

ST EWE PARISH COUNCIL DRAFT MINUTES

Ordinary Meeting, MONDAY 10 July 2023

7.00 pm, St Ewe Village Hall

PRESENT:

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Peter Cox, Kevin Davis, Jenna Fuggles, Mick Howell, Janet Lockyer, Terry Teverson.

ALSO PRESENT:

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

ABSENT:

Peter Shannon and Philip Vellenoweth.

ABBREVIATIONS:

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

MINUTES:

The meeting began at 7.06 pm in the Committee Room and the Chair welcomed all.

23/22 Apologies

Apologies were received from PS and PV.

23/23 Declarations of interest or requests for dispensation.

None.

23/24 Public Session

A Sarah Scoltock, the new Community Link Officer, introduced herself. She has worked in the social care area of Cornwall Council for a number of years but is now just three weeks in the role of Community Link Officer. The first meeting of the new Community Area Partnership (CAP) is tomorrow, Tues, 11 July. JL will be attending. The CAPs are a new format, much larger than the previous Community Networks and together the parishes will be able to pull down funding for various projects. The first action will be to identify joint areas of interest for the parishes.

B Luci Isaacson introduced the flood prevention work she is doing in the rural areas of Cornwall. She has chaired the Cornwall Community Flood Forum and is now working with Climate Vision to showcase sustainable flood prevention & future nature markets. She invited those involved with climate policy, farmers, businesses and those at flood risk to a farm event discussing flood prevention and climate resilience. More information is available at www.climatevision.co.uk and you can ring 01872 241239.

L Isaacson left the meeting.

C A member of the public came to see when the Polmassick drains will be attended to. They explained that many drains have not been working properly around the hamlet for many years.
Cllr Bunney has been in contact with Highways regarding this issue over many weeks.

The latest response is that the drain at The Cottage, Polmassick was 'cleansed' on 30th May. However, the drain at Edge Corner needs extensive work, and this work has been budgeted for the 2024/25 fiscal year.

The member of the public was concerned that permission from the landowner to do the work at Edge Corner was not in writing and Cllr Bunney said he would look into this. [NB: Since the PC meeting Highways has responded to Cllr Bunney's query stating that there is no permission required, because there is already an existing system in place and therefore a legal right to discharge surface water into the land. Nevertheless, Highways has been in communication with the landowner to organise the work for 2024.]

A member of the public left the meeting.

- D Mr Lakeman and his agent explained that they were here to listen to the discussion about housing need in St Ewe Parish (See Minute 23/28.B).

23/25 Meetings and governance

- A The council **RESOLVED** (proposed JL, 2nd MH) that the minutes, as read, of the Annual Meeting held on 15 May were a true and correct record and they were duly signed.
- B The council **RESOLVED** (proposed MH, 2nd KD) that the minutes, as read, of the Ordinary Meeting held on 15 May were a true and correct record and they were duly signed.
- C The review of the Annual Parish Meeting was **DEFERRED**.
- D The council appointed Cllr Cox as the Internal Control Check to check invoices and bank statements every trimester.

23/26 Finance

- A There were no queries regarding the Clerk's reports: *Bank Reconciliation, Budget Comparison* and *Cash Flow*, to the end of June 2023.
- B The council **AUTHORISED** payments for July 2023 totalling £979.27 (proposed JF, 2nd PC).
- | Description | Amount with VAT |
|---------------------------------|-----------------|
| Clerk's salary and expenses | £489.27 |
| HMRC payment | £112.00 |
| Verges & Footpaths, 1st payment | £378.00 |

