

WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

C.F.P.Chapman
Clerk to the Council
Chy Lean
St Keverne Road
Mawgan
Helston
TR12 6AY

telephone 01326 221648
colinchapman@lineone.net

Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday September 10, 2012 at 7:30pm in the Community Hall, Burras.

Present:

Cllr Mrs C.Lay	Cllr Mrs M.Warren
Cllr P.Davidson	Cllr A Tremayne
Cllr R.Maddern	
Cllr C.Mitchell	C.F.P.Chapman (Clerk)

Visitors: CCllr Dr Jenkin, Mr Baker, Mr Hales, Mr King, Mr Perry and Mr Speck.

The Chairman welcomed members and visitors to the September meeting.

1 APOLOGIES FOR ABSENCE

Cllr Gibson, Cllr Mrs Mitchell and Cllr Mrs Moyle sent their apologies for absence.

2 CONFIRMATION OF THE MINUTES OF THE LAST MEETINGS

Cllr Mitchell proposed, Cllr Mrs Warren seconded, all others in favour that the minutes of the Ordinary Meeting held on Monday August 13, 2012 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 on this agenda.

4 CORNWALL COUNCILLOR'S COMMENTS

CCllr Dr Jenkin reported that since the last meeting she has

- corresponded with a number of officers and residents in relation to highway, planning and enforcement issues within the Parish
- been involved in helping to develop the programme for the Hellysardh Festival alongside Harvest Fair and the Carnival
- attended a member briefing on Environmental Services Standards at which it became clear that there is not enough money in the budget to continue to manage environmental assets to current standards
- attended the Special Environment and Economy Scrutiny Committee which had 'called in' the decision of the cabinet not to assess independently the proposed alternative to a large waste incinerator in the centre of Cornwall. The Cabinet has been asked to review its decision
- attended a meeting of the Standards Committee to look at revisions to the Code of Conduct and Guidance to Councillors in the light of central government guidance. The Committee has had to become a formal committee of Cornwall Council and she was proposed and duly elected as Chairman
- corresponded with the Lowertown Community Group about the planning application for eight houses which has been submitted on land immediately adjacent to the Wendron boundary with Helston
- attended a full Council meeting at which a motion opposing the cabinet decision to create a private sector company to run support services for the Council was won by 46 votes to 29 with 14 abstentions. Despite this, the Portfolio Holder has confirmed that the cabinet still intends to proceed with the creation of a private sector company.

5 POLICE REPORT

There was no report from the Police.

Chairman's initials

6 PUBLIC PARTICIPATION

Mr Hales, speaking for the Lowertown Community Group, urged Wendron Parish Council to oppose the application for the development of eight houses in Lowertown. He stated that

- the site represents a key element of the buffer zone between Helston and Lowertown
- there is no need for unfettered development (a number of houses in the village are up for sale) and
- Helston has recently committed itself to building seventeen affordable homes
- the community of Lowertown is strongly opposed to the development
- the height of the proposed new homes will result in a loss of privacy for existing dwellings
- Lowertown suffers from flooding and this development will exacerbate the problem
- the lane is an average eleven feet wide, has blind bends and a low railway bridge and is inadequate for vehicular access: use by pedestrians is already fraught with danger
- there has been no bio-diversity study of the site: recent work has resulted in the loss of wild-life habitat
- existing houses in Lowertown are all individual: an estate of houses of a similar design would be out-of-place
- the application has been rushed through before publication of the Helston Development Framework.

Mr King stated that he endorsed everything Mr Hales had said and would emphasize

- the concern expressed about flooding down the lane (even in summer time) and
- the visual impact and the intrusive loss of privacy for existing homes.

He added that, because of the main sewer running under the site, it would be impossible to lower the houses as has been suggested by the agent.

Again endorsing everything Mr Hales had said, Mr Baker expressed his concern that

- granting planning permission in this instance would effectively mean the loss of the buffer zone between Helston and Lowertown because other landowners would seek permission to build on their fields
- Lowertown is a truly rural village: to impose an estate complete with street lighting (where there is none in the village) would irrevocably alter the landscape
- flooding in the past month has ripped holes in the road surface within the village.

Mr Speck added that at a recent meeting of the Lowertown Community Group one of the landowners of whom Mr Barker had spoken had stated publically that he wants to build on his land.

Mr Perry questioned the ownership of the land (now used for car-parking) in front of Burras Chapel. The Clerk stated that he was unsure but that he believed it is part of Burras Village Green.

Members' attention was again drawn to the "car showroom" which now exists on the verge of the Trenethick Barton roundabout. The Chairman reminded members that considerable efforts had been made to have this removed – so far, clearly, to no avail.

7 PARISH MATTERS

Project considerations

It was suggested that consideration should be given to the purchase of land in Carnkie for the benefit of the community. Cllr Mrs Warren proposed, Cllr Mitchell seconded all in favour that the Clerk should make an initial approach to the landowner expressing the Council's interest.

8 FINANCE

The Clerk presented Councillors with a statement of Wendron Parish Council's financial position as at September 10, 2012. A copy of that statement is attached to these minutes.

