

# **ST EWE PARISH COUNCIL **DRAFT** MINUTES**

Ordinary Meeting, MONDAY 14 MARCH 2022

7.00 pm, St Ewe Village Hall

**PRESENT:**

Councillors: Will Richards (Chairman), Peter Cox, Adam Getliff, Janet Lockyer, Peter Shannon, Terrye Teverson and Philip Vellenoweth.

**ALSO PRESENT:**

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

**ABSENT:**

John Dickinson (Vice-chairman), Mick Howell, Finlay Luke.

**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.*

21/127 Apologies

Apologies were received from MH, FL, JD .

21/128 Declarations of interest or requests for dispensation.

None.

21/129 Public Session

A The applicant for PA22/01502, explained his proposed development and answered questions from the councillors.

*It was agreed to bring Item 21/134.C.iii forward. See the decision at that item.*

B The council heard various representations from members of the public for PA22/01979.

*It was agreed to bring Item 21/134.C.i forward. See the decision at that item.*

*5 members of the public left the meeting.*

21/130 Meetings and governance

A The council **RESOLVED** (proposed PC, 2nd PV) that the minutes, as read, of the extraordinary meeting on 15 February 2022 were a true and correct record and they were duly signed.

21/131 Finance

A There were no queries regarding the Clerk's reports: *Bank Reconciliation, Budget Comparison* and *Cash Flow*, to the end of January 2022.

- B The council **AUTHORISED** payments for March 2022 totalling £1,282.50 (proposed WR, 2nd PS).

Description	Amount with VAT
Clerk's salary and expenses	731.52
HMRC payment	89.60
Election May 2021	255.00
Website Hosting	119.98
60x Nordman Fir trees	86.40
Bank charges	TBD

## 21/132 Reports

- A Report on Actions. All actions are complete except the transfer of the bank account.

- B Ward Member Michael Bunney's report to the Parish

As I write this, we are beginning to recover from the storms. I hope everyone is safe and well and you managed to get through the weather with limited damage. I was out checking on residents on the Thursday, Friday and Saturday in St. Ewe Parish and beyond, to check and report any trees down and see vulnerable residents too. I was pleased the tree down at Ventonwyn was dealt with very quickly by Cormac, following my report. I also followed up the electricity outages with Western Power and want to thank everyone who supported neighbours and the emergency workers who were out in the storms getting our infrastructure fixed. Storms like we had, show just how important our communities are and how lucky we are to live in parishes where we look after each other.

I have been supporting local groups in their preparations for the Jubilee and I know we are looking forward to a wonderful celebration in St. Ewe on Sat 4th June. Gorran's big event is on Fri 3rd June, so we have worked together to allow local folk to enjoy a double celebration. I also allocated £100 from my community for Jubilee wildflowers. Cormac and our community group has planted them in sites across St. Ewe and on the verges of the laybys between London Apprentice and Tregorrick. I hope they are in full bloom for June. It was also lovely to join the community for the tree plantings at St. Ewe and fantastic to see so many folk supporting this, which is more important now than ever, in light of the climate emergency. I have been helping with preparations for St. Piran's Day on Sat 5th March. There will be activities right across our villages and I am helping organise the festival and parade in St. Austell again. It will be all day, right across the town, with the parade at 1.30pm; everyone is very welcome and I will helping with the Cornish heritage activities in the Market House and Church.

It has been an exceptionally time, and this is just a snapshot of some of my work. I have continued to pick up lots of case work, from potholes to blocked drains, homelessness to vulnerable adults. I am pleased so many residents are contacting me with case work enquiries, and I aim to respond within 48 hours. I have continued my monthly councillor surgeries, with six held in recent months in Polgooth, Sticker and Grampound. St. Ewe residents have joined me at these surgeries and I am always happy to meet residents at the village hall or the Crown in St. Ewe separately. I have reported and followed up flooding concerns in Polmassick and the desilting work has now been completed. I am continuing to follow up other drainage problems in Polmassick and issues with highway edges. I have reported many other drains and pot holes across St. Ewe Parish, many have been fixed quickly and I am following up the other reports, to

get them done. I have supported gateways for Pengrugla and am pleased they have now been agreed, which should help calm traffic. Speed monitoring is also now in place on Luney Lane and with the Parish Council we have applied for 20mph to be considered for the villages and hamlets across St. Ewe Parish. This will all be consulted on in depth and residents will be encouraged to share their views, but I strongly feel road safety is crucial, especially as walkers, horse riders and cyclists use our lanes too. It would be terrible if a child or other person was injured and a few minutes extra driving time has to be better than hurting someone.

