

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

Extraordinary Meeting, MONDAY 20 JUNE 2022

7.00 pm, St Ewe Village Hall

**PRESENT:**

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Peter Cox, Adam Getliff, Mick Howell, Peter Shannon, Terrye Teverson.

**ALSO PRESENT:**

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

**ABSENT:**

Janet Lockyer, Philip Vellenoweth and Ward Member Cllr Michael Bunney.

**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.*

22/21 Apologies

Apologies were received from JL, PV and Ward Member Cllr Michael Bunney.

22/22 Declarations of interest or requests for dispensation.

JD declared an interest in PA22/01979 because he is a neighbour.

22/23 Public Session

*It was agreed to bring planning (Item 22/28) forward.*

*See the council's decisions at those Minutes.*

- A The applicants for PA22/04409 explained that the current solar panels have helped decrease their carbon footprint considerably and a new row of solar panels will help with future power demands. The panels are screened by trees and the applicants thought the panels were not visible to neighbours. The councillor from Kestle confirmed that he could not see them. See the decision at Minute 22/28.B.iii.

*JD left the chamber for the duration of the discussion and decision regarding PA22/01979 (Item 22/28.B.i)*

- B One neighbour for the application PA22/01979 at Bosue explained their objections to the revised plans which do not mitigate the many impacts of the proposed development. See the decision at Minute 22/28.B.i. The clerk read out two letters from near neighbours informing the council of their objections to the development.

*Three members of the public left the meeting.*

22/24 Meetings and governance

- A The council **RESOLVED** (proposed JD, 2nd AG) that the minutes, as read, of the annual and ordinary meetings held on 9 May 2022 were a true and correct record and they were duly signed.

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| B | MH will attend the Cornwall Council briefing hosted by CALC on 30 June for Town and Parish Councils on the County Deal. The Deal refers to the possibility of a mayoral system for Cornwall Council (a 'Directly Elected Leader'). |
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**22/25 Finance**

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| A | Annual Internal Audit. The council <b>RESOLVED</b> (proposed WR, 2 <sup>nd</sup> MH) to <b>RECEIVE</b> and <b>NOTE</b> the internal auditor's report for the 2021-22 fiscal year.   |
| B | Annual Governance Statement – 2021-22 AGAR (Annual Governance & Accountability Return) Section 1. The clerk read out each Statement in Section 1 of the AGAR and the council <b>RESOLVED</b> (proposed JD, 2 <sup>nd</sup> PC) to answer each in the affirmative and duly <b>AUTHORISED</b> that the Annual Governance Statement be signed by the Chair and Clerk.  |
| C | Accounting Statements – 2021-22 AGAR Section 2. The figures for Section 2, prepared by the clerk as Responsible Financial Officer, were reviewed by the council in May (Minute 22/10.F). The council <b>AUTHORISED</b> (proposed TT, 2 <sup>nd</sup> AG) the Chair to sign Section 2.   |
| D | Exemption from Audit. The council <b>RESOLVED</b> (proposed WR, 2 <sup>nd</sup> PC) that, in accordance with Section 9 of the Local Audit (Smaller Authorities) Regulations 2015, the council would not be audited externally and that the clerk and chairman should sign the Certificate of Exemption, which will be submitted to the external auditor. This will save the council £200. All accounting documents will still be uploaded to the parish council website ( <i>Council Accounts</i> webpage) in accordance with the Transparency Code for Smaller Councils and Local Audit Regulations. |
| E | The dates for the exercise of public rights to view the accounts will be <b>Mon, 27<sup>th</sup> June until Fri, 5<sup>th</sup> August 2022</b> and notices will be published on the website and the notice boards.   |
| F | The council <b>NOTED</b> that the defibrillator grant of £100 would now be made to Gorran Preschool as previously agreed, (March'22, Minute 21/133.D). The payment was delayed because of the change to a new bank. The head of the Preschool said recently that the defibrillator should be installed soon, though it is out of stock at the moment!   |

**22/26 Reports**

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| A   | Report on Actions  |
| i.  | MH reported that the Police Advocate Scheme is being revised and restructured, but it has not been explained how. The council requested that MH write to the Police Commissioner to say that the Scheme was a good tool to keep parishes informed about police activity and new initiatives. As St Ewe parish hardly sees or hears from the Police, the Advocate Scheme shouldn't be scrapped. |
| ii. | AG reported that the rare pink garlic at Pengrugla has not been strimmed by Cormac this year, allowing it to seed, so the council's request has been heeded.   |

**22/27 Considerations**

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| A | TT reported that SECAG held its 7 <sup>th</sup> June meeting with two invited experts on EV chargers. A survey will be taken by SECAG at the 23 <sup>rd</sup> July Summer Fête and the 21 <sup>st</sup> August Country Fair. The survey will gauge residents' use of electric vehicles to see whether St Ewe needs a public EV charging point. |
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## B Planning Correspondence.

