

# 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 8, 2014 at 7:30pm in the Community Hall, Burras.

<b>Present:</b>	Cllr Mrs M.Warren (Chairman)	Cllr Mrs S.Hook
	Cllr N.van den Berg	Cllr C.Mitchell
	Cllr P.Davidson	Cllr Mrs M.Nute
	Cllr Mrs K.Hampton	Mr C.Chapman (Clerk)

**Visitors to the meeting:** CCllr Dr Jenkin, Mr Osborne and Mr Perry.

The Chairman welcomed members and visitors to the September meeting.

## 1 APOLOGIES FOR ABSENCE

PCSO Whitford, Cllr Gibson, Cllr Mrs Mitchell, Cllr Mrs Moyle, Cllr Mrs Radbone and Cllr Tremayne sent their apologies for absence.

## 2 DECLARATIONS OF INTEREST in items on the agenda

There were no declarations of interest in items on the agenda.

### of gifts (received as a result of being a member of the Council) of a value greater than £25

There were no declarations of gifts of a value greater than £25.

## 3 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

Cllr Mrs Nute proposed, Cllr Mrs Hook seconded, (Cllr Mitchell, who was absent from the last Meeting, abstained) all others in favour that, with the addition of the hand-written amendment, the minutes of the Ordinary Meeting held on Monday August 11, 2014 are a true record and the Chairman signed them as such.

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

Members noted that a mobile home has been moved onto land at Axe Head Farm, Underlane and a fenced garden area created around it.

## 6 POLICE REPORT

Through the Clerk, PCSO Whitford reported that four crimes (of criminal damage, of taking a vehicle without the owner's consent, of arson and of dogs out of control) were reported to the police during the month of August. The Police have recently received reports of rogue traders operating in the district and warn residents to exercise extreme caution when answering the door to cold callers offering to do work in the garden or on property.

*CCllr Dr Jenkin entered the room*

## 5 CORNWALL COUNCILLOR'S COMMENTS

CCllr Dr Jenkin reported that, since the meeting in August, she has

- completed a number of Highways Members' forms with requests ranging from the upgrading of the A394 at Trewennack through to the provision of gateways for villages along the B3297. All these schemes will now be registered in Cornwall's database, but whether or not the money to see them through will be forthcoming is less certain

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- the upgrading of the strategic route between Falmouth and Helston (and indeed the whole of the area covered by the Helston and the Lizard Community Network area) will be an agenda item at the next Network meeting
- Central Government's requirement for Cornwall Council to make savings of £196 million over the next four years will inevitably result in further cuts in both jobs and services
- caution should be exercised when making observations about the application for outline planning permission for up to 340 dwellings on the site known as HX1: there is and can be no link between planning permission for the estate and the so-called Trewennack bypass. The two projects are entirely different issues and neither is dependent on the other.

## 7 PUBLIC PARTICIPATION

Mr Osborne stated that ten years ago the shortest (and cheapest) option for the upgrading of the A394 as it passes through Trewennack had been to take the shortest route which is between Tremenheere and Trelil. He asked members what had happened to that proposal. It was explained that in 2011 the then Portfolio Holder had, without consulting the Parish, removed the proposal from the Local Transport Plan (3) stating categorically that "the Trewennack Relief Road is not going to happen within the next 50 years at the very earliest". The only project remaining in the Plan which affects Trewennack is the installation of speed cameras.

Moving on to the proposed development on HX1, Mr Osborne drew members' attention to the plight of residents of the Parish who live along Rowes Lane if the application is granted permission. He added that he was concerned that no community amenities are shown on the outline plan.

Also speaking of HX1, Mr Perry wondered if consideration should be given to a means of direct vehicular access from the new estate onto the Redruth Road.

In the light of the budget cut of £196 million Mr Perry expressed his concern for the plight of vulnerable people in the community.

## 8 PARISH MATTERS

### Creation of a Neighbourhood Plan

The Chairman asked members to consider whether the creation of a Neighbourhood Plan would be beneficial or create problems. She made the following points: a plan

- can identify places where development will be tolerated
- possibly, it can prevent large-scale development
- might prevent the unsightly spread of renewable energy installations in areas that local people consider to be very beautiful
- might further protect the natural environment and heritage of the area

However

- having identified small scale sites for development, it is likely that development will take place
- with its widespread, sparse population Wendron is not like other parishes. (She reminded members of the problems the parish had had with consultations and responses during the creation of Parish Plans in 2004/5)
- the financial cost of producing a Neighbourhood Plan is potentially very high (though grants are available)

She agreed that a community approach is the ideal way forward, but wondered just how much weight Cornwall Council and Central Government are likely to give to such a plan.

