

# **ST EWE PARISH COUNCIL DRAFT MINUTES**

Ordinary Meeting, MONDAY 15 JANUARY 2024

7.00 pm, St Ewe Village Hall, Committee Room

**PRESENT:**

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

**ALSO PRESENT:**

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Michael Bunney, and 4 Members of the Public.

**ABSENT:**

Terrye Teverson.

**NOTE ON NUMBERING:**

The prefix will follow the Municipal Year which begins in May. January-April will carry the 23/ prefix. At the May 2024 meeting the first item on the Agenda will be 24/01.

**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 7.05 pm and the Chair welcomed all.*

**23/67 Apologies**

Apologies were received from TT.

**23/68 Declarations of interest or requests for dispensation.**

None.

**23/69 Public Session**

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|---|--|
| A | The applicant for <b>PA23/00254/PREAPP</b> , a residential development of three dwellings in Polmassick, about which the council sent comments to the case officer in March 2023, came to let the council know that they will submit the full application soon. The council thanked the applicant for keeping the parish up to date.   |
| B | The applicant for <b>PA23/09411</b> , an equestrian facility, came to invite the councillors to visit the site and to answer any questions they might have. Though the application is within Grampound parish, the parish boundary runs through the larger property and the new development would be visible from areas in the parish. The council welcomed the fact that the facility will be landscaped and will not use floodlights. It was noted that there was an objection from the Ramblers Association which wanted to see the diversion of the footpath 'regularised'; however, the Countryside Access Officer has no objection. It was confirmed by the applicant and the council that the footpath has been diverted around the barn for 40 years and is not a problem. (See 23/74.B.i) |
| C | The wife of Cllr Cox informed the council that they are in the very early stages of renovating a set of barn conversions. They will probably submit a Pre-app to begin with, but a design and a builder are not yet chosen. The council is welcome to visit the site.  |

## 23/70 Meetings and governance

- A The council **RESOLVED** (proposed JL, 2nd JD) that the minutes, as read, of the meeting on 13 November 2024 were a true and correct record and they were duly signed.
- B Cllr Howell volunteered and he was **APPOINTED** as council representative to attend the pre-consultation stakeholder meeting, 20mph Phase 3 Stakeholder Meeting - St Austell & Mevagissey held online on 10th June. St Ewe parish has anticipated the 20 mph roll out by at least a year but now the other areas of Phase 3 will be reviewed for compliance with the criteria to have 20 mph speed limits in residential areas.
- Feedback on the 20 mph speed limits in the parish has not all been positive, and not all traffic adheres to the limit; however, it was emphasised how different the outcomes are when accidents happen at 20 mph as opposed to 30 mph. Fatalities are reduced exponentially at 20 mph.

*Three members of the public left the meeting.*

## 23/71 Finance

- A There were no queries regarding the Clerk's reports: *Bank Reconciliation, Budget Comparison* and *Cash Flow*, to the end of December 2023.
- B The council **AUTHORISED** payments for January 2024 totalling £850.58 (proposed WR, 2nd PS).
- | Description                 | Amount with VAT |
|-----------------------------|-----------------|
| Clerk's salary and expenses | 669.57          |
| HMRC payment                | 161.01          |

## 23/72 Reports

- A Report on Actions. The clerk reported all actions completed.
- B New Rubbish Collection. Teething problems were reported regarding the distribution of waste bins to many properties around Polmassick, Bosue and other areas in the parish. The most efficient (perhaps only) way to resolve a problem is to report it online: <https://www.cornwall.gov.uk/rubbish-recycling-and-waste/new-food-waste-recycling-and-rubbish-service/>  
Cllr Bunney has been helping those without internet access.
- C New legislation will reduce the time allowed for planning decisions before the planning authority is penalised. Cllr Bunney advised that This may affect the deadline for consultee comments from the parish council and some extraordinary meetings to meet planning deadlines might be necessary.
- D Devon & Cornwall Police Notices. MH reported that there was nothing of significance to St Ewe parish.
- E A member of the 3Bays Wildlife Group, a local wildlife group affiliated to Cornwall Wildlife Trust, contacted the Clerk to find someone in Polmassick to give permission to regularly sample the Caerhays Stream at the allotments in Polmassick to monitor its health. JL reported that she has put the group in contact with the landowners.
- A general discussion was held about the health of the rivers and streams in the parish. The council asked the Clerk to write to the Environment Agency to find out what their monitoring regime is for the River Luney and what they can report about its health.
- ACTION: Clerk

F Ward Member Michael Bunney's report to the Parish  
Happy New Year all. Bledhen Nowyth Da. I am trialling a punchier, more concise style for my reports, to make it easier to see key points. Please feel free to ask me any questions.  
Community events.

