

WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday February 14, 2011 at 7:00pm in the Community Hall, Burras.

Present:

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	
Cllr C.Mitchell	C.F.P.Chapman (Clerk)

Visitors: Mrs S.Walters (CC Head of Development Management) and Mr D.Clough (CC Principle Planning Enforcement Officer).

In the absence of the Chairman, the Vice-Chairman, Cllr Clayton, assumed the chair and welcomed members and visitors and in particular Cornwall Council's Mrs S.Walters (CC Head of Development Management) and Mr D.Clough (CC Principle Planning Enforcement Officer) whom he then invited to address the Parish Council.

Mrs Walters focussed on the Planning Department as a whole using the following headings

- **Structure:** she described the hierarchy of the Department and outlined individual officer's responsibilities
- **Performance:** Cornwall has decided to retain the time-frames relating to decisions and is ahead of national targets
- **Service:** Cornwall is the largest Authority in the country, but 90 of the 420 staff in the Planning Department have already been made redundant and expectations are for a further 15 posts to go
- **Priorities:** these are cost control, e-planning and affordable housing
- **Householder Team:** this innovative approach enables householder applications to be fast-tracked, thereby providing the customer with a better service. It deals with applications for porches, greenhouses, extra windows and the like and is already working beyond expectations. 65% of applications are currently decided within 6 weeks and 99% within eight weeks and the Department hopes to turn applications round even more quickly in the future
- **Co-Location:** the present West Area set-up (that of an office in Penzance and another in Camborne) will change in May when the office as a whole moves to Camborne. This will require a change of work ethos from staff who will be working flexible hours, 'hot desking' and, all being well, in a paperless environment
- **Local Steering Group:** this has been rethought and reformed and its place has been taken by the Planning Forum. At its first meeting, members identified the pre-application process, the planning enforcement service and advertising as matters needing to be addressed
- **Training:** the training programme currently being offered to Local Councils will continue, certainly for the coming twelve months
- **Communications:** named link officers have been appointed to individual parishes
- **Pre-Applications:** concern has been expressed about the way in which Councils may relate to developers and, perhaps for this reason, the system is not liked by some developers. Although it is not compulsory, the Local Planning Authority does encourage developers to speak to Parish Councils before submitting applications for planning permission
- **e-planning:** is a very useful tool for tracking the progress of individual applications.

Mr Clough spoke about planning enforcement in general terms stating that

- in Cornwall, the Enforcement Department is split across the three service areas
- each of the three areas (which receives between 900 and 1,300 complaints each year) employs 12 dedicated officers including those employed on the technical side and in the office
- planning enforcement is based upon Planning Policy Statement 18 which offers guidance that enforcement action should be commensurate with the breach. Nevertheless, failure to comply with a notice issued by the department is a criminal offence
- there are time limits to enforcement procedures: in the case of buildings, enforcement procedures must be commenced within 4 years of the offence occurring. That limit increases to 10 years in respect of land use
- if action is not taken following an enforcement notice being issued, direct action can be taken by a Local Authority – and this power is particularly useful in the matter of untidy land, when a S215 notice has been served
- the Parish Council is the Enforcement Department's eyes and ears on the ground. However, it is important to be realistic in making demands and, if at all possible, for dialogue between the parties concerned to take place.

In answer to questions Mrs Walters said that

- despite sometimes strongly held views to the contrary, the Local Planning Authority does take notice of planning observations received from Parish Councils
- the emerging development framework document (which will eventually replace the current Kerrier Draft Deposit Document) will, when it is published, necessitate further training
- although planning enforcement might appear to be invariably weighted in favour of the transgressor, the facts are given serious consideration by the Department (and the requirement to be realistic should not be overlooked by the Parish Council)
- as far as pre-applications are concerned, the Planning Department's recommendation is that developers should consult the Parish Council first
- the new Localism Bill is expected to permit local communities to have a greater say in planning matters
- additionally, there may be opportunities for decisions relating to smaller developments to be determined by Parish Councils.

On behalf of Wendron Parish Council, the Chairman thanked Mrs Walters and Mr Clough for attending and they left the Hall.

1 APOLOGIES FOR ABSENCE

Cllr Mrs Lay and Cllr Boase sent their apologies for absence.