The possibility of creating a Neighbourhood Development Order was then discussed. It was noted that such an order requires less community involvement than a Neighbourhood Plan and that it might be more broadly based. It might, for example, limit development in each community to a percentage of existing residential dwellings; impose design guidance (requiring developers to keep to traditional designs and building materials), give greater protection to Areas of Outstanding Landscape Value and, possibly, halt further development of commercial renewable energy enterprises preferring to lend support to domestic installations.

It was agreed to invite a representative of the Cornwall Rural Community Charity to a future meeting to discuss possible ways forward.

### The purchase of a defibrillator

The Clerk reported that Mr Peter Thorne of Wendron Cricket Club had assured him that he is moving forward with this project and that he hopes to have good news before the next meeting.

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### The purchase of a notice-board for Edgcumbe

The Clerk reported that he understands that the frame is being made, that it will be erected on site and that Mr Salkeld will attach the board.

## 9 PARISH COUNCIL MATTERS

### Co-option of Councillors

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

## 10 FINANCE

Members considered a request from Porkellis Moor Gig Club for financial help towards the cost of an oar box to be sited at Stithians Lake. Following discussion, it was proposed by Cllr Davidson, seconded by Cllr Mitchell, all others in favour that the sum of £200.00 be sent to the Club under the terms of Section 19 (3a) of the Local Government (Miscellaneous Provisions) Act 1976.

The following accounts were presented for consideration

		<b>GROSS</b>	<b>NET</b>	<b>VAT</b>
Travis Perkins (fencing panels and posts)		£ 839.06	£ 699.22	£ 139.84
HMRC		£ 981.40		
Eric and Jeff Bray		£ 72.00	£ 60.00	£ 12.00
Gareth Mitchell				
Open areas (05/08)	£ 130.00			
Bus shelters	£ 26.00			
Open areas (20/08)	£ 130.00			
Mole traps	£ 39.00			
	total	£ 325.00		
Colin Chapman				
Salary (August)	£ 2,769.90			
telephone	£ 24.62			
office expenses	£ 39.58			
travelling	£ 54.60			
Key for Carnkie notice-board	£ 4.95			
use of home	£ 25.00			
	total	£ 2,918.65		

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

Members noted the following receipts

Walks Booklets	£ 21.20
Precept (2nd instalment)	£ 13,000.00
CTS Grant (2nd instalment)	£ 1,059.32

## 11 PLANNING

### Applications

PA14/07296 Mr Ian Paul Carpenter – Removal of section 106 attached to W2/91/00163/F relating to 8 Roseline Estate only – 8, Roseline Estate, Carnkie. Cllr Mrs Warren proposed, Cllr Mrs Nute seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council understands that there is still a requirement for Local Needs Housing within the Parish and therefore cannot support this application.*

PA14/07346 Board of Governors of Wendron School – New vehicular access – Wendron School. Cllr Mrs Warren proposed, Cllr Mrs Hook seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA14/07450 Jackamax Limited – Outline application for up to 340 residential dwellings (including affordable homes), building for use for B1 offices and medical practice, means of access and all other matters reserved – HX1 land west of Trewennack. Cllr Mrs Warren proposed, Cllr Davidson seconded, Cllr van den Berg abstaining, all others in favour that this application should be returned with the following observation

*Wendron Parish Council believes that*

- *the proposed development of up to 340 residential dwellings is inappropriate within this rural parish*
- *use of this greenfield site for a sustainable urban extension is inappropriate, particularly bearing in mind the*

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recent extensive public consultation exercise which identified the brownfield site known as HX2 for future residential development