Another key issue that stands out for me is the pressures on our health service. I meet regularly with representatives from Probus and Mevagissey surgeries to share feedback, raise patients' issues and improve communication. I am very aware local residents use both practices. I have met with new practice manager of Probus Surgery and we will be holding monthly meetings too, so I can feed back any issues from residents. I will also be joining their patient participation group to continue representing patients. Please do encourage residents to let me know of any issues, positives or concerns. One issue raised is the wait on phone lines. I have stressed this and I believe there has been a significant improvement in recent months. You can also book urgent doctor telephone calls when surgeries are closed by tel NHS 111 or via the NHS app. Regarding financial pressures and the impact on residents' health, as energy prices rise, many folk will be experiencing difficulties and I am continuing to work with the food banks and Poverty Forum to refer local families and press for more assistance for Cornwall. I have met with a Cornish MP to press the distinct problems we have here with high housing costs and low wages and am working with the University of Exeter to gather Cornish specific research together to present our case to government. There is also a brilliant local charity Community Energy Plus and they can help with financial assistance, free insulation and free energy assessments of homes. They are based in Truro and can be contacted on freephone 08009541956 or via their website [www.cep.org.uk](http://www.cep.org.uk)

I am enjoying working closely with St. Ewe Parish Council and would like to publicly thank them for their hard work. All parish councillors are volunteers and commit many hours of their time for our lovely area; St. Ewe Parish Council is incredibly hard working, caring and committed to our lovely parish. Local decision making isn't always easy, and it was good to see over 26 local people at the October meeting of the Parish Council. Many came to raise concerns about a planning application that aimed to build nine houses in the heart of St. Ewe. I supported the community and parish council in objecting to this application and I was pleased it was refused. There is certainly a need for homes for local people in our villages and we need to reduce the amount of second homes, but the developments need to be right for each village. I hope this can be done, with small local led schemes, all the homes affordable and without ruining the unique character of rural, historic villages like St. Ewe. I have also raised concerns about some big applications for developments on the edge of St. Austell, for example by Pentewan Road. I am concerned about the impact these developments can have on already busy roads, especially at Mevagissey roundabout, if proper infrastructure isn't put in first. I also believe it is important to protect Pentewan Valley and the area of AONB from over development.

I continue to work full-time as your Cornwall Councillor, with a little teaching on Fridays and have met many residents to help with case work. I still volunteer at Grampound Community Shop on every Friday morning and am available at 10am, for

residents to see me. I continue my role as a Parish Councillor in Gorran too and organise the volunteer toilet cleaners. I clean the toilets every Sunday, so welcome all folk from St. Ewe and Mevagissey to enjoy our facilities at weekends especially! I also present a voluntary Cornish history slot on Radio Cornwall and use every opportunity to mention the history of our special local area.

I am very happy to help with any issues, but it really helps if residents can report any issues to the council too, as it adds a weight of evidence and supports me to focus on wider issues. Please do report any issues to Cornwall Council, online is easiest at [www.cornwall.gov.uk/report-something](http://www.cornwall.gov.uk/report-something) or you can telephone 03001234232. You will receive confirmation the report has been received and follow up emails to explain what the council is going to do about it and when.

Please never hesitate to get in touch if I can help with anything.

Further to this written report Cllr Bunney reported that, due to time constraints, after nine years he has stood down as a parish councillor for St Goran Parish.

He also wanted to highlight Cornwall Council's upcoming decision on whether to have an elected Mayor of Cornwall. It appears that a Mayor would have powers to make some decisions without Cornwall Council and the Council would have decreased powers. This will be discussed and debated over the next few weeks/months.

## 21/133 Considerations

- A SECAG (St Ewe Climate Action Group) met on 1<sup>st</sup> March. TT reported that Community Energy Plus gave a talk about home insulation and answered questions. Community Energy Plus is a social enterprise that provides complete energy answers to help householders in Cornwall. Individuals may call for advice:

**Freephone 0800 954 1956. Email: [advice@cep.org.uk](mailto:advice@cep.org.uk). Telephone: 01872 245566.**

SECAG will be looking into organising an charging point for electric vehicles. The next meeting is Tues, 7<sup>th</sup> June, at 7 pm via Zoom. All welcome.