23/27 Reports

- A Report on Actions. No outstanding actions to report.
- B Devon & Cornwall Police Notices reported by MH:
- invitation to form Neighbourhood Watches in farming and horse communities, details on D&C Police website.
 - Firearms licensing is no longer shared with Dorset Police but directly under Devon & Cornwall.
 - A number of new pages on Antisocial Behaviour on website, including information on rights.
- MH attends the online meetings and discussions hosted by the Police when he can.
- C Ward Member Michael Bunney's report to the Parish
- Happy July everyone, as I write this the sun is shining and it really feels like summer is here. We are so lucky to live in Cornwall and I am looking forward to all our summer

events. St.Ewe Country Fair will be on Sunday 20th August; it is a brilliant day and I will be helping again there, which will be my 10th year of helping out. I am also looking forward to helping at St.Ewe Church fete. It was lovely to attend and speak at the launch of Mevagissey Museum's roof fundraiser last week, with our own brilliant local High Sheriff, Toby Ashworth. The museum is for Mevagissey and surrounding parishes, including St.Ewe & Gorran and the volunteers do an amazing job of helping the museum thrive. By the time you read this, Mevagissey Feast Week will have finished; all of us from surrounding parishes appreciate the huge efforts the Mevagissey community puts into Feast Week and the welcome you always give us. Our communities are so strong, I am delighted All Saints Church in St.Ewe is thriving and I am looking forward to helping at St.Ewe Fete on the 22nd July. We are so lucky to have so many wonderful community events in St.Ewe and Mevagissey and we all benefit from our strength of community spirit. I am now half-way through my term of office as your councillor and have two years left. My only aim in standing to be councillor was to be able to help do my best for our area. It was never a career plan for me, and I learnt a lot more as a teacher, but I wanted to help out properly. I am confident we have achieved a lot, by working together and staying positive, even during challenging times. I want to thank the parish councils, for all their hard work. They are an amazing group of people, who are simply trying to help. People forget that parish councillors are volunteers and I especially appreciate all they do for St.Ewe parish. We will continue to work together and will focus especially on key planning applications, to preserve the unique community and heritage of St.Ewe Parish.

Over the year I have thoroughly enjoyed working with the local community, parish councils, joining in with the community events, supporting many local charities and volunteering. For example, I spoke at John's Methodist Church 195th Chapel Anniversary in June and at Polgooth Ladies Group and St.Austell Old Cornwall Society on Cornish history and at Grampound Gardening Club on the Cornish plant hunters and our lovely local gardens. I am also looking forward to speaking at Sticker WI and our local Old Cornwall Societies again. I donate all the proceeds from my Cornish history talks to local charities, so if any group would like me to speak, please get in touch. I am leading a guided walk of St.Ewe on 17th July for the Old Cornwall Societies. Local residents are welcome to join us, so please do get in touch if you would like to come along.

Lots of my work is focused on roads and drains. I am pleased the 20mph zones for Polmassick and St.Ewe have been unanimously supported in the parish and these schemes will be implemented this year. I have asked Cormac to remove the consultation posters that are still up and these will be taken down by the time you read this. We have got the drains in Polmassick & Lower Sticker cleared and the drains in Polmassick require deeper clearance, I am continuing to press Highways to programme this work. The defect on the drain at The Cottage is being actioned by Highways and hopefully the deeper work on the drain at Edge Corner can be funded and programmed in 2024. I also reported the potholes near Heligan Corner and at Peruppa and these have been filled. I have pressed for line repainting and the slow signage to be improved, following on from the recent accidents. The 20mph zones in our other villages are being rolled out over the next 18 months and I support these. I have also put forward Sticker, Tregorrick, Grampound and Trewoon as areas for consideration. I have also met with Cornwall Heritage Trust to discuss how we can preserve and enhance Kestle Pump, which is such a lovely heritage asset. Cornwall Heritage Trust is keen to help and I will discuss this

further with the parish council at the next meeting. Kestle is a heritage gem, including Kestle Chapel, which was a Bible Christian Chapel, one of 6 in the area and which my Great Grandad William Bunney preached at. If you haven't been to Kestle for a while, have a walk there, enjoy the heritage and pop into the phone box library.

Planning is another major part of my work, and I will always endorse the community's views as represented by the parish council. We have done well over the last year to prevent inappropriate developments and won cases at committee and planning appeal. We have also supported appropriate developments that enhance the community and character of St.Ewe Parish. I am heavily involved with a number of planning & enforcement cases and GDPR rules mean I can't say much more on this, but rest assured I am speaking up for our communities. I would urge anyone who has an idea for an application that may be controversial to please consult with the community and parish council at the very earliest opportunity. Dialogue is so important and I congratulate St.Ewe Parish Council on their reasoned and robust approach to planning in the parish and will support them at all times.

