

WENDRON PARISH COUNCIL

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday February 8, 2016 at 7:30pm in the Community Hall, Burras.

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

Visitors to the meeting: CCllr Dr Jenkin, Mrs Broomhead, Mrs Davie, Mr Lobb, Mr Moseley and Mr Richards.

The Chairman welcomed members and visitors to the February meeting.

1 APOLOGIES FOR ABSENCE

Cllr Ferris, Cllr Mrs Hampton and PCSO Kevin Youngman sent their apologies for absence.

2 DECLARATIONS OF INTEREST

in items on the agenda

Cllr Denton declared a non-pecuniary interest in agenda item 11.

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 Tremayne proposed, Cllr van den Berg seconded, all others in favour that the minutes of the Ordinary Meeting held on Monday January 11, 2016 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED ELSEWHERE IN THIS AGENDA

There were no matters arising from the minutes of the meeting in January.

CCllr Dr Jenkin being absent, the Chairman proposed and it was agreed to take agenda item 5 when the Ward Member arrived.

6 POLICE REPORT

Through the Clerk, PCSO Youngman reported that four crimes (of shop-lifting, of criminal damage and two of violence) were recorded in the Parish of Wendron by the police during the month of January. Twenty-five incident logs/telephone calls were recorded in the same period of time. Members noted that in future, unless there is a matter which demands attendance, the police will only be present at the Annual Parish Meeting.

7 PUBLIC PARTICIPATION

Speaking on behalf of his clients, Mr Moseley sought the Council's support for planning application PA16/00528. He stated that the new building will be used to house classic cars, as a play-room and for occasional use as a home office. He anticipated that if permission were to be granted it would have a condition tying its use to the incidental use of the main dwelling.

The Chairman proposed and it was agreed to discuss Agenda item 11 at this point.

Chairman's initials

11 PLANNING

Applications

PA15/04930 Mr B.Cowell – Construction of new agricultural livestock building and attached lean-to – Franchis Farm, Redruth Road, Wendron. Cllr Davidson proposed, Cllr van den Berg seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA15/11449 Cornwall Council – Proposed demolition of existing single classroom unit and replacement with new double classroom unit – Nine Maidens Centre, Nine Maidens. Cllr Tremayne proposed, Cllr Mrs Mitchell seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA15/11707 Mr and Mrs Hayes – Erection of ground floor extension, first floor extension and balcony to residential holiday let, including change of use of garage to form part of holiday let – Bodilly Veor, Crelly. Cllr Tremayne proposed, Cllr Mrs Warren seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA15/11826 Mrs P.Somers – Erection of wooden chalet for residential use (retrospective in relation to case EN15/02151) – 10, Trevenen Bal. Cllr Tremayne proposed, Cllr Mrs Warren seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Subject to a condition tying the use of this development to the incidental use of 10, Trevenen Bal Wendron Parish Council supports this application.*

PA16/00001 Mr David Martin – Outline application with all matters reserved to erect up to 430 dwellings (to include affordable homes) and means of access (with associated cycle, bus and footpath routes) – land adjacent to Clodgey Lane and Gays Hill, Helston. Cllr Mrs Warren proposed, Cllr Mrs Mitchell seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports Helston Town Council's observations on this application and therefore requests the Planning Authority to refuse permission for development.*

PA16/00217 Mrs J.Herron – Outline planning permission with all matters reserved: two affordable and two open market dwellings – land west of Hillinton, Carnkie. Cllr Denton proposed, Cllr Mitchell seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council notes that this application is essentially for the development of an exception site within the settlement of Carnkie. However, it does not believe that the application properly identifies the need for affordable houses of the proposed size in this location nor does it believe that, once constructed, they will be affordable in terms of local income. The Council therefore views the application as being for the development of four new homes in a location that is unsustainable in terms of the National Planning Policy Framework. Wendron Parish Council would respectfully refer the Planning Authority to Policy 9 paragraph iii) of the emerging Cornwall Local Plan which reads*

Policy 9 - Affordable Housing led schemes

While the purpose of such developments should be to provide affordable local needs housing, the inclusion of market housing in such proposals will be supported where;

iii) It has the support of the local community measured by the level of support received from the local parish council, a positive outcome from a local referendum or where there is evidence that it is a community led proposal

Wendron Parish Council does not support the building of more affordable local needs dwellings on this site and therefore requests the Planning Authority to refuse permission for development.

PA16/00272 D2 Planning Limited – Outline application (amendment to application no. PA14/07450) to provide for a mixed use development comprising up to 450 dwellings (previously 340 dwellings) (including affordable houses) and a building for the use for B1 offices and a medical practice with means of access and all other matters reserved – HX1 Helston Urban Extension Helston. Cllr Denton proposed, Cllr Mrs Neary seconded, Cllr van den Berg abstained, all others in favour that this application should be returned with the following observation *The addition of a further 110 dwellings will exacerbate the concerns about both the environment and more particularly the infrastructure which Wendron Parish Council raised in its objections to the original application (below).*

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 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*

Chairman's initials

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 would respectfully refer the Planning Authority to Policy 9 paragraph iii) of the emerging Cornwall Local Plan which reads

Policy 9 - Affordable Housing led schemes

While the purpose of such developments should be to provide affordable local needs housing, the inclusion of market housing in such proposals will be supported where;

iii) It has the support of the local community measured by the level of support received from the local parish council, a positive outcome from a local referendum or where there is evidence that it is a community led proposal

Wendron Parish Council does not support the building of more affordable local needs dwellings on this site and therefore requests the Planning Authority to refuse permission for development.