- B A community group is organising the Queen's Platinum Jubilee celebrations in St Ewe. The council's new marquee will be used and the council will be receiving a £250 donation from Heligan Gardens to help with the event.

- C There was no proposal to purchase a plaque online for the Queen's green canopy tree that was planted on 5<sup>th</sup> December. TT and JD will investigate getting a local craftsman to make a suitable plaque. The tree has a unique What3Words: Eyelashes-cowering-gangway and is registered at: [queensgreencanopy.org/map-education-hub/](http://queensgreencanopy.org/map-education-hub/)

- D At the request of Gorran Preschool, the council **RESOLVED** (proposed WR, 2nd TT) to grant £100 toward a new defibrillator that will be installed in the vicinity of Gorran Preschool, Gorran School & Gorran Cricket Club to support all three organisations.

## 21/134 Planning

- A Planning Correspondence.

- i. The council **NOTED** the Housing Manifesto sent by Mevagissy PC and **AGREED** to reiterate the decision at last month's meeting regarding the Lanteglos-by-Fowey manifesto (minute 21/119A.i.). See the full decision in the previous minutes, but in brief: 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.

- ii. The council **NOTED** this application for which comments were not requested: **PA22/01655 | Submission of details in order to discharge condition 8 [assessment of risks of contamination] of decision PA17/05426 dated 20.12.2017. | Lanuah Farm Lane To Lanewa Farm St Ewe St Austell Cornwall PL26 6ER.**

B Of note. Planning decisions are reported in Clerk's Notes and on the website.

C Applications for consultee comments.

- i. **PA22/01979 | Proposed demolition of existing reception, facilities and function building and the erection of replacement reception room, and plant room, provision of additional holiday letting/owners accommodation over. | Lower Barn Guesthouse Road From Trelean Vean To Rescorla St Ewe St Austell PL26 6ET.**

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

\*\*\* St Ewe Parish Council strongly OBJECTS to this development as described in this planning application. A smaller, one storey improvement on the current building would be considered more favourably.

This development contravenes Policy 23 of the Local Plan which calls to '*sustain local distinctiveness and character*' and that '*development should be of an appropriate scale, mass and design*'. In addition, it should '*respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed.*'

The development also contravenes Policy 12 of the Local Plan which promotes '*local distinctiveness*' and wants to ensure that development is '*an appropriate scale, density, layout, height and mass with a clear understanding and response to its landscape*'. The Policy 12 protects '*individuals and property from a. overlooking and unreasonable loss of privacy; and b. overshadowing and overbearing impacts; and c. unreasonable noise and disturbance.*'

Bosue, where the Lower Barn development is situated, is a small hamlet of sympathetically converted residential barns in an overwhelmingly rural area with dark skies. The next door vineyard is a private residence and agricultural business.

The parish council has these specific concerns about the development and inaccuracies in the planning application. These are supported by the objections of parishioners who emailed and attended the council meeting. 1) The size of the proposed development does not suit the hamlet. 2) Its design cannot be accurately described as a 'barn-style building'. The grey and black design will be overpowering and out of place in this setting. 3) The large floor to ceiling glazing is out of keeping and will cause intrusive light pollution at night. 4) The access road is 6-8 feet below the development site and is not part of the Lower Barn Guesthouse property, but is owned by the vineyard. A 6-8 foot wall is currently being built there so the patio of the proposed building can be levelled. 5) The proposed south elevation that includes the new patio will overlook the front door of the neighbouring private residence, because ground level is approximately 8 foot above the road. It is understood that wedding celebrations will take place on the patio. 6) The document PROPOSED\_SITE\_PLAN-6210297 is badly out of scale and does not accurately show the size of the proposed building. 7) Sewage and drainage are constant problems on the site. Neighbours complain about smell and overspill from inadequate water drainage ends up at the vineyard property.

