the Public.

ABSENT:

Adam Getliff, Mick Howell, Peter Shannon, Terry Teverson.

NOTE ON NUMBERING:

The prefix will follow the Municipal Year which begins in May. January-April will carry the 21/ prefix. At the May 2022 meeting the first item on the Agenda will be 22/01.

ABBREVIATIONS:

Councillors' names – abbreviated with their initials. CC – Cornwall Council. CN – Community Network. 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.

21/114 Apologies

Apologies were received from AG, PS, TT, MH and Ward Member M Bunney .

21/115 Declarations of interest or requests for dispensation.

None.

21/116 Public Session

It was **AGREED** that the meeting would follow the agenda and allow the public to participate in the discussion at Item 21/119.A.i

21/117 Meetings and governance

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| A | The council RESOLVED (proposed WR, 2nd PC) to change the second paragraph of Draft Minute 21/107.B to read: "MH welcomed the new signage at Hewas Water in respect of HGVs (EDG1797_SN19SAR) approved in the previous Highways Scheme. However, MH considered the 40 mph limit too fast for the number of houses there and that, whilst the approved signs will remove large lorries, they will not curb the high speed traffic of smaller vehicles." |
| B | The council RESOLVED (proposed JL, 2nd JD) that the minutes, with the change above, of the meeting on 10 January 2022 were a true and correct record and they were duly signed. |
| C | The council RESOLVED (proposed PC, 2nd JL) to receive the <i>Briefing Note – Electric Charging Points for Parish Councils</i> based on an informational meeting held by Cornwall Council in Jan 2022 attended by the clerk. The clerk will contact TT, chair of SECAG, to suggest this as an item for the next SECAG meeting. |

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| D | The council RESOLVED (proposed WR, 2nd JD) to receive the <i>Briefing Note about Planning Working Party meeting</i> held by the parish council on 24th January. |
| E | The council RESOLVED (proposed JL, 2nd PV) to accept the recommendations of the Planning Working Party as a general principle for the parish council: <i>St Ewe PC will continue to use the Cornwall Local Plan to inform and underpin its planning submissions and the council will support local need whilst respecting and reflecting the character of the parish.</i> |

21/118 Finance

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| A | The council RESOLVED (proposed JD, 2nd JL) to appoint the same internal auditor as last year for the 2021-22 fiscal year at a cost of £100. |
| B | The council RESOLVED (proposed WR, 2nd FL) to accept the Local Maintenance Partnership grant for 2022-23 for the maintenance of the footpaths. |
| C | JD reported to the council about the need to purchase a marquee as the inexpensive rental of marquees will no longer be available for the Country Fair or for other events such as the Queen's Platinum Jubilee. Rental has increased fivefold. The council RESOLVED (proposed JD, 2nd JL) to purchase a marquee (8x20m), using funds from the Aura Wind Turbine Fund, in accordance with Local Government Act 1972, Section 145. The price is quoted as £2,671.20 + VAT. The clerk will look into insurance implications for its rental to groups in the parish. JD will look into storage of the marquee.
ACTION: Clerk |
| D | The council RESOLVED (proposed WR, 2nd JL) to authorise immediate payment for the marquee when the invoice arrives. |

21/119 Planning

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| A | Planning Correspondence. |
| | <p>i. The council and members of the public at the meeting had a lengthy discussion about the housing manifesto from Lanteglos-by-Fowey Parish Council entitled CORNWALL'S HOUSING CRISIS. There was no proposal to endorse the manifesto and the Clerk will reply. Neither was there interest in producing St Ewe's own document. It was AGREED that the factors involved are interdependent and sometimes conflicting and that there are no simple solutions to the shortage of affordable homes and rental properties in Cornwall. Surely, the most effective way to pressure for change is for individuals to contact their Cornwall Councillor and/or their MP. The parish council would also like more individual engagement with the planning process, with individuals submitting their own views to the planning authority, which would help inform the parish council's submissions. The parish council's best strategy is to fulfil its promise at Minute 21/117.E, by commenting effectively on planning in this parish and by supporting SE AHL (St Ewe Affordable Housing Ltd) in its work.</p> |
| B | Of Note. |
| | <p>PA21/12707 Hybrid planning application consisting of full planning permission for the erection of 86 dwellings (Use Class C3) and outline planning permission for 2,000 sqm of commercial, business and service space (Use Class E), provision of part of new link road, public open space, drainage and associated infrastructure Land At Pentewan Road St Austell PL25 5BY.</p> <p>The council noted that this application, though in Pentewan Valley parish, will affect</p> |

everyone in St Ewe parish and **RESOLVED** (proposed JD, 2nd PV) to submit the following comments:

*** St Ewe Parish Council is very concerned that everyone travelling south from St Austell towards the Pentewan, Mevagissey, St Ewe and Gorranhaven areas will be affected by this application. 86 dwellings will increase the traffic considerably on Pentewan Road, which is congested now. The 'McDonalds' roundabout (South Street/ Penwinnick Road/ Trewhiddle Road/ Pentewan Road/ Trevanion Road) is constantly problematic. Travel – to and from all areas south – through that roundabout already hits delays, especially at peak times and in the holiday season. Without a good solution to the current traffic problems, an estate of 86 dwellings will only compound issues in the immediate area and make journeys to and from the south even more difficult.

i. **PA21/12670 | Prior approval for proposed conversion of existing barn and structure as a single family home. | Lanuah Farm St Ewe St Austell PL26 6ER**

After looking at the plans and details of the design statement the council **RESOLVED** (proposed PC, 2nd WR) to send the case officer the following comments:

*** This development has been before the parish council twice before. In 2017 St Ewe had no objection to four of the barn conversions applied for in **PA17/05426**. However, in 2017, the parish council specifically pointed out the unsuitability of the pole barn for conversion to a dwelling. As in 2017, St Ewe Parish Council continues to have concerns about the Gold Footpath 418/4/1 which seems to coincide with the drive of this development. In 2021, regarding **PA21/05310**, St Ewe PC sent a detailed objection to the claim of prior approval rights as a Class Q designation. The points made in 2021 have not changed because, despite a new Structural Assessment, the building is certainly a major rebuild of a flimsy frame with no resemblance to the original windowless barn. The style is without sympathy for the local vernacular. One major point brought to the attention of the parish council is the light pollution which will be emitted into a dark landscape from the open plan as shown in Section 3.12 on page 28 of the Design Statement. The visual assessment (Section 6 of the Design Statement) is extremely poor, using lone trees and scaffolding to obscure what will be a prominent, brightly lit structure easily visible when looking south from St Ewe village. In summary, this design is out of keeping with the character of St Ewe and with its neighbouring barn conversions. It is too prominent in the landscape even at night and the structure is not in the spirit of permitted development.

C Applications for consultee comments.

i. **PA22/00447 | Change of use of Certificated Campsite Accommodating Touring Caravans and Tents to Permanent Use, Alteration to Access | Higher Kestle Farm Campsite Kestle Road St Ewe St Austell Cornwall PL26 6EP.**

During the discussion, the applicant was able to answer questions from the councillors. The council **RESOLVED** (proposed JD, 2nd JL) to submit the following consultee comments:

*** St Ewe Parish Council has NO OBJECTION to this development but would like the case officer to consider whether there will be any impact from increased traffic through the parish.

ii. **PA22/00741 | Conversion and extension of a former agricultural building to form a self-contained residential unit | Land North Of Polsue Farm House Tregony Truro TR2 5SW.**

The council discussed the application and **RESOLVED** (proposed WR, 2nd PC) to

submit the following consultee comments:

*** St Ewe Parish Council has NO OBJECTION to this application but would like the case officer to consider the suitability of the size and design of the building in the context of the whole development and the local vernacular so that the dwelling sits comfortably into its surroundings.

21/120 Highways & Flooding

JL reported on the drains that had been cleared by Cormac on Tucoyse Hill. She will be making a site visit with Ward Member Bunney to see the clogged and collapsed drains around Drunken Bridge.

21/121 Assets – reports and maintenance

JL reported that the notice board at Polmassick is in very poor shape, probably irreparable. PV will have a local carpenter take a look at it and get a quote.
ACTION: PV

21/122 Parish Matters – reports

Nothing to report.

21/123 Correspondence & Invitations (complete list in Clerk's Notes)

None.

21/124 Business for the next meeting

None requested.

21/125 Second Public Session for feedback from the public

None.

21/126 Dates of next meetings.

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| A | SECAG – St Ewe Climate Action Group, Tues, 1 March, 7.00 pm via Zoom. Open to all. |
| B | Ordinary Meeting Monday 14 March, 7.00 pm at St Ewe Village Hall. |
| 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 9.15 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 16 February 2022

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____