

# WENDRON PARISH COUNCIL

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday September 12, 2011 at 7:30pm in the Community Hall, Burras.

**Present:**

Cllr Mrs C.Lay	Cllr C.Mitchell
Cllr Mrs M.Warren	Cllr Mrs D.Mitchell
Cllr P.Davidson	Cllr Mrs S.Moyle
Cllr G.Gibson	
Cllr R.Maddern	C.F.P.Chapman (Clerk)

**Visitors:** PCSO Sadler, Mr R.Cruikshanks, Mr S.Cruikshanks, Mrs Herron, Miss Nute, Mr and Mrs Pascoe, Mr Paull and Mrs Pearce.

The Chairman welcomed members and visitors to the September meeting.

## 1 APOLOGIES FOR ABSENCE

Cllr van den Berg, Cllr Clayton and CCllr Wallis sent apologies for their absence.

## 2 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

Cllr Mrs Warren proposed, Cllr Mitchell seconded, Cllr Mrs Mitchell being absent from the last meeting abstained, all others in favour that the minutes of the Meeting held on Monday August 8, 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 in this agenda.

## 4 CORNWALL COUNCILLOR'S COMMENTS

In the absence of a Cornwall Councillor there was no report.

*PCSO Sadler entered the room during Public Participation. She declined the Chairman's offer to allow her to deliver her report immediately.*

## 6 PUBLIC PARTICIPATION

A number of residents were present to speak both for and against the planning application for the continued use of a domestic garage as a commercial garage for vehicle repairs and occasional car sales at Primrose Lodge, Carnkie

Members noted that residents had concerns about

- noise and disturbance
- issues relating to road safety
- an increase in traffic
- cars being parked on the highway verge outside the house
- the risk of fire
- the effects on the environment

and their attention was drawn to a document prepared by *Lawrence Associates* and the content of an appeal decision concerning the use of land as a commercial garage elsewhere in Cornwall.

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It was also noted that it is difficult for individuals to comment on an application if the information is not readily available, which point, the Chairman stated, had been made to the Planning Authority in the past.

Mr Paull said that he was present to ask for the Parish Council's support for his application. He refuted the concerns expressed by previous speakers stating that

- he would like to continue with the work (running a low-key business) that he has now been doing for a year
- his hours of work are presently very flexible due to his personal circumstances. The fact that the garage door is open does not mean he is carrying on his business
- the garage has double glazing and insulated cavity walls: noise will be kept to a minimum
- car sales will be conducted from the house and not from the verge. Indeed, he maintains the verge outside his house and has no intention of allowing cars to be parked on it
- no flammable gasses will be stored on site. The only gas he uses is argon
- he does not intend carrying out any body- or paint-work, so dust and fumes will be kept to a minimum
- he does not wish to 'poach' customers from the existing garage business in Carnkie. He has been largely successful in retaining the customer base of a similar business he ran elsewhere
- he has had help from a government initiative designed to encourage businesses in the rural areas
- eventually he intends to move to the Penryn/Falmouth area where he hopes to continue his business in an industrial unit
- the local Cornwall Councillor together with Planning Enforcement and Planning Authority Officers had all stated that they were minded to support his application
- he had been advised by Planning Officers not to speak to the owners of the existing garage business in Carnkie
- Cornwall Highways have viewed the application site and have no concerns about road safety issues
- he had been able to identify some of those who had objected to his application and, when he had spoken to them about it, they had intimated that they had been pressurised into making objections. Others he had been able to identify had denied making any objections
- many of the letters of objection were similar and the Planning Officer had told him she had not been impressed by that approach.

Mr Cruikshanks stated that the fire at his premises had been an unfortunate, but not abnormal occurrence and had nothing to do with the Primrose Lodge application. He added that his property is not a commercial property, it is a farm and that the gas bottles that are stored there are similar to gas bottles that are stored on every farm. Within recent weeks, Planning Enforcement Officers had received eight malicious complaints from individuals about his property and the work he does on it – this despite all that he has done to help the village.

