

WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday October 13, 2014 at 7:30pm in the Community Hall, Burras.

Present:	Cllr Mrs M.Warren (Chairman)	Cllr C.Mitchell
	Cllr N.van den Berg	Cllr Mrs D.Mitchell
	Cllr P.Davidson	Cllr Mrs S.Moyle
	Cllr G.Gibson	Cllr Mrs M.Nute
	Cllr Mrs S.Hook	Cllr Mrs C.Radbone
	Cllr Mrs K.Hampton	Cllr A.Tremayne
	Cllr R.Maddern	Mr C.Chapman (Clerk)

Visitors to the meeting: CCllr Dr Jenkin, Mrs Edwards and Mr Evans (CRCC), Mr Jenkin, Mr Johnson, Miss Foorde, Mr Foorde, Mr and Mrs Tregonning and Miss Wright.

A Neighbourhood Development Plan

Before the meeting and in private session, the Chairman welcomed Mrs Tracey Edwards and Mr James Evans of the Cornwall Rural Community Charity who were in attendance to present an overview of Neighbourhood Development Plans and Orders and the manner in which development of either might be of assistance to Wendron Parish Council.

Introducing herself and Mr Evans to members, Mrs Edwards stated that they are members of the Cornwall Rural Community Charity which itself is part of a national network of organisations working with Town and Parish Councils to enable them to achieve various (and varying) objectives. The Cornwall Rural Community Charity is presently supporting a number of parishes in the creation of Neighbourhood Development Plans and two of them, St Eval and the Roseland, are close to completion.

Neighbourhood Development Plans are fundamentally pro-development: they are used to shape development, but do not have to cover every aspect of planning. To be adopted the Plans must be robust: there must be evidential back-up to all the proposals contained within them. However, once they are in place, they have equal weight in planning terms with the Local Plan and, as such, planners are obliged to take account of them when making decisions.

A Neighbourhood Development Plan does cost money (dependant on its size and scope) to develop, but there are funding streams in place. CRCC is well-equipped, willing and able to take the process forward, but it will charge for providing this service.

The first step must be to consider the reasons why the Council wants a Neighbourhood Development Plan. The issues raised initially by Wendron Parish Council which included capping housing growth within each community to a certain percentage, halting the development of commercial renewable energy enterprises while lending support to domestic installations, giving greater protection to the AGLV and imposing design guidance requiring developers to keep to traditional designs and building materials all need justification and evidence. Without that justification and evidence the Plans would fall at the first hurdle.

Thanking Mrs Edwards and Mr Evans for their presentation, the Chairman stated that, clearly, the Parish Council had much to think about.

Chairman's initials

The Chairman welcomed members and visitors to the October meeting.

1 APOLOGIES FOR ABSENCE

Cllr Ferris sent his 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 Mitchell seconded, (Cllr Gibson, Cllr Mrs Mitchell, Cllr Mrs Moyle, Cllr Mrs Radbone and Cllr Tremayne, who were 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 September 8, 2014 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED ELSEWHERE IN THIS AGENDA

Members noted two issues with Public Rights of Way: fly-tipping on a bridleway at Hendra (what was tipped has now been removed) and the diversion of headwaters of the River Cober at Viscar which has resulted in the flooding of the footpath (this matter is under investigation by Cornwall Highways). Members further noted that the lane across Rame Common to Little Menerdue has recently been widened and that the spoil has been dumped on the Common. Additionally, the owner of Little Menerdue is apparently storing wood on the Common. The Clerk was asked to report these matters to the appropriate authority.

6 POLICE REPORT

There was no report from the Police.

5 CORNWALL COUNCILLOR'S COMMENTS

CCllr Dr Jenkin reported that

- since the meeting in September, Cornwall Council has been pre-occupied with budget proposals. The funding allocation from Central Government requires the Council to make savings of £196 million over the coming three years. This will inevitably mean further job losses and both the loss of and a reduction in services
- the annual Central Government funding allocation received by Cornwall Council is some £48 million less than the national average when calculated on a per head of population basis
- a number of Cornwall Councillors intend travelling to Downing Street to put the above point to and to seek the help of the Prime Minister
- if the requirement to make savings is ignored (as has been suggested) then Central Government will step in and impose them
- locally, planning and highway issues have again taken a great deal of time
- the solar farm at Nancrossa was refused permission for development.

7 PUBLIC PARTICIPATION

Mr Jenkin stated that he was present simply to seek the Parish Council's support for his application to convert and extend agricultural buildings to form a dwelling at Bodderloggan Farm.

