

# WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday January 10, 2011 at 7:00pm in the Community Hall, Burras.

<b>Present:</b>	Cllr Mrs C.Lay (Chairman)	Cllr C.Mitchell
	Cllr M.Clayton	Cllr Mrs D.Mitchell
	Cllr N.van den Berg	Cllr Mrs S.Moyle
	Cllr P.Davidson	Cllr Mrs M.Warren
	Cllr G.Gibson	C.F.P.Chapman (Clerk)

**Visitors:** Mr W.Morris (CC Affordable Housing Officer), Mr C.Burlton (CC Affordable Housing Officer), Mrs H.Jones (CC Community Network Support Officer) and PCSO Ceri Sadler.

The Chairman welcomed members and visitors and in particular Cornwall Council's Affordable Housing team to the January meeting. She invited Mr Will Morris (CC Affordable Housing Officer), to address the Parish Council.

Apologising for Mr Jody Jeffrey's absence and explaining that he has responsibilities at County level for Affordable Housing in Wendon, Mr Will Morris stated that Cornwall Council had initiated an Affordable Housing pilot scheme in the Helston and the Lizard Community Network Area. Its intention is not only to learn from the results prior to the introduction of a scheme throughout the county, but also to provide suitable and affordable housing for local people with a proven need. One of the main tenets of the scheme is that, rather than solutions being imposed on communities by Cornwall Council, the provision of affordable housing will be undertaken on a Partnership basis with Town and Parish Councils (with their intimate knowledge of their immediate area) taking, should they so wish, a lead rôle.

Figures for Housing Need are produced on a monthly basis by Cornwall Homechoice. In November last year, these showed that there was a need for 21 new dwellings within the Parish of Wendron. For a variety of reasons, however, these figures are not entirely reliable and he recommended that, should the Parish wish to become involved, the first step would be to commission a survey to test those figures (though, he stressed, care must be taken not to raise expectations at this stage and that further data supporting requests for Affordable Housing would need to be gathered in a robust manner). Once this has been done and the information gathered has been properly assessed by the Authority, then the Parish can seek to provide for the need.

Following identification of the need, building sites will be sought. It is anticipated that there will be significant interest from landowners, not least because a cross-subsidy system may be employed. Such a system considers the open market value of the whole site were it all to be used for the construction of affordable homes. Then, for example, the cost of plots for some affordable dwellings on that site may be offset against the open market value of the remaining plots (which will be granted the advantage of unfettered development). There may, however, well be alternatives to this scenario. The scheme thus provides affordable housing land at nil cost in exchange for open market plots on what was originally agricultural land (with all the financial advantage that will bring). All the sites offered for use in this way will be appraised by the Authority following which, through public consultation, the wider community will be involved in making a final decision. It is anticipated that these sites will be outside the village boundary which, in planning terms, will make them exception sites. Legally binding clauses can (and will) therefore be written into any planning permissions requiring the dwellings to be reserved for local people and to be affordable (that is, to be sold at a discount to the open market).

Finally, he suggested that, if the Council wanted to move forward with this project, consideration should be given to appropriate delivery structures. In particular he advised that, in the first instance, a Working Group should be set up. This might consist of two or three members of the Parish Council, officers from both Cornwall Council's Affordable Housing Team and the Community Network Area Team and Cornwall Councillor Clayton.

On a more general note, Cllr Clayton (who is leading this project for Cornwall) stressed that without the community's approval, no development would take place. Nevertheless, he stressed that if development did take place as a result of this scheme, new residents (through virtue of the strategies employed) will themselves already be part of the community.

On behalf of Wendron Parish Council, the Chairman thanked all members of the team for attending and they left the Hall.

## **1 APOLOGIES FOR ABSENCE**

Cllr Boase sent his apologies for absence.

## **2 CONFIRMATION OF THE MINUTES OF THE LAST MEETING**

Cllr Clayton proposed, Cllr Mrs Mitchell seconded, all others in favour that, with the addition of the hand-written amendment, the minutes of the Ordinary Meeting held on Monday, December 13, 2010 are a true record and the Chairman signed them as such.

## **3 MATTERS ARISING AND NOT COVERED ELSEWHERE IN THIS AGENDA**

Cllr Davidson noted that Calvadnack Common has been stock-fenced presumably with a view to grazing cattle on it. The Clerk reported that, because of the adverse weather before Christmas, he had not given Rex Andrew instructions to carry out clearance work. In the circumstances the Clerk was asked to make enquiries concerning the changed circumstances and, before the Council takes matters any further, to report back to the meeting in February.

## **4 CORNWALL COUNCILLOR'S COMMENTS**

CCllr Clayton had nothing to report.

## **5 POLICE REPORT**

PCSO Sadler reported that, in December 2010, a single crime (a theft) had been reported to the Police which compares with six crimes reported in December 2009.

She spoke of a recent rise of thefts of heating oil from properties and warned members and residents to be particularly vigilant and to take sensible precautions.

## **6 PUBLIC PARTICIPATION**

There were no members of the public present.

## **7 PARISH COUNCIL MATTERS**

### **The co-option of Parish Councillors**

The Clerk reported that he had received no expression of interest in co-option on to the Council. Cllr van den Berg suggested that a resident of Trewennack may be interested.