- It was lovely to support St.Ewe Church Christmas Fair.
- I chaired the White River Community Project this Week and we have drawn up plans for nature recovery, flood mitigation and community environmental protection. We are working towards £40k of funding and have secured a commitment to provide £20k already.
- It was great to speak at Polgooth Gardening club, we raised £150 for St.Austell food Bank.
- Grampound celebrated the centenary of the Village Hall and the Deputy Lord Lieutenant and I opened it.
- The Merlin Centre Carol Concert was brilliant, I was delighted to read the lessons
- It was lovely to speak at Grampound WI on Cornish women last week and this winter I am speaking at Sticker WI & Polgooth Ladies Group
- I donate all funds from these talks to local charities and will be handing all donations to St.Austell and Truro food banks over the winter.
- On Friday I went to St.Mewan School to run their assemblies and will taking to the children about local history

Roads, drains etc

- I received many reports from residents about road problems and flooding and reported these to Highways, for example Polmassick, Tregear, Heligan Corner, Drunken Bridge and many more
- Resurfacing of the Trelowth bridleway has been completed and this is a major improvement. I have received many messages of thanks from residents. We have been pressing this for the last 2 years and residents have tried to get this done over the last 60 years.
- Polgooth to London Apprentice resurfacing has been done. I have been pressing this for 2 years.
- Highways are assessing all the new Highways expressions of interest forms and there will be a community area partnership meeting next year to agree which schemes can move forward, with very tight budget restrictions.
- New highways schemes will need to be submitted after May 2025 now
- The next 20mph meeting is on 10th June and the parish councils will be invited to consider further areas for the next phase of the 20mph zones. This will be the beginning of the consultation, but it would be helpful if the parish council could have a clear view on any local areas you would like added
- Please do report any highways, drains, floods concerns via the website "report something Cornwall" [www.cornwall.gov.uk/report-something](http://www.cornwall.gov.uk/report-something) or the emergency telephone number 0300 1234 222.

Planning.

- I met with SEAH and the affordable housing team in December to begin analysis of possible sites for affordable housing in St.Ewe and Dean Mutton is happy to work with St.Ewe parish to move this forward
- I am involved with many planning enforcement cases and will continue to work closely with the parish council on planning applications. I will always support your decisions and

press planning

- I continue to work hard as your Cornwall Councillor and have met many residents to help with case work. I continue to volunteer at Grampound Community Shop and present my Cornish history talks; I donate all proceeds from these to local charities. Oll an gwella (All the best in Cornish) | Michael Bunney | [cllr.michael.bunney@cornwall.gov.uk](mailto:cllr.michael.bunney@cornwall.gov.uk)

## 23/73 Considerations

- |   |  |
|---|--|
| A | SECAG. The Silver Birch planted for the Queen's Jubilee in December 2021 will soon have a granite stone beside it with the commemorative plaque on it. The council would like to thank a certain farmer for the transport of the heavy stone.            |
| B | St Ewe Relief in Need Charity. PC reported that the current trustees are in conversation with the Charity Commission to see whether they can expand the objects of the charity before the probable transfer of its administration to the parish council. |