2 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

Cllr Mrs Warren proposed, Cllr Mrs Moyle seconded, all others in favour that the minutes of the Ordinary Meeting held on Monday, January 10, 2011 are a true record and the Chairman signed them as such.

3 MATTERS ARISING AND NOT COVERED ELSEWHERE IN THIS AGENDA

There were no matters arising which were not covered elsewhere on this agenda.

4 CORNWALL COUNCILLOR'S COMMENTS

Through the Clerk, CCllr Clayton reported that

- Cornwall Council will present the draft budget proposals for the coming year 2011/2012 to members at tomorrow's meeting: these are expected to be adopted formally before March 11, 2011
- proposals contained in this budget will endorse the emergency budget and introduce measures which will further affect all services, either by reduction or by removal: inevitably this will result in staff redundancies
- in terms of Council Tax, the only element which will rise will be the policing precept where a 3.5% increase is currently under consideration. If agreed, this will result in an annual rise of £5.48 in the Council Tax for a Band D household
- future service delivery in some areas may well become the responsibility of Town and Parish Councils, who will be offered the opportunity to present a business case for the ownership and management of existing assets and services

- the majority of the eighteen local councils attached to the Helston and the Lizard Community Network Area have responded positively to the invitation to commission a Local Needs Affordable Housing Survey within their district
- he has approved a grant of £250 from the Community Chest to support delivery of such a survey in the parish of Wendron
- following the recent call for land to support Local Needs Housing, Cornwall has received a substantial number of offers
- it is anticipated that by the end of the year, consent will have been given for up to 150 developments, which compares favourably to the current average of ten developments per annum on exception sites.

5 POLICE REPORT

Through the Clerk, PC Vaughan reported that, in January 2011, three crimes (a burglary, a theft and an assault) had been reported to the Police which compares with two crimes reported in January 2010.

He reiterated his warning to members and residents concerning the increased risk of theft of heating oil from unsecured tanks and urged everyone to be vigilant and to take sensible precautions.

Cllr Clayton drew members' attention to a significant drop in police numbers which will become evident in the late Spring or early Summer. No recruitment is being undertaken, senior officers will be given no choice other than to retire and this will leave policing largely in the hands of PCSOs, who have limited powers.

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**.

A Local Affordable Needs Survey

The Clerk reported that the working group with responsibility for taking this project forward had yet to meet.

Special Interest Groups

In the absence of the Chairman, Members agreed to defer discussion of this matter to the next meeting. Discussion followed concerning suggestions from Cllr Clayton that decision-making on planning observations should be delegated to a small group and from Cllr Mrs Moyle that individual members should undertake site visits and report back to the full Council.

8 PARISH MATTERS

Applications under the Commons Act 2006

The Clerk reported that, on behalf of Wendron Parish Council (the applicant), he had attended the Hearings into the applications brought under Section 22, Schedule 2 (4) (4) of the Commons Act 2006 relating to land adjoining both Carnkie Common and Viscar Common. These had been the first heard, certainly in Cornwall and possibly elsewhere, under that particular section of the Act. The Inspector's decisions on both are awaited.

Noticeboard at Lowertown

The Clerk reported a request from the Lowertown Community Group for the erection of a Parish noticeboard in Lowertown. Following discussion, members agreed that the Clerk should make further enquiries.

9 FINANCE

Members considered a request from the Trewennack Horticultural Show for financial help towards the cost of staging the show. It was proposed by Cllr Davidson, seconded by Cllr Mrs Mitchell, all others in favour that, under the terms of Section 137 of the Local Government Act 1972, the sum of £150.00 be forwarded to the Trewennack Horticultural Show for help towards the cost of staging this year's show.

The following accounts were presented for consideration:

		GROSS	NET	VAT
RTS (Garden Services) Ltd				
Churchyard (October)	£ 205.62			
Footpaths 17, 104				
(reinstatement)	£ 421.72			
	total	£ 627.34	£ 528.55	£ 98.79
RTS (Garden Services) Ltd				
Churchyard (December)		£ 210.00	£ 175.00	£ 35.00

RTS (Garden Services) Ltd			
Footpath 65 (reopening)	£ 432.00	£ 360.00	£ 72.00
Colin Chapman			
Salary (January)	£ 563.66		
telephone	£ 13.33		
office expenses	£ 26.03		
travelling	£ 37.05		
use of home	£ 25.00		
	total	£ 665.07	

It was proposed by Cllr Mrs Warren, seconded by Cllr Davidson, all others in favour that the above four accounts should be paid.