- i. The case officer advised the council of the 5-day protocol concerning **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**.  
No proposal was made to comment further as the Local Planning Authority and parish council have the same concerns regarding the size of the development.
- ii. The clerk received confirmation that the “alleged conversion of barn to a dwelling, associated engineering works and the stationing of a caravan with tents Bakers Barn Tucoyse Farm Tregony Truro Cornwall” has been registered as an enforcement to be investigated. Reference: EN22/00613

## 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**.  
After looking at the application at length and listening to the neighbours, the council **RESOLVED** (proposed PC, 2nd AG) to submit the following consultee comments:  
\*\*\* St Ewe Parish Council continues to **STRONGLY OBJECT** to this application and stands by its previous objections which have not been resolved by the recent changes. The lowering of the roofline by 110 cm and the minor changes to the windows do not address the objections that the parish council enumerated in its two previous comments.  
  
The Lower Barn Guesthouse and Wedding Venue is in the centre of the small residential hamlet called Bosue. The size of the proposed 2-storey building is overwhelming in this context. The colour of the construction is harsh and domineering, unsympathetic to the existing buildings, and would denigrate the historical architecture that exists in the hamlet. Changes to the windows have not mitigated the light pollution they will cause in an area accustomed to dark skies – a precious and important aspect of rural communities and for rural wildlife. The overall design is not that of a rural barn. The noise that a reception room of this size will generate in a residential hamlet is unreasonable. It has been explained to the council that the current noise levels are sometimes difficult for the neighbours to cope with; that is, the regular noise that comes from people naturally enjoying themselves in a party or holiday atmosphere, particularly outdoors. The additional size will increase this problem, and it is unsuitable that the proposed raised patio, available to the partygoers, will overlook a private residence. Traffic to this venue will unreasonably disrupt the other residents using the one lane road.  
  
It is unfortunate that the applicants have not engaged or consulted with their neighbours when pursuing their business plan.  
  
For all the reasons listed – here and in the council’s previous objections – this application directly contravenes Policies 12 and 23 of the Local Plan.  
  
The parish council requests that the case officer read the conditions that were placed on the property with previous planning approvals and visit with an enforcement officer to assess the incremental creeping development of this business, which is unsuited and unsympathetic to a rural hamlet.

- ii. **PA22/04262 | Variation of Condition 5 of Application No. PA17/05426 dated 20th December 2017 (Application to take 4 existing barns in different stages of disrepair and convert them into 4 individual residential units) | Lanuah Farm Lane To Lanewa Farm St Ewe St Austell Cornwall PL26 6ER.**

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

\*\*\* St Ewe Parish Council has NO OBJECTION to this application.

- iii. **PA22/04409 | Proposed additional row of 40 solar modules, arranged as two rows of twenty, behind the existing three rows of solar modules on the land adjacent to the car park | Lobbs Farm Shop Heligan Pentewan St Austell Cornwall PL26 6EN.**

The council agreed that the panels were hardly visible and lauded the use of renewable energy. The council **RESOLVED** (proposed WR, 2nd TT) to submit the following consultee comments:

\*\*\* St Ewe Parish Council has NO OBJECTION to this application.

22/29 Highways & Flooding

For the fourth time in two years, on Jubilee Sunday after the fierce rains, MH and a neighbour cleared 3 gullies and drains near Jobel Engineering at Hewas Water in order to prevent the water entering the properties along their street. The recent road works have sent a large amount of material into the drains and caused them to clog up.

22/30 Assets – reports and maintenance

Nothing to report.

22/31 Parish Matters – reports

The St Ewe-bilee Picnic was an outstanding success. Many thanks to the organisers and to all those who helped set up, helped on the night, and helped take down.

22/32 Correspondence & Invitations

None.

22/33 Business for the next meeting

Because of better acoustics, the parish council has agreed to meet in the committee room for its next meeting in July.

22/34 Second Public Session for feedback from the public

None.

22/35 Dates of next meetings.

Ordinary Meeting 11 July 2022, 7.00 pm, St Ewe Village Hall Committee Room.

*The meeting closed at 8.40 pm and the Chairman thanked everyone for attending.*

*Mrs C Wilson ~ Parish Clerk ~ 23 June 2022*

**SIGNED:**

**THESE ARE DRAFT MINUTES.**

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