The following accounts were presented for consideration:

	GROSS	NET	VAT
HMRC	£ 422.80		
Eric and Jeff Bray	£ 384.00	£ 320.00	£ 64.00
Chown China	£ 93.60	£ 78.00	£ 15.60
Eric and Jeff Bray	£ 144.00	£ 120.00	£ 24.00
R.Sanders			
Churchyard & graveyard (10/08)	£ 180.00		
Churchyard (21/08)	£ 57.50		
Trewennack notice-board	£ 46.00		
	total	£ 283.50	

Chairman's initials

Gareth Mitchell	
Cutting grass 06/08	£ 100.00
Cutting grass 22/08	£ 100.00
Footpath Polhigey Moor	£ 18.00
Strim bus shelters	£ 24.00
Mole catching	£ 24.00
	total £ 266.00
Colin Chapman	
Salary (August)	£ 563.66
telephone	£ 11.76
office expenses	£ 28.54
travelling	£ 47.45
use of home	£ 25.00
	total £ 676.41

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

Members noted the following receipt

CC Precept (final payment)	£ 13,375.00
----------------------------	-------------

9 PLANNING

Applications

PA12/07123 Mr and Mrs P.Cockerham – Construction of side and rear extension and relocation of an oil tank – Sharwood, Lezerea, Porkellis. Cllr Mrs Warren proposed, Cllr Tremayne seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA12/07274 Mr Michael Vian LM & CG Vian – Erection of a cubicle and covered feed building – Glebe Farm, Wendron. Cllr Mrs Warren proposed, Cllr Mrs Lay seconded, all others in favour that this application should be returned with the following observation *Although Wendron Parish Council feels that the Planning Authority should insist on the provision of adequate drainage from this building, it supports the application.*

PA12/07435 Messrs Puckey And Towler – Construction of 8 dwellings (4 affordable and 4 open market) and provision of vehicular access – Land Adj. To Granite Court, Lowertown. Cllr Mrs Warren proposed, Cllr Mitchell seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Councillors note this is an Outline Planning application for development on an Open Area of Landscape Significance which clearly forms part of the gap between Helston and Lowertown. Indeed it was acknowledged as such by a Planning Inspector in July 1991 who stated that it ought not to be developed.*

Councillors also note that the pre-application advice given to the applicants was to wait until the Helston Framework Plan is in place.

However, development of this site will mean that the rural community of Lowertown will inevitably be submerged into the township of Helston and will therefore lose its identity.

Further, by reason of its size, design and overbearing visual impact on the community at Lowertown, it will alter both the character and an important element of the wider local landscape contrary to the concept of sustainability. Moreover, services in Lowertown are non-existent while those of central Helston are some 2 km distant up and down a very steep hill, again contrary to the concept of sustainability.

Councillors have further concerns about vehicular access to the site and about the potential for flooding of properties in Lowertown resulting from the hard surfaces created by this development

Finally, as this is an exception site, Councillors understand that it falls under policy AH5 and that therefore the scheme needs the support of the local community. Quite clearly it does not enjoy this support and therefore Wendron Parish Councils request the Planning Authority to refuse permission for development.

PA12/07938 Ms Rosemary Hosking – Formation of new access – Trelill House, Trewennack. Cllr Mrs Lay proposed, Cllr Mrs Warren seconded, all others in favour that this application should be returned with the following observation *With the proviso that the proposal has the support of Cornwall Highways, Wendron Parish Council supports this application.*

Chairman's initials

PA12/07941 Mr P Care – Construction of agricultural building – Treskyber Farm, Carthew Lane, Wendron. Cllr Mrs Warren proposed, Cllr Davidson seconded, all others in favour that this application should be returned with the following observation *Although Wendron Parish Council feels that the Planning Authority should insist on the provision of adequate drainage from this building, it supports the application.*

Decisions

PA11/07742 APPROVED (Replacement of the approved Proven P35 wind turbine with a smaller, quieter 15m P11 wind turbine in a revised location) – Little White Alice, Calvadnack – *noted*

PA12/04861 APPROVED (Conversion of redundant stable building to form holiday let and associated works) – The Coach House, Trenethick Manor Farm, Trenethick Barton – *noted*

PA12/05563 APPROVED (Demolition of existing bungalow and erection of dwelling) – Viscar Bungalow, Underlane – *noted*

PA12/05565 WITHDRAWN Conversion of and extension to existing barn to form dwelling – Blackdowns Barns, South Calvadnack – *noted*

PA12/05741 APPROVED (Erection of an agricultural barn) – Mengearne Farm (Barn B), Laity – *noted*

PA12/05794 APPROVED (Retention of detached garage) – Gardenia, Carnkie – *noted*

PA12/06606 APPROVED Installation of a free-standing solar array consisting of 21 Photo-voltaic panels (Retrospective application) – Trenethick Manor, Helston – *noted*

PA12/06607 WITHDRAWN (Installation of a free-standing solar array consisting of 21 Photo-voltaic panels - Retrospective application) – Trenethick Barton, Redruth Road – *noted*

PA12/0714 APPROVED (Replacement conservatory) – Manderley Farm, Laity – *noted*

Correspondence

Cornwall Council consultation concerning planning protocol for local councils – *the Clerk to reply*

10 REPORT OF CLERK AND CORRESPONDENCE

Correspondence

The Audit Commission Appointment of External Auditor for 2012/2013 – *noted*

CC Consultation on charging framework for Traffic Management at Community and other events – *noted*

CC County Farms and renewable energy projects – *the Clerk to invite Mr Peter Marsh to a future meeting*

Twentyfourseven South West Ambulance Trust newsletter – *noted*

Clerks and Councils Direct newsletter – *noted*

Enfinity Community Benefit Offer – *the Clerk to reply*

11 CHAIRMAN’S COMMENTS

The Chairman reported that she had no further comments.

12 MATTERS FOR CONSIDERATION AND INCLUSION AT FUTURE MEETINGS

Wind Turbines

Use of the footpath over Polhigy Moor

DATE AND TIME OF NEXT MEETING

Monday October 8, 2012 at 7.30pm in Burras Community Hall.

Signed Chairman

Date

Chairman’s initials