

ST EWE PARISH COUNCIL **DRAFT MINUTES**

Ordinary Meeting, MONDAY 9 JANUARY 2023

7.00 pm, St Ewe Village Hall

PRESENT:

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

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Michael Bunney, and no Members of the Public.

ABSENT:

Adam Getliff, Mick Howell.

NOTE ON NUMBERING:

The prefix will follow the Municipal Year which begins in May. January-April will carry the 22/ prefix. At the May 2023 meeting the first item on the Agenda will be 23/01.

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.

22/84 Apologies

Apologies were received from MH.

22/85 Co-option of new member

No one has come forward yet.

22/86 Declarations of interest or requests for dispensation.

None.

22/87 Public Session

None.

22/88 Meetings and governance

A The council **RESOLVED** (proposed WR, 2nd JL) that the minutes, as read, of the meeting on 14 November 2022 were a true and correct record and they were duly signed.

22/89 Finance

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

B The council **RESOLVED** (proposed WR, 2nd PS) to renew the associated domain names: .org and .com, as well as the current website domain: .co.uk

C The council **AUTHORISED** payments for January 2023 totalling £874.08 (proposed WR, 2nd TT).

<u>Description</u>	<u>Amount with VAT</u>
Clerk's salary and expenses	£638.57
HMRC payment	149.20
Biennial Domain Renewal (.CO.UK)	16.77
Biennial Domain Renewal (.COM)	33.57
Biennial Domain Renewal (.ORG)	35.97

22/90 Reports

A	Report on Actions. The clerk reported that all actions have been completed. PC reported that he will meet with Michael Greet of Savills on 23 Jan to keep the dialogue open for future rental of the Glebe land.
B	<p>Ward Member Michael Bunney gave a verbal report this month.</p> <ul style="list-style-type: none"> • Everyone seems to be in support of the 20 mph limit for St Ewe & Polmassick. The consultation is open. Expressions of interest for the next Highway's Scheme will be available in March. • He continues to report potholes and blocked drains in the parish. Using the online form is straightforward from any smart phone or desktop computer: cornwall.gov.uk/report-something/ Scroll down to 'Pothole' or 'Minor flooding and blocked drains' • During the Christmas period, through generous benefactors and acting through the community help scheme and churches, struggling families received cash donations.

22/91 Considerations

A	TT reported that SECAG has not had a meeting. However, the Christmas trees are growing well. She will get a quote(s) for a plaque for the Platinum Jubilee tree.
B	<p>Grit Bins. The councillors had an in-depth discussion of the pros and cons of grit bins in the hamlets of the parish.</p> <p>Cllr Bunney emphasised that the Highways emergency number 0300 1234 222 is available 24/7. If there are grave circumstances (he gave an example of a care home that delivers hot meals to vulnerable people) Cormac will come and grit so that services can continue.</p> <p>The council thought that, currently, the expense of a grit bin(s) outweighs the few days of inconvenience. However, the council will continue to ensure the existing grit bins will be maintained.</p>
C	The council RESOLVED (proposed JD, 2nd WR) to accept the Local Maintenance Partnership allowance for maintaining the footpaths in 2023/24.
D	<p>The council held a lengthy discussion about the pros and cons of a Neighbourhood Development Plan for St Ewe parish. They reviewed the reasons for rejecting an NDP for the parish after investigation into the subject in 2018 and 2022. The parish should look into similar rural parishes that may or may not have benefited from an NDP. It was AGREED that the Clerk would write to Helen Nicholson, a Community Network officer with personal and professional experience with NDPs to get an update on the benefits for small rural parishes.</p> <p>ACTION: Clerk</p>