I know these are difficult times for many families and I am involved with community help schemes and other support services right across our area. I am dealing with key case work on the energy relief scheme for park home residents and have been successful in challenging cases where people have incorrectly been turned down. I also work very closely with the food banks and Cornwall Poverty Forum to help local people. I deliver donations to Truro or St.Austell Food bank and I am always happy to pass on donations from residents. Cornwall Community Foundation also offers crisis grants of £250- 1000 and be contacted on tel 01566 779333 or online at cornwallcommunityfoundation.com and click on grants to apply. I continue to work full-time as your Cornwall Councillor and have met many residents to help with case work. I continue to volunteer at Grampound Community Shop, present my Cornish history talks and clean Gorran Haven beach on a weekly basis. I also try to get to The Crown at St.Ewe as often as possible to have informal chats with everyone and enjoy the lovely food and beer.

Please never hesitate to get in touch if I can help with anything. Please do report any issues to Cornwall Council, online is easiest at www.cornwall.gov.uk/report-something or you can report any emergencies 24hrs on 03001234222.

Oll an gwellla. (All the best in Cornish) | Michael Bunney | 07939457590 in office hours
Email: cllr.michael.bunney@cornwall.gov.uk

Cllr Bunney will also be taking the new Community Link Officer, Sarah Scoltock, around his division and will have lunch at The Crown in St Ewe on Thursday. If you are around, please drop by The Crown for a chat.

23/28 Considerations

A SECAG. St Ewe Climate Action Group

- i. TT reported that the plaque for the Queen's Jubilee silver birch tree is ready and needs to be attached to a lump of granite by the tree across from the Village Hall.
- ii. TT has organised a local expert on 25th July to give a talk to local children and their parents about bats and their habits at All Saints Church. They're hoping to find some in the belfry. On 5th August there will be a workshop for the children to set up bat boxes around the parish. Bat boxes are available for £3 each but are very flimsy. TT hopes to find sturdier ones and SECAG will give each participating child their own bat

box. The boxes will cost about £200.

The council **RESOLVED** (proposed PC, 2nd JL) that it would request £100 from Cllr Bunney's Community Chest and match it with £100 from the parish's Community Infrastructure Levy (CIL).

- B Housing need in St Ewe Parish. There was a lengthy discussion about housing need in the parish. It was generally agreed that the local landowner, present, and the local Community Land Trust called SE AHL (St Ewe Affordable Housing Ltd) should get together to have a practical discussion. The parish council emphasised that anything decided at such a meeting would need to be discussed in a Public Meeting so that the community could voice their views.

Three members of the public left the meeting.

23/29 Planning

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

- B Planning Correspondence.

- i. **APP/D0840/W/23/3314604**. Appeal to the Planning Inspectorate for **PA22/10245**: Application to determine if prior approval is required for a proposed: Change of use of Agricultural buildings to dwellinghouses (use Class C3) | Lanuah Farm St Ewe St Austell Cornwall PL26 6ER.

The council discussed the appeal and **RESOLVED** (proposed JD, 2nd KD) that its original views have not changed from the original application PA17/05426 and it will submit the following comments to the Planning Inspectorate:

*** St Ewe Parish Council maintains its OBJECTION to this proposed barn conversion in all its iterations since 2017. It is not suitable for residential conversion and therefore would require prior approval; it encroaches on a Gold Footpath and is not in a suitable position in the context of the whole village of St Ewe.

The Council NOTES that the old stone barns at Lanuah Farm have been sympathetically converted to residential use (PA17/05426). In 2017, the application firstly included the pole barn and at that time the parish council specifically mentioned in its consultee comments that the pole barn was unsuitable for conversion. This same pole barn has a long planning history and is now the subject of this appeal (**3314604**).