It is unfortunate that the applicants have not consulted neighbours, nor submitted

<p>a pre-app, nor contacted the parish council. The parish council raised many concerns about incremental development, drainage and sewage in 2016 in its comments for application PA16/05564 (Extension to guest house unit). These concerns are ongoing and the development of a guest house on this scale is out of proportion for the hamlet and should not be considered in this rural and residential setting.</p>
<p>ii. <b>PA21/11124   Change of use from existing barns to convert to holiday cottages   Land South Of Pleasant Streams Lower Sticker St Austell Cornwall PL26 7JL.</b></p> <p>The council discussed the application, looked at the plans and <b>RESOLVED</b> (proposed WR, 2nd AG) to submit the following consultee comments:</p> <p>*** St Ewe Parish Council has NO OBJECTION to this development on the understanding that the case officer will ensure that the barns are suitable for conversion; that the property is protected from flood risk, as it is in flood risk areas (Flood Zone 2; Flood Zone 3; and an 'area susceptible to surface water flooding'); that the size and character of the proposed development, including the additional storey, is sympathetic considering the rural character of the area and that it will sit well within the site and the surrounding environment.</p>
<p>iii. <b>PA22/01502   Demolition and replacement of existing dwelling and extension of a second dwelling.   Try Ryth School Hill St Ewe Cornwall PL26 6EY.</b></p> <p>The council discussed the application, looked at the plans and <b>RESOLVED</b> (proposed WR, 2nd JL) to submit the following consultee comments:</p> <p>*** St Ewe Parish Council has NO OBJECTION to this development which will be an improvement and will be much more energy efficient than the current structure.</p>

#### 21/135 Highways & Flooding

A The Highways Scheme will be discussed at the Community Network meeting on 24 <sup>th</sup> March. JL will attend.
B It was <b>RESOLVED</b> that JL would represent the parish council at a meeting at Polmassick ref drains with Highways Manager arranged by Ward Member. Thurs, 24 March, 4pm.
C Luney Lane. A member of the public wrote to thank Cllr Bunney for facilitating traffic monitoring on Luney Lane which took place between 17-25 February. He and the council look forward to seeing the results. He also reported that, on Cllr Bunney's advice, '20 is plenty' signs have had a positive effect in the summer and autumn but sadly most regular road users just ignore them. The signs were damaged but they have now been reinstated.
D WR reported a 10 cm pothole in the lane between Trelewack and Tregain. The Clerk will report this to Cornwall Council using the Report a Pothole form. REPORT REFERENCE: W2279901

#### 21/136 Assets – reports and maintenance

A Footpaths and verges.
i. The clerk reported that the 2026 deadline to register historic footpaths has been scrapped. There is no deadline any longer and historic documents will continue to be valid as evidence for footpath use in perpetuity.
ii. It was <b>RESOLVED</b> (proposed WR, 2 <sup>nd</sup> PS) to keep the same contractor: Get Landscaped. WR will be meeting with him shortly to discuss the wildflower cutting schedule.

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| iii. The council <b>RESOLVED</b> (proposed WR, 2 <sup>nd</sup> PC) to accept the Cutting Agreement with CC for the verges in 2022.   |
| iv. AG reported that there is rare pink garlic in the verge just outside Pengrugla. In past years Cormac has cut this rare garlic just at the time it is seeding. It was AGREED that the Clerk should write to Highways to see if it would be possible to set a different cutting schedule.<br>ACTION: Clerk |

B Defibrillator. AG reported that the defibrillator is checked and reported as working to The Circuit, the National Defibrillator Network, which is operated by the British Heart Foundation in conjunction with the Ambulance Service and the Resuscitation Council. This is done every two months. This keeps it on the emergency services register.
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C Website. Nothing to report.
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21/137 Parish Matters – reports

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| A SEAHL (St Ewe Affordable Housing Limited) Nothing to report. |
| B Emergency Plan. Nothing to report.                           |
| C Village Hall. Nothing to report.                             |

21/138 Correspondence & Invitations (complete list in Clerk's Notes)

Nothing to report outside Clerk's Notes.
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21/139 Business for the next meeting

No business was requested.
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21/140 Second Public Session for feedback from the public

None.
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21/141 Dates of next meetings.

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| A SECAG – St Ewe Climate Action Group, Tues, 7 June 2022 7.00 pm via Zoom. Open to all.   |
| A 9 May 2022 - Annual Parish Meeting (Meeting of the Electors) 7 pm, Village Hall.  |
| B 9 May 2022 - Annual Meeting of the Parish Council after the Parish Meeting, Village Hall.   |
| C 9 May 2022 - Ordinary Meeting, after the Annual Meetings, Village Hall.   |
| D 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 9.17 pm and the Chairman thanked everyone for attending.*

*Mrs C Wilson ~ Parish Clerk ~ 15 March 2022*

**SIGNED:**

**THESE ARE DRAFT MINUTES.**

Chair of meeting: \_\_\_\_\_ Date: \_\_\_\_\_