Similarly, Miss Foorde sought support for her application for the construction of a sand-school area and improvements to an existing access in the field adjacent to School House, Halwin and Mr Johnson sought support for the lifting of the agricultural occupancy restriction at Little Carthew Farm.

The Chairman proposed and it was agreed to deal with Agenda Item 11 at this point

11 PLANNING

Applications

PA14/07012 Mrs Gillian Brandreth – Outline planning for a single low cost dwelling (removal of unused farm outbuilding) – The Barn, Halwin Lane, Porkellis. Cllr Nute 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, but would request the imposition of an S106 agreement tying use of the dwelling to local connection occupancy.*

Chairman's initials

PA14/08238 Mrs Pamela Pearce – Proposed lifting of Condition 5 (agricultural occupancy restriction) in respect of decision notice 72/39770 dated 22.05.1973 (erection of a bungalow) – Little Carthew Farm, Wendron. Cllr Mrs Warren proposed, Cllr van den Berg seconded, one member against, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application subject to the approval of the County Land Agent.*

PA14/08268 Mr and Mrs M.Faryluk – New design for approved change of use from agricultural barn to full time residential – White Alice Farm, Carnmenellis. Cllr Mrs Moyle proposed, Cllr Tremayne seconded, four members abstained, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA14/08342 Ms Sally Foord – Construction of sand-school area and improvements to an existing access – Field adjacent to School House, Halwin, Porkellis. 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.*

PA14/08592 Mr and Mrs L.Presland – Proposed raising of roof on garage to form annexe – Greenacres, Wendron. Cllr Mrs Warren proposed, Cllr Mrs Nute seconded, one member abstained, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application with a request that a condition be imposed tying the use and occupation of the proposed annex to that of Greenacres.*

PA14/08949 Mr Paul Jenkin – Proposed conversion and extension of agricultural buildings to form dwelling – The Cottage, Bodderloggan Farm, 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.*

PA14/09161 Mr and Mrs B.Clark – Proposed extension to manager's accommodation – Wheal Dream, Wendron. Cllr Mrs Warren proposed, Cllr Davidson seconded, one member abstained, all others in favour that this application should be returned with the following observation *Wendron Parish Council is not opposed to the expansion of the business at Wheal Dream and fully understands the need for an extension to the manager's accommodation. However, it cannot support the proposed application. Rendered blockwork, timber boarding and a flat roof are all contrary to the architectural integrity of the existing range of buildings and therefore contrary to the recommendations contained within the Cornwall Design Guide. Purely for reasons of design, Wendron Parish Council requests the Planning Authority to refuse permission for development.*

Decisions

PA14/02829 APPROVED – Erection of a one and a half storey rural workers dwelling in connection with existing forestry business – Old Carpenters Workshop, Carnebone, Laity – *noted*

PA14/04493 REFUSED – Solar farm, associated equipment and works – Nancrossa Farm, Rame Cross – *noted*

PA14/07346 APPROVED – New vehicular access – Wendron Church Of England Primary School – *noted*

PA14/08203 Granted (CAADs and LUs only) – Install external insulation to all external solid walls – Cober Bungalow, Carnkie – *noted*

PA14/08244 APPROVED – Non-material amendment to reference PA14/03389 (proposed 2 storey side extension and single storey rear extension) to remove one window, add a ground floor window and replace the garage door with window – 21 Forth Gwedhen, Helston – *noted*

PA14/08331 Prior approval not req'd (AF/TEL/DEM) – Extension to cattle yard area and construction of bund for shelter – Lancarrow Farm, Four Lanes – *noted*

PA14/08864 Closed - advice given/app submitted – Confirmation of discharge of conditions in relation to Decision Notice PA07/01100/LBC dated 22.10.2007 – Chenhall Farm, Crelly, Trenear – *noted*

Correspondence

Cornwall Council notification that the procedure for the appeal against the Planning Authority's decision to refuse permission for the erection of two detached houses with garages on land at Lowertown has been changed from written representations to an informal hearing. The date has yet to be confirmed – *noted*

8 PARISH MATTERS

Creation of a Neighbourhood Plan

Following the earlier presentation by Mrs Tracey Edwards and Mr James Evans of the Cornwall Rural Community Charity, members again considered the potential value to the Parish of a Neighbourhood Plan. Following extensive discussion during the course of which it was noted that

Chairman's initials

- there are undoubtedly opportunities, but to be successful everyone will have to be involved
- issues which might be included in a Neighbourhood Plan include the importance of the AGLV in planning terms, local needs housing, renewable energy systems, infrastructure issues, creation of small businesses/home industries, protection of our heritage, promotion of the environment and communication

Cllr Tremayne offered to ask Mr James if he would suggest headings and, possibly, a way forward which he feels might be appropriate for Wendron Parish Council to consider. This offer was gratefully accepted and Cllr Tremayne will report back to the next meeting.

