

# WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday June 11, 2012 at 7:30pm in the Community Hall, Burras.

<b>Present:</b>	Cllr Mrs C.Lay	Cllr C.Mitchell
	Cllr Mrs M.Warren	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:** CCllr Dr Jenkin, Mr N.Hicks, Mr G.Hicks and Mr Perry.

The Chairman welcomed members and visitors to the June meeting.

## 1 APOLOGIES FOR ABSENCE

Cllr Maddern and PCSO Sadler sent their apologies for absence.

## 2 CONFIRMATION OF THE MINUTES OF THE LAST MEETINGS

Cllr van den Berg proposed, Cllr Mrs Mitchell seconded, (Cllr Davidson, who was absent from the Annual Parish Meeting, abstained) all others in favour that the minutes of the Annual Parish Meeting held on Monday May 14, 2012 are a true record and the Chairman signed them as being accurate.

Cllr Mitchell proposed, Cllr Mrs Mitchell seconded, (Cllr Davidson, who was absent from the Annual Meeting, abstained) all others in favour that, with the addition of the hand-written amendments, the minutes of the Annual Meeting held on Monday May 14, 2012 are a true record and the Chairman signed them as such.

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

The Chairman reported that she and Cllr Davidson had attended the Diamond Jubilee celebrations at Wendron School during the course of which she had presented the commemorative mugs to the children together with the Parish leaflets for their parents. She added that it had been a very happy occasion and that everyone appeared to be greatly enjoying the occasion.

On a similar note, Cllr Mrs Warren reported that she and Cllr Maddern had attended the Diamond Jubilee party at Halwin School where they had been warmly welcomed. Cllr Mrs Warren had presented the commemorative mugs to the children during the course of the afternoon.

Speaking on behalf of the Council, Cllr Mrs Warren thanked Cllr Tremayne for building and lighting the Jubilee beacon on his land. Despite the best efforts of the weather, she described it as a most enjoyable and successful evening.

## 4 CORNWALL COUNCILLOR'S COMMENTS

CCllr Dr Jenkin reported that since the last meeting she has

- continued trying to resolve issues relating to the collection of household waste!
- attended the third Helston Framework meeting which had looked at the work being done to screen sites within the framework plan
- attended the Annual Cornwall Council meeting during the course of which she had supported a motion for

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greater scrutiny on the issue of a Stadium for Cornwall. This had not been carried

- watched the Olympic Torch as it passed through Helston
- attended various Diamond Jubilee events including that at Halwin School
- attended a meeting of the Lowertown Community Group which had concerned itself both with the proposed development to the east of Lowertown and the Helston Town Framework plan
- attended the Royal Cornwall Show.

**5 PUBLIC PARTICIPATION**

Mr N Hicks stated that he was present to seek Wendron Parish Council’s support for his mother’s planning application (PA12/04380). He added that

- the site has been in the family’s ownership for the past 120 years
- the farmhouse is nearly complete
- the barns are currently dilapidated and unoccupied, but have the benefit of planning permission,
- however, they need financial input to bring them back into use
- a wind turbine agent has been employed to ensure the proposals conform to planning policy
- the proposed turbine is 200 metres away from the nearest building
- the proposed turbine has a low visual impact and is very quiet
- it rotates at 43 revolutions per minute
- it cannot be heard over background noise
- a bat survey has indicated that there are no problems with these mammals
- the proposed access route is not a direct one across fields, but follows field boundaries
- money raised from the electricity generated will be used to repair field hedges and
- improve the valuable wetland habitat near the road
- the intention is to rectify the anomaly which exists on the Definitive Map where PROW 117 crosses Little Viscar farmyard

Mr Perry asked whether or not there is any news concerning the planned Trewennack by-pass. Cllr Dr Jenkin told him that there is no positive news: that it is no longer policy to by-pass villages, but that there may be a possibility of on-line improvements.

**6 POLICE REPORT**

Through the Clerk, PCSO Sadler reported that seven crimes (two thefts, an assault, a burglary a case of harassment, possession of drugs and a minor injury caused by a dog) were reported to the Police in May 2012.

Members noted that PC Richard Wearne is the new Neighbourhood Beat Manager and replaces PC Dave Vaughan.