- access to community facilities (education, health, employment, shopping and leisure) will necessitate use of a vehicle, making the development unsustainable in terms of the National Planning Policy Framework (pedestrian access to facilities will necessitate leaving the estate, walking a short distance down the A394 and then on into town – a choice which few residents will make)
- the proposed closure to vehicular traffic of the southern part of Rows Lane is not acceptable. The proposed road layout permits immediate northern access both to and from the estate onto Rows Lane and will (bearing in mind the nature of this narrow, single track highway) be detrimental for users not just from the new estate in terms of road safety
- despite the proposals for a ‘green’ corridor between this site and the adjacent residential estate there is a perceived risk of flooding resulting from rain-water run-off from the hard surfaces for the latter
- there are concerns that the service infrastructure (mains water, electricity and sewerage systems) in this area of Helston would be unable to cope with the demand resultant from development of this site
- the road system in and around Helston already struggles to cope with the number of vehicles using it
- the subjective conclusion contained within the application that development of this estate would have little or no visual impact on the area is at odds with the views of local people
- finally the outline proposals for this sustainable urban extension lack many of the key aspects and features identified in Best Practice for Urban Extensions and New Settlements published in March 2007 by the Town and Country Planning Association

Wendron Parish Council does not support the application and would respectfully refer the Planning Authority to Policy 9 paragraph iii) of the emerging Cornwall Local Plan. It requests the Planning Authority to refuse permission for development.

#### **Decisions**

PA14/05252 APPROVED – Conversion of barns to form two dwellings – Barns at Lezerea, Porkellis – *noted*

PA14/05920 APPROVED – Erection of a lodge (caravan) – Stoney Lane, Carnkie – *noted*

PA14/06313 WITHDRAWN – Conversion of barns to residential cottages – Trewavas Farm, Wendron – *noted*

PA14/06314 WITHDRAWN – Listed Building Consent: Conversion of barns to residential cottages – Trewavas Farm, Wendron – *noted*

PA14/07152 No objections (OHL/OHE/HG apps) – Western Power Distribution (WPD) has been asked to provide and electricity connection to the above property. WPD have a statutory duty to provide connections to the electricity network and in order to do this it will be necessary to construct approximately 460m length of overhead line supported by 6 wooden poles with a maximum height of 12m and then connected to a pole mounted transformer – White Alice Farm, Carnmenellis – *noted*

PA14/07519 Screening Opinion - EIA Not Required – Screening Opinion in relation to PPA pre-application for a mixed use urban extension to Helston, comprising up to 340 dwellings, community/commercial uses, creation of access, public open space and associated infrastructure – Land West of Trewennack, Trewennack – *noted*

#### **Correspondence**

**Mr and Mrs Hartley** copy of a letter of objection to PA14/07450 addressed to the Planning Authority concerning the development of 340 homes at HX1 – *noted*

**Mr and Mrs Wearne and family** copy of a letter of objection to PA14/07450 addressed to the Planning Authority concerning the development of 340 homes at HX1 – *noted*

**Mrs Hadfield** copy of a letter of objection to PA14/07450 addressed to the Planning Authority concerning the development of 340 homes at HX1 – *noted*

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

The Clerk reported that, further to the complaint from Mr Robert Cruikshanks concerning problems relating to the interaction between the users of the play area and his dog, panels and posts have been delivered to Chapel Farm

#### **Correspondence**

**CCC Historic Environment** Trelill Holy Well: Conservation and restoration (report) – *noted*

**Cornwall Council Schedule** of focused changes to the Cornwall Local Plan – Strategic Policies – *noted*

**Clerks and Councils Direct** newsletter – *noted*

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**13 CHAIRMAN’S AND COUNCILLORS’ COMMENTS**

Members noted that

- a Planning Conference which, perhaps, new members of the Council should attend will be held at Pool on Tuesday September 30 from 2:00pm to 8:00pm. The Clerk was asked to e-mail details to members
- a Community Network meeting will be held on Tuesday October 28. She and Cllr Mrs Moyle will be attending, but other members are welcome to join them
- there is no news about the Local Needs Affordable Housing development at Rame Cross. The Clerk was asked to contact the Cornwall Rural Housing Association about the matter
- as we head into winter, there is currently no news about the development of Wakefield, the bungalow just to the north of Carnkie Wendron Village Hall. The road up to the Hall will need some repair before winter sets in and the Clerk was therefore asked to contact the developer about the matter.

**14 MATTERS FOR INCLUSION AT FUTURE MEETINGS**

No matters for inclusion on the agenda at future meetings were tabled.

**DATE AND TIME OF NEXT MEETING**

Monday October 13, 2014 at 7.30pm in the Community Hall, Burras.

Signed ..... Chairman                      Date .....

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