In July 2022 the parish council submitted these comments, which in July 2023 it **RESOLVED** to stand by:

"St Ewe Parish Council has looked at proposals for this pole barn three times before now. 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. Furthermore, 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. For application PA21/12670 in February 2022, St Ewe Parish Council asserted that the points made in 2021 did not change because, despite a new Structural Assessment, the proposed building was a major rebuild of a flimsy frame and the style was without sympathy for the local vernacular. Now in July 2022, the parish council has again looked in detail at the proposed dwelling for application

PA22/05281. The council's previous objections have not changed. It remains too prominent in the landscape during the day and at night and the complete build of all the walls and roof of the structure does not comply with the letter or the spirit of permitted development. St Ewe Parish Council OBJECTS to a conversion of this pole barn into a dwelling as submitted by PA22/05281."

As mentioned in the SUPPORTING STATEMENT - SECOND APPLICATION FOR PRIOR APPROVAL NOVEMBER 2022, quoted from the PA22_10245-APPENDIX_2_STRUCTURAL_REPORT_-_NOVEMBER_2022, the concrete frames are "likely" to be suitable for "some" additional loads. "Internal partitions" are required for "some" additional propping to the frames in order to ensure their structural adequacy." St Ewe Parish Council respectfully submits that this fudge-factor, which pushes the definition of a viable structure away from its original meaning, is neither in the letter nor the spirit of the law.

St Ewe Parish Council NOTES that the Ramblers Association comment regarding PA22/10245 is also concerned about the apparent intrusion onto Gold Footpath 408/4/1.

Furthermore, the pole barn is situated on a hill above St Ewe village. As a residence it would be a blot on the traditional rural landscape during the day and a beacon of light pollution at night.

All of these concerns confirm the need for close inspection by the Local Planning Authority and prior approval of any plans for the pole barn.

ii. **PA22/01404 | Erection of agricultural machine store and associated ground works. | Agricultural Barn At Tredici Farm Tregony Truro TR2 5SH.**

Though the application is in the neighbouring parish of Grampound with Creed, the council discussed the application and **RESOLVED** (proposed JD, 2nd MH) to submit the following comments:

*** St Ewe Parish Council continues to OBJECT to this application in its revised proportions. St Ewe Parish Council has looked at the new documents and has resolved to stand by its previous comments. The Council is concerned because this development, according to this application, will significantly impact on St Ewe residents. As Grampound Parish Council pointed out, the roof is at the same height as before and it is still exaggeratedly large for the size of the agricultural holding.

C Applications for consultee comments.

i. **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.**

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

*** St Ewe Parish Council resolved to maintain NO OBJECTION to this application. It understands that changes have been made to ensure the development is in sympathy within its rural setting and that there are mitigation measures in place for flooding.

23/30 Highways & Flooding

Please report to CC directly on their website, if you can:

www.cornwall.gov.uk/transport-parking-and-streets/roads-highways-and-pavements/report-a-problem-with-a-road-or-pavement

or on www.fixmystreet.com.

23/31 Assets – reports and maintenance

- | | |
|---|--|
| A | Footpaths and verges. The triangle in St Ewe village should be cut after the bulbs have flowered to keep it tidy. WR will speak with the contractor. |
| B | Telephone Kiosks. Nothing to report. |
| C | Website. Nothing to report. |

23/32 Parish Matters – reports

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|---|---|
| A | SE AHL (St Ewe Affordable Housing Limited) |
| B | Village Hall. The clerk requested that the new Village Hall website (currently under construction) indicates the postcode PL26 6EY prominently. JF is the parish council representative and there is a VH committee meeting on Tues, 11 July. |

23/33 Correspondence & Invitations (complete list in Clerk's Notes)

None outside of Clerk's Notes.

23/34 Business for the next meeting

None requested.

23/35 Second Public Session for feedback from the public

None.

23/36 Dates of next meetings.

- | | |
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| A | Ordinary Meeting Monday 11 September 2023, 7.00 pm at St Ewe Village Hall. |
| B | 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 9.12 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 12 July 2023

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____