**7 PARISH COUNCIL MATTERS**

**The co-option of Parish Councillors**

The Clerk reported that he had received no further expressions of interest in standing for co-option as a Parish Councillor.

**8 FINANCE**

The Clerk presented Councillors with a statement of Wendron Parish Council’s financial position as at June 11, 2012. A copy of that statement is attached to these minutes.

The following accounts were presented for consideration:

	<b>GROSS</b>	<b>NET</b>	<b>VAT</b>
HM Revenue and Customs	£ 422.60		
Newsquest (advertisement)	£ 54.60	£ 45.50	£ 9.10
Eric and Jeff Bray	£ 144.00	£ 120.00	£ 24.00
R.Sanders			
Churchyard and graveyard (17/05)	£ 180.00		
Churchyard (29/05)	£ 57.50		
Moles (January/June)	£ 120.00		
	total	£ 357.50	
Colin Chapman			
Salary (May)	£ 563.86		
telephone	£ 14.45		

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office expenses	£ 65.78	
travelling	£ 48.10	
use of home	£ 25.00	
		total £ 717.19

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

The following accounts were also presented for payment:

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

		GROSS	NET	VAT
Gareth Mitchell				
Cutting grass 02/05	£ 100.00			
Strim bus shelters	£ 24.00			
Cutting grass 15/05	£ 100.00			
Strim shelters and bank	£ 24.00			
Strim fence round play area	£ 36.00			
		total	£ 284.00	
Gareth Mitchell				
Burras river bed	£ 160.00			
Polhigey Moor path	£ 24.00			
Mole catching	£ 24.00			
		total	£ 208.00	

Proposed by Cllr Mrs Lay, seconded by Cllr Mrs Warren all others in favour that the above two accounts be paid.

*Cllr Mitchell returned to the room.*

The following receipts were noted:

CC (closed cemetery maintenance)	£ 750.00
Booklets	£ 31.50
Mug donation	£ 5.00

## 9 PLANNING

### Applications

PA12/01403 Mrs J.Trowbridge – Removal of Condition 3 attached to 2/25/88/0211/F – Lower Boswin Farm, Porkellis. Cllr Mrs Warren proposed, Cllr Davidson seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA12/02414 Wendron Stoves Ltd – Construction of new showroom, offices and store (amended plans) – Wendron Woodstoves, Mallow Court, Wendron. Cllr Mrs Lay 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.*

PA12/03248 Mr R.Lewry – Demolition existing extension and aviary, erection of replacement extension and replacement of lower section of roof, reinstatement of rear window and internal alterations – The Smithy, Trenear. Cllr Mrs Warren proposed, Cllr Mitchell seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA12/03627 Mr Paul Newton – Conversion of redundant barns into three residential dwellings – Jubilee, Carnkie. Cllr Mrs Warren proposed, Cllr Davidson seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application with the proviso that the access is approved by Cornwall Highways.*

PA12/04138 Mr N.Still – Installation of a Proven P11 (6kW) wind turbine – Higher Boquio, Farms Common. Cllr Mrs Warren proposed, Cllr Davidson seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application with the provisos that all near neighbours have been consulted, that a noise condition is attached to the permission ensuring that the noise emissions from the wind turbine shall not exceed a sound pressure level LAeq,T of 35dB when measured at the property boundary or within the curtilage of a neighbouring property and that in the event that the turbine ceases to generate power for a*

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*continuous period of six months, the base, the tower and the turbine itself are all dismantled and removed from site and the land is returned to agricultural use.*

PA12/04380 Mrs Hicks c/o TGB Renewables – Installation of 1 no wind turbine, access and associated works – Land at Little Viscar, Carnkie. Cllr Mrs Warren proposed, Cllr Mrs Moyle seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council objects to this proposal not least because it is a further example of the sporadic development of similar industrial concerns throughout Cornwall's countryside.*

*Moreover, Wendron Parish Council does not believe that in this case the wider environmental advantages outweigh the material harm the turbine would cause to the character and appearance of the area.*

*Indeed, Wendron Parish Council believes the scale of the turbine will be grossly out of proportion with the surrounding landscape and will have an adverse affect on the residents of the small communities surrounding the site.*

*It is noted that the position of the turbine is at odds with Natural England's guidelines as outlined in its Technical Information Note TIN051*