Cllr Davidson drew Councillors' attention to a statement from a member of the congregation at Wendron Church to the effect that there has been a significant improvement in the look of the churchyard since the Parish Council took on responsibility for its maintenance.

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.

PA10/06856 Mr Duncan Sim – Change of use of barn to restaurant – Crasken Farm, Helston Relief Road. Cllr Davidson proposed, Cllr van den Berg seconded and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application with the proviso that access to the site is gained by the safer route as the application indicates.”

PA10/08717 Mrs E Clarkson – Demolition of side extension and erection of extension to the rear – Sunnyside, Porkellis. Cllr Davidson proposed, Cllr Mrs Warren seconded and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application.”

As a friend of the applicant, Cllr Gibson declared an interest in the following application. He remained in the room, but took no part in either the discussion or the voting.

PA11/00468 Mr J Moyle – Barn conversion to dwelling – Treweath Farm, Penmarth. Cllr Davidson proposed, Cllr Mrs Warren seconded and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application. However, the attention of the Local Planning Authority is drawn to Footpath 81 and its proximity to this development.”

As a friend of the applicant, Cllr Gibson declared an interest in the following application. He remained in the room, but took no part in either the discussion or the voting.

PA11/00644 Mr L.Dodds – Construction of single storey extension – The Old Carriage House, Lodge Farm, Calvadnack. Cllr Davidson proposed, Cllr van den Berg seconded and it was agreed that this application should be returned with the following observation “Wendron Parish Council supports this application.”

Decisions

PA10/05457 Grant of Conditional Planning Permission (Extension and conversion of barn to provide self-contained annexe) – South Boderwenack Farm, Trevenen Bal – *noted*

PA10/05471 Grant of Conditional Planning Permission (Formation of window on west elevation) – 3, Wheal Oak, Helston – *noted*

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

PA10/07598 Grant of Conditional Planning Permission (Construction of detached double garage & conservatory on front elevation) – Trearne Lestraynes Lane, Rame – *noted*

PA10/04298 Approved (Conversion of barns into two dwellings) – Lancarrow Home Farm, Four Lanes – *noted*

PA10/07595 Approved (construction of two-storey side extension) – 16 Forth Gwedhen, Helston – *noted*

PA10/07790 Approved (Extension of time for the erection of double domestic garage and conservatory extensions to dwelling (Decision notice PA07/01524/F dated 11 December 2007)) – Highfield Crelly Trenear – *noted*

PA10/08499 Approved (Erection of a stable (Non-material amendment of PA10/00398/F to include alterations to position of building)) – OS Field 6932, Redruth Road, Wendron – *noted*

Correspondence

CC PA10/03394 application withdrawn (Stationing of a caravan as temporary accommodation for agricultural worker) Higher Boscadjack Road From Releath To Boscadjack Trenear – *noted*

CC revised procedure for public speaking at Planning Committees – *noted*

11 REPORT OF CLERK AND CORRESPONDENCE

Correspondence

CC notification that the Authority is content to continue the partnership working arrangement re the maintenance of the closed churchyard at Wendron – *noted*

CC notification that the appropriate number of requests for the casual vacancy on the Council has not been received – *noted*

Tony Mogford Associates play equipment quarterly safety inspection – minor issues (gate and moles) – *noted*

Environment Agency Community Flood Planning Flood Link (newsletter) – *noted*

Devon & Cornwall Police Authority issues concerning the proposals in the Police Reform and Social Responsibility Bill that the Parish Council may like to take further – *noted*

George Eustice MP re concerns expressed by Ms Major and Mr Cooper about Carnkie Common

Carn to Cove Spring Season programme of productions – *noted*

CC 'Planning Future Cornwall' Cornwall Core Strategy options consultation paper – *noted*

Pendennis Car Club request to use Rame Common for their annual trials on April 10 and May1 – *the Clerk to reply giving the Parish Council's permission subject to the usual caveats*

12 CHAIRMAN'S COMMENTS

The Chairman made no comments at this stage of the meeting.

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

Local Needs Affordable Housing Survey.

Venues for future meetings.

The informal planning group and possible ways forward.

DATE AND TIME OF NEXT MEETING

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

Signed.....Chairman

Date.....