*Cllr Mrs Lay proposed, Cllr Mrs Warren seconded and it was agreed to discuss agenda item 10 at this point.*

## **10 PLANNING**

### **Applications**

PA11/06042 Mr A.Paull – Continued use of garage as commercial garage for vehicle repairs and occasional car sales – Primrose Lodge, Carnkie. Cllr Mrs Lay proposed, Cllr Mrs Moyle seconded, Cllr Gibson and Cllr Mrs Warren abstained all others in favour that this application should be returned with the following observation “Wendron Parish Council notes that this application has been received by the Planning Authority following Planning Enforcement action. However, it is the Parish Council's opinion that the application should not be seen as a way of legalising the existing use of the property, rather it should be treated on its own merits. The existing domestic garage is unsuitable for commercial use, not least because of the risks of fire. The increase in noise, particularly from repair work, will be likely to cause an unacceptable degree of disturbance that will significantly harm the amenities enjoyed by occupiers of nearby properties contrary to Policy B-EN22 of the Draft Kerrier District Local Plan 2004. Additionally, the proposed parking for repairs and car sales is inadequate and the likelihood therefore of vehicles being parked on the highway is greatly increased putting the safety of all road users at risk. Wendron Parish Council notes the submission by the applicant of a technically inaccurate site drawing and further has evidence that, contrary to his submission, the applicant has been trading, certainly, since April 18, 2010. Wendron Parish Council requests the Planning Authority to refuse permission for development.”

*As friends of the applicant Cllr Mrs Moyle and Cllr Mrs Warren both declared a personal interest in the following application. They remained in the room but took no part in either the discussion or the voting.*

PA11/06053 Mr B.Johns – Erection of 11Kw wind turbine – land adjacent 7 Roseline Estate, Carnkie. Cllr Mrs Lay proposed, Cllr Davidson seconded, Cllr Gibson, Cllr Mrs Moyle and Cllr Mrs Warren abstained all others in favour that this application should be returned with the following observation “Wendron Parish Council

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requests the Planning Authority to refuse permission for development. The visual impact and intrusion into the countryside of the proposed turbine is contrary to policies 1 and 2 of the Cornwall Structure Plan 2004 and ENV1, ENV4 and ENV17 of the Draft Kerrier District Local Plan 2004. Wendron Parish Council also believes the cumulative impact of turbines within the area (PPS22 paragraph 21) militates against permission for a further turbine being granted.”

PA11/06216 Mrs L.Green – Erection of a dwelling – Stoney Lane, Carnkie. Cllr Mrs Lay proposed, Cllr Mrs Warren seconded, Cllr Gibson abstained all others in favour that this application should be returned with the following observation “Wendron Parish Council supports this application subject to the conditions required in the Grant of Outline Planning Permission W2/PA10/00333/F being both observed and fulfilled.”

PA11/06336 Mr V.Williams (Freestyle Developments) – Conversion of redundant barn to form a dwelling (amended design of PA07/00534/F) – Trevilges Farm, Trewennack. Cllr Mrs Lay proposed, Cllr Mrs Moyle seconded, Cllr Gibson abstained all others in favour that this application should be returned with the following observation “Wendron Parish Council supports this application.”

### **Decisions**

PA11/03612 Approved (Two storey extension and porch extensions to dwelling and change of use of land to domestic curtilage) – Retanna House, Butteriss Gate – *noted*

PA11/04910 Approved (Construction of local needs dwelling with integral garage and associated works) – Land Rear Of Gwel Dream, Wendron – *noted*

PA11/05455 Approved (Conversion of barns to form four dwellings) – Burhos Farm, Burras – *noted*

PA11/05388 Approved (Replacement of windows on rear elevation) – Trelubbas Villa, Lowertown – *noted*

PA11/05344 Approved (Conversion of outbuilding to form self-contained annexe) – Mill House, Lowertown – *noted*

### **Correspondence**

CC Revision of the Local Validation List – *noted*

## **5 POLICE REPORT**

PCSO Sadler reported that three crimes (two of theft and a burglary) had been reported to the Police in August 2011: four crimes were reported in the same period last year.