### **A Local Affordable Needs Survey**

In the light of the presentation from Mr Morris and following further discussion, Cllr van den Berg proposed, Cllr Mrs Lay seconded and it was agreed that Wendron Parish Council should undertake a Parish wide Housing Needs Survey. It was further agreed that Cllr Mrs Lay, Cllr Mrs Mitchell, Cllr Mrs Warren and Cllr van den Berg will form the basis of a working group with responsibility for taking this project forward.

### **Special Interest Groups**

Members considered the creation of specific interest committees with responsibility for making recommendations for decision to the full Council in areas such as footpaths, open spaces, staffing and finance, highways/signposting, projects, public relations. It was agreed to send a list of proposed groups to members together with the next agenda and to discuss the matter further at the next meeting.

## **8 PARISH MATTERS**

### **The War Memorial**

The Clerk reported that he had instructed F.Wearne and Sons to clean the Memorial, repaint the letters and add some new chippings and that, weather permitting, he expected the work to be completed in the near future.

## Calvadnack Common

This matter was discussed at Agenda item 3.

## 9 FINANCE

Members considered a request from Edgcumbe Methodist Chapel for financial help towards the upkeep of the cemetery. It was proposed by Cllr Davidson, seconded by Cllr Mrs Warren, all others in favour that, under the terms of Section 214(6) of the Local Government Act 1972, the sum of £350 be forwarded to Edgcumbe Methodist Chapel for help towards the cost of the upkeep of the cemetery.

The following account was presented for consideration:

		<b>GROSS</b>	<b>NET</b>	<b>VAT</b>
Colin Chapman				
Salary (December)	£ 563.66			
telephone	£ 14.11			
office expenses	£ 46.13			
travelling	£ 46.87			
use of home	£ 25.00			
	total	£ 695.77		

It was proposed by Cllr Mrs Lay, seconded by Cllr Mrs Warren, all others in favour that this account should be paid.

Members noted the following receipt

Cornwall Council (Wendron cemetery)	£ 750.00
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## 10 PLANNING

### Applications

*As a member of Cornwall Council's Planning Committee, Cllr Clayton declared an interest in each of the following applications. He remained in the room, but took no part in either the discussion or the voting.*

PA10/07598 Mr D Collins – Construction of detached double garage and conservatory on front elevation – Trecarne, Lestraynes Lane, Rame. Cllr Mrs Lay proposed, Cllr Mrs Mitchell seconded and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application.”

PA10/08113 South West Lakes Trust – Erection of a general store – Stithians Water Sport and Visitor Centre, Menherion. Cllr Mrs Lay proposed, Cllr Mrs Warren and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application.”

*As the mother of the applicant, Cllr Mrs Warren declared a personal and prejudicial interest in the following application.*

*The applicant, being the son of a sitting member, all members present declared a personal interest.*

PA10/08153 Mr R Warren – Construction of an affordable dwelling – Land adj to Mount Joy Barn, Carnkie. In the circumstances, the Chairman proposed and it was agreed to return this application marked “No comment.”

PA10/08571 South West Lakes Trust – Change of use of land to create campsite – Stithians Water Sport and Visitor Centre, Menherion. Cllr Mrs Lay proposed, Cllr Mrs Mitchell seconded and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application.”

### Decisions

PA10/00333/F Grant of Outline Planning Permission (Outline application for the erection of a dwelling) – Lorna's Lane, Carnkie – *noted*

PA10/06546 Grant of Conditional Planning Permission (Demolition of outbuilding and construction of two storey side extension) – Gaydon House, Rame Common – *noted*

### Correspondence

CC Notice of Appeal to be heard on January 18 at 10:00am in Isaac House re use of land for the stationing of a residential caravan and a bus for human habitation at Little Corner, Porkellis – *noted*

CC Planning Enforcement update re caravan on Rame Common – *noted*

## 11 REPORT OF CLERK AND CORRESPONDENCE

### Correspondence

CC Local Council Planning Forum invitation to second meeting Thursday February 10 5:00pm – *noted*

**Cornish Mining World Heritage Site** comments on proposals for signage invited – *the Clerk to reply*

**The Planning Inspectorate** formal notification of a hearing to determine an application to register waste land of a manor not registered as Common Land: Carnkie Common – *noted*

**The Planning Inspectorate** formal notification of a hearing to determine an application to register waste land of a manor not registered as Common Land: Viscar Common – *noted*

**Clerks and Councils Direct** magazine – *noted*

**Royal British Legion** 90<sup>th</sup> anniversary Poppy Party Weekend – *noted*

**Mr and Mrs Bickerdike** request for consideration to be given for the siting of a grit bin at the junction of the A394 and the lane to Trevenen Bal – *noted*

**Cornwall Blind Association** acknowledgement of and thanks for donation – *noted*

## **12 CHAIRMAN'S COMMENTS**

The Chairman reminded Members of the forthcoming informal planning meeting to be held on Monday February 7 at 7:00pm in the Community Hall, Burras

## **13 MATTERS FOR INCLUSION AT FUTURE MEETINGS**

No matters for discussion at future meetings were tabled.

## **DATE AND TIME OF NEXT MEETING**

The next Ordinary Parish Council Meeting will be held on Monday February 14, 2011 at 7:30pm in the Community Hall, Burras.

Signed.....Chairman

Date.....