## 23/74 Planning

- |      |  |
|------|--|
| A    | Of note. Planning decisions are reported in Clerk's Notes and on the website.  |
| i.   | Cllr Bunney reported that the Meadow Lakes development, which is across the parish border but affects the residents of St Ewe, is at Stage 6 of the Enforcement process.<br><a href="https://www.cornwall.gov.uk/planning-and-building-control/planning-enforcement/planning-enforcement-investigation-process/">https://www.cornwall.gov.uk/planning-and-building-control/planning-enforcement/planning-enforcement-investigation-process/</a>  |
| ii.  | Cllr Bunney also reported that the Tremem Barn enforcement process continues at Stage 10. The Clerk will request an update from the enforcement officer.   |
| iii. | <b>PA23/09614   Outline application for the construction of up to 8 open market dwellings with all matters reserved except access without compliance with condition 6 of decision PA22/07383 dated 20.09.2023.   Land North Of Orchard Cottage Hewaswater St Austell PL26 7JF</b><br>The council briefly discussed and <b>NOTED</b> this application situated just over the parish border but had no comment.  |
| iv.  | <b>PA23/09322   Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for the erection of up to 20 residential units, including 16 affordable homes, associated infrastructure and works to the highway.   Land West Of The Glenleigh Park Sticker Cornwall PL26 7JB</b><br>The council discussed this controversial application in St Mewan parish, which could affect St Ewe residents. The council noted the many objections, including from Highways. The council then <b>RESOLVED</b> (proposed JD, 2 <sup>nd</sup> PC) that, if it receives objections from St Ewe residents who are concerned about this development, the clerk will submit comments from St Ewe PC to agree with St Mewan Parish Council's objection. |
| B    | Planning Correspondence.   |
| i.   | <b>PA23/09411   Conversion of redundant agricultural building to equestrian facility, construction of sand arena, circular walker and hardstanding yard   Ventonwyn Farm Tregony Truro Cornwall TR2 5SH</b><br>The council was grateful to the applicant for coming to discuss this new development and keep the council in the loop. The development will be seen from St Ewe parish much more easily than from its own parish. There was no proposal to send in consultee comments. (See 23/69.B)  |

## C Applications for consultee comments.

- i. PA23/01937 | Change of use of holiday let to dwelling | The Smithy St Ewe St Austell Cornwall PL26 6ES.

The council has received notification of the 5-day protocol for this application because the case officer is minded to approve the development and because the parish council has OBJECTED to it twice in July and November 2021. After looking at the new documents and the case officer's analysis, lengthy discussion and consultation with Cllr Bunney, the council **RESOLVED** (proposed JD, 2nd WR) to submit the following consultee comments:

\*\*\* If the case officer is minded to approve this application which has been refused in the past, St Ewe Parish Council will "agree to disagree". In 2021, when the additions were not 10 years old, the council requested that the case officer consider the additions a breach of planning control. These breaches were not investigated, but the application was refused. The latest documents added to the planning website on 12 December show parking on land that does not belong to the property and which covers the neighbouring bungalow's entrance (No. -7733465 & -7733438). Another document (-7733467) dated January 2012 shows a car parked in a building which is now part garage and part residence. The council is seriously concerned that the case officer is acting on inaccurate drawings. It is important to emphasise that the access and right of way to the neighbouring property will be compromised if cars are not parked on the applicant's property. These cars should be able to enter the highway forward without affecting the neighbouring properties. The addition of a Cornish Hedgerow will not counteract the difficulty the neighbours will encounter if this property becomes residential. It will contravene NPPF Paragraph 8 because it will not foster "well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs".

## 23/75 Highways & Flooding

Road by Tregain Cottage PL26 6EU. The council noted with frustration the number of short unused roads that have been tarmacked in recent years, when roads with heavier traffic are constant topics at council meetings because of potholes and degradation. The council **RESOLVED** (proposed JD, 2<sup>nd</sup> PC) to write to Highways and ask that the road by Tregain Cottage, which is a major road through the parish, be considered for renewal.

ACTION: Clerk

## 23/76 Assets – reports and maintenance

A Footpaths and verges. Nothing to report.

B Telephone Kiosks. The defibrillator is being monitored regularly.

C Website. Nothing to report.

## 23/77 Parish Matters – reports

A SE AHL (St Ewe Affordable Housing Limited). It was **RESOLVED** (proposed KD, 2<sup>nd</sup> JD) that the parish council could become a custodian of SE AHL's archive and it could hold copies in paper and/or digital form to help secure it from accidental loss. Digital archives are especially vulnerable, if there is a break in continuity of administration.

B Village Hall. A list of events is in the Tower & Spire magazine.

23/78 Correspondence & Invitations (complete list in Clerk's Notes)

A resident emailed about lack of detail in the November minutes. The Clerk will reply.

23/79 Business for the next meeting

To discuss the Community Area Partnership (CAP), its function and St Ewe's participation. PC will send everyone a list of the grant applications already allocated and also those awaiting allocation.

ACTION: PC

23/80 Second Public Session for feedback from the public

None.

23/81 Dates of next meetings.

A Ordinary Meeting Monday, 11 March 2024, 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 9.10 pm and the Chairman thanked everyone for attending.*

*Mrs C Wilson ~ Parish Clerk ~ 17 January 2024*

**SIGNED:**

**THESE ARE DRAFT MINUTES.**

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