The new non-emergency number to contact the police (which replaces the old 0845 number) is 101. Members of the public are asked not to hesitate to contact the police if they see anybody acting suspiciously in the parish.

## **7 PARISH COUNCIL MATTERS**

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

The Clerk reported that no applications for co-option onto the Parish Council have been received.

## **8 PROJECTS WITHIN THE PARISH**

### **Bases for Speed Visors in Rame and Carnkie**

The Clerk reported that he had again contacted Cornwall Highways about the installation of bases for the Vehicle Activated Sign in Rame/Edgecumbe. He was asked to contact Highways yet again – and to insist!

### **Local Needs Housing Survey**

Members noted the contents of the confidential written report on the informal meeting held with Mr Will Morris from Cornwall Council’s Affordable Housing Department on September 1. Members agreed that the informal committee should continue to pursue the matter.

### **Diamond Jubilee of HM Queen Elizabeth II**

The Chairman reported that she and the Clerk had met Mr David Vincent (CC’s Neighbourhoods Services Area Manager – West) and that he had agreed that trees might be planted both in Retanna lay-by and on the Highway verge on the western side of the B3297 between Wendron and Trenear. It was agreed that Cllr Davidson and Cllr Mrs Moyle would confer and bring a short-list of those trees they consider suitable for planting at these two sites to the next meeting.

The Clerk reported that he had written to both Wendron and Halwin Schools inviting them to suggest what sort of tree they would like to plant to mark the occasion of HM Queen Elizabeth II’s Diamond Jubilee and that he is awaiting replies. In the meanwhile, he had received quotations from both Trennack Quarry and Frederick Wearne & Sons for an incised granite tablet, the wording to reflect the occasion. It was agreed that the matter should be on the agenda at the next meeting.

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### Mining World Heritage Site

The Chairman reported that she and the Clerk had met Mr David Vincent (CC's Neighbourhoods Services Area Manager – West) and that he had agreed that stones marking the gateway to the Cornish Mining World Heritage Site might be placed on the highway verge south of Wendron and north of Trenear. He had received quotations for the necessary work from both Trennack Quarry and Frederick Wearne & Sons. Members noted that George Eustice MP had spoken of funding possibly being made available for marking the World Heritage Site and the Clerk was asked to contact him about this before the matter is taken any further.

### A notice-board at Rame

The Clerk reported that the application for a grant of £350 from Cornwall's Community Chest to help finance the cost of a notice-board for erection at Rame has yet to be signed by CCllr Clayton. However, exceptionally, he had obtained permission from Cornwall Council to go ahead with the project before the paperwork is completed. He suggested that members might like to consider the suitability of an oak notice-board designed to take six A4 notices and offered for sale by *The Acorn Workshop* for £530.00 delivered. Cllr Mrs Moyle proposed, Cllr Mitchell seconded all in favour that Wendron Parish Council should order a notice-board from *The Acorn Workshop* in the total sum of £530.00

## 9 FINANCE

The Clerk presented Councillors with a statement of Wendron Parish Council's financial position as at September 12, 2011. A copy of that statement is attached to these minutes.

Members noted the receipt of the conclusion of the audit for the year to March 31, 2011. Neither the internal nor the external auditor had made any comment.