22/92 Planning

A	Planning Correspondence.
---	--------------------------

i.	<p>Update Case EN22/00613 - Bakers Barn - January 2023. Cllr Bunney reported that the people developing the property in question have submitted a planning application (PA22/11425). It is not yet on the planning website, but the council AGREED to hold an extraordinary meeting, probably in February, to send in its consultee comments. As always, members of the public may attend the parish council meeting and may speak during the public session.</p>
ii.	<p>Levalsa Farm House, London Apprentice. This is a property that Cornwall Council is minded to sell and they notified St Ewe PC. After a detailed discussion about the asset, the council RESOLVED (proposed PC, 2nd WR) to offer Cornwall Council £1 for the property so that the council, with the help of St Ewe Affordable Housing Ltd (SEAH), could renovate the property into 2-3 affordable homes.</p>
iii.	<p>Appeal APP/D0840/W/22/3307583 for PA21/09881 The conversion of an existing building within use class E to a single dwellinghouse Oldthorns Road From Chapel Hill To Prentice House Little Polgooth St Austell PL26 7DD.</p> <p>The council discussed its previous consultee comments for this property and whether circumstances had changed. The council RESOLVED (proposed WR, 2nd JD) to resubmit its previous comments with the explanation that they are still valid.</p> <p>*** At its meeting on 9th January 2023, St Ewe Parish Council reviewed its consultee comments for the property and reports that its concerns, copied here, about a residential dwelling on this site have not changed.</p> <p>Feb 2021: (PA20/09728 Change of use of barn with use Class B1(b) to C3 dwelling house Oldthorns Road From Chapel Hill To Prentice House Little Polgooth St Austell PL26 7DD.) 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.</p> <p>Nov 2021: (PA21/09881 The conversion of an existing building within use class E to a single dwellinghouse Oldthorns Road From Chapel Hill To Prentice House Little Polgooth St Austell PL26 7DD) St Ewe Parish Council looked at the application and compared it to the previous PA20/09728. The council does not see any substantial difference in the two applications and continues to OBJECT to this application for three 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. 3) Highway access must be addressed because it is on the 'blind side' of the road and traffic safety is an issue. To understand the local objections, the parish council asks that the case officer visit the site.</p>
B	<p>Of note. Planning decisions are reported in Clerk's Notes and on the website.</p>
i.	<p>PA22/10245 Application to determine if prior approval is required for a proposed: Change of use of Agricultural buildings to dwelling houses (use Class C3) Lanuah Farm St Ewe St Austell Cornwall PL26 6ER</p>

Consultee comments are not requested for 'prior approval' applications. The council **NOTED** that this has been decided: PLANNING PERMISSION REQUIRED.

C Applications for consultee comments. NONE.

22/93 Highways & Flooding

A The consultation for the Highway Scheme 20 mph speed limit in St. Ewe and Polmassick is still open. Cllr Bunney encouraged everyone to put in their comments. The Clerk will respond with support from St Ewe PC.

B Again, Cllr Bunney emphasised the effectiveness of submitting Highways problems on the Report Something section of the CC website: cornwall.gov.uk/report-something/ and scrolling to 'Pothole' or 'Minor flooding and blocked drains' for example.

22/94 Assets – reports and maintenance

A Footpaths and verges. Nothing to report.

B Telephone Kiosks. The Christmas tree is gone and the kiosk book swap is back at Kestle.

C Website. Nothing to report.

22/95 Parish Matters – reports

A SE AHL (St Ewe Affordable Housing Limited). Nothing to report.

B Emergency Plan. Nothing to report.

C Village Hall. Nothing to report.

22/96 Correspondence & Invitations (complete list in Clerk's Notes)

Consultation on the proposed Cornwall Devolution Deal – until 17 February.

This government insists that Cornwall must have a Mayor in order to receive the devolution deal. The council **AGREED** that a mayoral system would change the governance of the county significantly but **that responses should made individually**. Cornwall Council has more information here: letstalk.cornwall.gov.uk/bigdeal.

22/97 Business for the next meeting

No specific requests.

22/98 Second Public Session for feedback from the public

None.

22/99 Dates of next meetings.

A An extraordinary meeting may be called by the Chair in February to decide consultee comments for PA22/11425 and any other business if needed. An agenda would be posted 3 clear days before.

B Ordinary Meeting 13 March 2023, 7.00 pm at St Ewe Village Hall.

The meeting closed at 8.50 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 11 January 2022

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____