*It is noted that a section of Footpath 117 represents the access route for construction and inspection vehicles. No method of ensuring the safety of members of the public making use of this Right of Way either during construction or upon completion is detailed in the Planning and Access Statement contrary to RenewableUK Guidelines.*

*Despite what the applicant suggests in the Planning and Access Statement, it is Wendron Parish Council's belief that the visual impact and intrusion into the countryside of the proposed turbines 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 of differing sizes within the area (PPS22 paragraph 21 and Policy 7 of the Cornwall Structure Plan 2004) militates against permission for further turbines being granted.*

*For the above reasons, Wendron Parish Council requests the Planning Authority to refuse permission for development.*

PA12/03627 Mr Paul Newton – Conversion of redundant barns into three residential dwellings – Jubilee, Carnkie. Cllr Mrs Warren proposed, Cllr Davidson seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application with the proviso that the access is approved by Cornwall Highways.*

## **Decisions**

PA12/01338 APPROVED (Erection of extension, installation of replacement chimney cowles, gate and replacement boundary wall) – Little Salena, Wendron – *noted*

PA12/02315 APPROVED (Formation of a detached dwelling) – Land Rear of Wynfield House, Carnkie – *noted*

PA12/02653 APPROVED (Listed Building Consent for the erection of extension, Installation of replacement chimney cowles, gate and replacement boundary wall) – Little Salena, Wendron – *noted*

PA12/03427 APPROVED (Front & Side Extensions to an existing Dwelling, Installation of Photovoltaic panels & Solar collectors, Replacement of existing Roof finish, Replacement of existing Windows & Doors and Interior alterations) – Little Boquo, Farms Common – *noted*

PA12/03479 REFUSED (Removal of hedgerows) – Land At Ash Farm (Fields Higher Polighey Farm), Carnkie – *noted*

PA12/03791 APPROVED Construction of conservatory to SE elevation – Twycross House, Rame Cross – *noted*

PA12/03821 WITHDRAWN To replace windows at back of house with double glazed windows – Menherion House, Menherion – *noted*

PA12/04515 S52/S106 and discharge of condition apps (Submission of details pursuant to discharge Conditions 3 and 4 in respect of decision notice PA12/00057) – Sk Car Sales, Edgcumbe Service Station – *noted*

## **10 REPORT OF CLERK AND CORRESPONDENCE**

The Clerk reported that a problem has arisen over Wendron Parish Council's intention to deliver housing. At present, the Council does not have the legal power to do this. There are ways forward. The Council could resolve to adopt the General Power of Competence, but at present the Council does not fulfil the necessary criteria. The Council could create a Community Land Trust or a Community Interest Company, but both of these would lessen

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the influence of the Parish Council in the choice of tenants. A similar situation would arise were the sites to be handed to a Housing Association for development. The Council does have the power to acquire land for certain purposes. Were it to do so and then lease the land to a Housing Association it could act as an enabler, but here again its influence in the choice of tenants might be lessened and the reasons behind the original purchase might be the subject of a legal challenge. The Clerk was asked to continue to explore possible ways forward, but in the meanwhile it was agreed that there is little that can be done.

**Correspondence**

**Cornwall Blind Association** Report on Volunteer Transport Service in 2011/2012 – *noted*

**Audit Commission** Consultation on appointment of external auditor for 2012/13 and future years – *noted*

**Cornwall Online Parish Clerks** request for information on the Lawn Cemetery – *noted*

**CC** invitation to Cornwall Renewable Energy Show 2012, Gaia Centre, Delabole July 26 & 27 – *noted*

**Tony Mogford Associates Ltd** Play Area safety inspection and Risk Assessment (no new issues) – *noted*

**11 CHAIRMAN’S COMMENTS**

The Chairman proposed and, as a result of legislation published under the Localism Act 2012, it was agreed to consider as urgent the matter of the adoption of a new Code of Conduct to come into force on July 1, 2012. Following discussion, Cllr Mrs Lay proposed, Cllr Davidson seconded all in favour to agree in principle to adopt the Interim Code of Conduct prepared and published by Cornwall Council.

**12 MATTERS FOR CONSIDERATION AND INCLUSION AT FUTURE MEETINGS**

Moles.

**DATE AND TIME OF NEXT MEETING**

Monday July 16, 2012 at 7.30pm in Burras Community Hall.

Signed ..... Chairman

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