The following accounts were presented for consideration:

	GROSS	NET	VAT
Eric and Jeff Bray (July 12 and 27)	£ 132.00	£ 110.00	£ 22.00
Audit Commission	£ 342.00	£ 285.00	£ 57.00
HM Revenue and Customs	£ 470.68		
Eric and Jeff Bray (August 8 and 25)	£ 132.00	£ 110.00	£ 22.00
RTS (Garden Services) Ltd			
Footpath 1, 2, 47, 116,119,121, 122, 125, 126, 127, 157	£ 430.33		
Footpath 61, 62, 67, 68, 70, 71, 80, 82, 85, 86, 87, 88, 89, 93	£ 488.84		
Footpath 9, 13, 14, 16/3, 19, 27, 120	£ 423.03		
Footpath 15, 20, 22, 23, 25, 58	£ 170.72		
Footpath 3, 5, 7, 16/1, 16/2, 17, 18, 73, 74, 75, 104, 145	£ 380.80		
Church and cemetery (10/08)	£ 180.00		
Church (23/08)	£ 57.75		
Bridleway behind Halwin School	£ 25.00		
	total	£ 2,587.74	£ 431.27
Colin Chapman			
Salary (August)	£ 562.86		
telephone	£ 20.14		
office expenses	£ 38.54		
travelling	£ 50.70		
use of home	£ 25.00		
replacement keys	£ 7.20		
	total	£ 704.44	

It was proposed by Cllr Mrs Lay, seconded by Cllr Mrs Moyle, all others in favour that the above six accounts should be paid.

The following account was also presented for payment:

*Cllr Mitchell declared a personal and prejudicial interest in that the following account was submitted by Gareth Mitchell, his son. He left the room.*

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	<b>GROSS</b>	<b>NET</b>	<b>VAT</b>
Gareth Mitchell			
Cutting grass (August 8)	£ 100.00		
Cutting grass (August 17)	£ 100.00		
Cutting grass (August 31)	£ 100.00		
	total	£ 300.00	

Proposed by Cllr Mrs Warren, seconded by Cllr Davidson all others in favour that the above account be paid.

*Cllr Mitchell returned to the room.*

The following receipts were noted:

CC Museum booklets	£ 60.00
Little White Alice Booklets	£ 22.50
Pendles Funeral Services (Mr Bray)	£ 145.00
Rame PO (Booklets)	£ 49.00
Mr and Mrs Dunstan (booklet)	£ 5.00

## **12 REPORT OF CLERK AND CORRESPONDENCE**

### **Correspondence**

**Royal Horticultural Society** Britain in Bloom (opportunities for volunteers) – *noted*

**Clerks and Councils Direct** Newsletter – *noted*

CC confirmation of Public Path Order (land at Little Carnmenellis) part of footpath 22 – *noted*

**The Green Company** forthcoming application for a wind turbine at Lezerea Farm – *noted*

## **11 CHAIRMAN'S COMMENTS**

The Chairman reported the import of a telephone conversation with Mr Kirk. He had asked the Parish Council to consider the possibility of building a bus shelter on the south side of the A394 at Trevenen Bal. The Clerk was asked to look further into this matter.

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

Cllr Maddern asked if the existing dropped-edge kerb on the corner where the garage used to be opposite the Post Office at Rame might be replaced with a stepped kerb. Increasing numbers of vehicles are mounting the pavement at this point putting pedestrians' safety at risk. The Clerk was asked to contact Cornwall Highways about this matter.

Cllr Mitchell reported that, on Tuesday September 6, 2011, the driver of a Western Greyhound service bus had refused to stop in Rame thereby preventing school children from alighting. He had eventually stopped in Edgcumbe which meant the children had a totally unnecessary and potentially dangerous walk back along the A394 to Rame. Moreover, the bus had travelled with an estimated twenty to thirty standing passengers. The Clerk was asked to contact Western Greyhound about this incident in particular but also about the inadequacy of the service when children are coming home from school.

Cllr Mitchell asked if, in the absence of the long-awaited lowering of the speed limit through Rame, Cornwall Highways might be persuaded to install some sort of device warning drivers that children (and indeed pedestrians generally) walk along the A394. The Clerk was asked to speak to Cornwall Highways about the matter.

Cllr Mrs Warren asked if the Parish Council would consider re-surfacing the car-park at Burras. The Clerk was asked to look into the matter and include it on the agenda for the next meeting.

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

Monday October 10, 2011 at 7.30pm in the Community Hall, Burras.

Signed.....Chairman

Date.....

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