The purchase of a defibrillator

The Clerk reported that Mr Tim Wearne of Wendron Cricket Club had written to say that the Football Association will not (as had been hoped) part-fund the purchase of a defibrillator. However, an e-mail from Mr Thorne drew attention to a scheme promoted by the Ronnie Richards Memorial Charity. This is a West Cornwall Charity with the stated intention of promoting public access defibrillators within the community. The Clerk recommended members to consider the purchase of a HeartSine Samaritan 500P AED & internal alarmed cabinet with simple thumb turn/cam lock at a quoted price of £1,029 +VAT. Following discussion, Cllr Mrs Nute proposed, Cllr Mrs Moyle seconded all others in favour to authorise the purchase of one of these machines to be sited at Wendron Cricket Club.

The purchase of a notice-board for Edgcumbe

The Clerk reported that he understands that the iron framework (which is now completed) will shortly go to Devon to be hot-dipped galvanised. Once it is returned, Mr Salkeld will erect it on site.

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.

Standing Orders

Members considered previously circulated revisions to Standing Orders to reflect the Openness of Local Government Bodies Regulations 2014. Following discussion, Cllr Mrs Warren proposed, Cllr Tremayne seconded all others in favour to adopt the document in its entirety. A copy of the revised Standing Orders is attached to these minutes.

Financial Regulations

Members considered previously circulated revisions to Financial Regulations which reflect the revised Local Government Transparency Code. Following discussion, Cllr Mrs Nute proposed, Cllr Mrs Hook seconded all others in favour to adopt the document in its entirety. A copy of the revised Financial Regulations is attached to these minutes.

10 FINANCE

Members considered an invitation to renew the subscription to the *Clerks and Councils Direct Newsletter* in the sum of £12.00 Cllr Mrs Warren proposed, Cllr Mrs Mitchell seconded and it was agreed to purchase a single subscription to the *Clerks and Councils Direct Newsletter* for the coming year at a cost of £12.00.

The following accounts were presented for consideration

	GROSS	NET	VAT
R.Sanders (graveyards 12/08 & 04/09)	£ 250.00		
Eric and Jeff Bray (03/09 & 23/09)	£ 144.00		
Euro Tool Hire and Sales (digger hire)	£ 115.65	£ 98.00	£ 17.65
Jeff Meadows (website hosting)	£ 75.00		
R.Sanders (graveyards 12/10)	£ 190.00		
Euro Tool Hire and Sales (chipper hire)	£ 148.38	£ 125.60	£ 22.78
R.Sanders PROWs 2, 4, 76, 83, 86, 87, 88, 89, 90, 92, 116, 122, 125, 126, 157,	£ 621.16		
R.Sanders PROWs 8, 30, 31, 32, 33, 34, 39, 40, 41, 44, 141, 142, 143, 155, 168, 169, 171, 185	£ 637.77		
R.Sanders PROWs 1, 15, 17, 18, 20, 25, 26, 27, 45, 72, 73, 75, 75, 84, 100, 104, 145, 149, 154, 156, 158, 159, 160, 161, 178, 183	£ 881.86		

Chairman's initials

R.Sanders		
PROWs 13, 16, 21, 116,		
120, 121, 123, 124, 127, 128		£ 373.08
G.Mitchell		
Open areas (09/09)	£ 130.00	
Bus shelters & Trewennack	£ 39.00	
Rame Common footpath	£ 52.00	
Polhigy Moor footpath	£ 26.00	
River at Penmarth (labour)	£ 351.00	
Bank/hedge at Carnkie	£ 13.00	
Open areas (28/09)	£ 130.00	
Bus shelters (30/09)	£ 26.00	
	Total	£ 767.00
Colin Chapman		
Salary (September)	£ 1,010.61	
telephone	£ 27.44	
office expenses	£ 61.18	
travelling	£ 27.30	
use of home	£ 25.00	
	total	£ 1,151.53

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

Members noted the following receipts

Walks Booklets	£ 33.00
Ivan Perry (donation)	£ 10.00

12 REPORT OF CLERK AND CORRESPONDENCE

Correspondence

Porkellis Moor Gig Club acknowledgment of and thanks for donation – *noted*

Police and Crime Commissioner invitation to attend a surgery in Helston on October 15 – *noted*

13 CHAIRMAN’S AND COUNCILLORS’ COMMENTS

Neither the Chairman nor members made any comments.

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 November 10, 2014 at 7.30pm in the Community Hall, Burras.

Signed Chairman Date

Chairman’s initials