PA16/00486 Mr K.May – Amendment to application PA15/08192 in respect of materials – The Oak House, Little White Alice, Calvadnack. Cllr Tremayne proposed, Cllr Davidson seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA16/00488 Mr A.Corbishley – Dining room extension – Barn 1, Whitegates, Retanna. Cllr Tremayne proposed, Cllr Mitchell seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

The applicants being relatives, Cllr Denton declared a sensitive, non-pecuniary interest in the following application. He remained in the room but took no part in either the discussion or the voting

PA16/00528 Mr and Mrs Broomhead – Erection of a garage, home office and playroom – Wheal Manor, Porkellis. Cllr Tremayne proposed, Cllr van den Berg seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Subject to a condition tying the use of this development to the incidental use of Wheal Manor, Wendron Parish Council supports this application.*

PA16/00566 Mr and Mrs D Davie – Retention and completion of dwelling (previously approved under PA14/11761) – Barns adj to Trelill House, Falmouth Road. Cllr Tremayne proposed, Cllr Mrs Neary seconded, two members abstaining, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA16/00577 Second Solar Project Ltd – Non-material amendment for minor changes to layout and panel design to decision PA14/04493 – Nancrossa Farm, Rame Cross. The Chairman proposed and it was agreed that this application should be returned with the following observation *Wendron Parish Council makes no comment.*

PA16/00668 Mr Philip Grayson – Amendment to application PA15/04588 (proposed restoration, conversion and extension of farmhouse and outbuildings) – Inner Edgcombe Farm, Edgcombe. Cllr Tremayne proposed, Cllr Mitchell seconded, all others in favour that this application should be returned with the following observation *Wendron Parish Council supports this application.*

Correspondence

Mrs Alexander Copy of a letter of objection to Planning Application PA16/00272

Mr Moyle Copy of a letter of objection to Planning Application PA16/00272

Chairman’s initials

Cllr Dr Jenkin having arrived during discussion of the last agenda item, the Chairman proposed and it was agreed to hear her report immediately.

5 CORNWALL COUNCILLOR'S COMMENTS

Apologising for her late arrival, Cllr Dr Jenkin reported that

- the recent inspection by the OFSTED inspectorate has classified Halwin School as 'Good': she offered her warmest congratulations to all concerned, pupils, staff and governors
- the sand-school at Penmarth (to which Wendron Parish Council had objected) has been approved by the Planning Committee: a private use only condition will be attached to the permission
- Wendron's objections to the above application had referred to the visual impact it will have on the Carnmenellis and Carn Marth Area of Great Landscape Value, the Landscape Character Area of Carnmenellis (C10) and the Cornwall and West Devon Mining Landscape World Heritage Site. However, it appears that none of these land descriptions enjoy designated protection
- nevertheless, if such areas were safeguarded under a policy which formed part of a Neighbourhood Plan they would enjoy limited planning protection (and a policy document can be published before completion of a Neighbourhood Plan)
- the Standards Committee has produced a small fold-out printed reminder of the demands of the Code of Conduct, copies of which she distributed to members
- for the foreseeable future, Cornwall Highways will only paint or repaint the yellow no-parking lines on primary routes
- the Mayor of Helston is keen to press for the upgrading of the B3293. Clearly such a move would enable vehicles to move along it at faster speeds than they do at present – which would be far from popular with residents of Wendron who live along its route.

In answer to a question concerning the amount of money Cornwall Highways has saved by not having to grit the roads, Cllr Dr Jenkin suggested that the Council might like to write to the portfolio holder to ask him how that money will be spent.

8 PARISH COUNCIL MATTERS

Financial Regulations

Members considered a proposal to update references to the Accounts & Audit Regulations 1996 in Wendron Parish Council's Financial Regulations (paragraphs 4.1 and 4.3) to the Accounts & Audit Regulations 2015. Following the Clerk's explanation, Cllr Tremayne proposed, Cllr Mrs Mitchell seconded all others in favour that Wendron Parish Council's Financial Regulations be altered to reflect the Accounts & Audit Regulations 2015.

9 PARISH MATTERS

A replacement Porkellis village sign

Members noted that Cornwall Council has agreed to fund the full cost of a bi-lingual village sign for Porkellis.

Telephone boxes

Members noted that the telephone kiosks at Carnkie, Porkellis and Trenear have been cleaned, but are awaiting fine weather before they are painted. The Clerk reported that the Royal Mail has agreed to paint those letter boxes which are sited next to the telephone kiosks.

The land at Carnkie

The Clerk reported that he has received a single quotation for the clearance of this land from Bob Sanders, who has quoted the sum of £912.00 plus VAT both to clear away the brambles and light shrubs and to deal with the larger trees and bushes with chain saws and chippers. He estimates the work will take two days. Members asked the Clerk to make every effort to obtain a second quotation in time for consideration at the next meeting.

10 FINANCE

The Clerk presented Members with a statement of Wendron Parish Council's financial position as at February 8, 2016. A copy of that statement is attached to these minutes.

Members considered a request from Edgcombe Methodist Chapel for financial help towards the upkeep of the cemetery. It was proposed by Cllr Davidson, seconded by Cllr Gibson, all others in favour that, under the terms of Section 214(6) of the Local Government Act 1972, the sum of £350 be forwarded to Edgcombe Methodist Chapel towards the upkeep of the cemetery..

Members considered a request from the Friends of Halwin School for financial help towards the purchase of a polytunnel for use both by the school and the wider community. It was proposed by Cllr Davidson, seconded by

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Cllr Mrs Neary, all others in favour that, under the terms of Section 137 of the Local Government Act 1972, the sum of £750 be forwarded to the Friends of Halwin School to help towards the cost of a polytunnel..

The following accounts were presented for consideration

	GROSS	NET	VAT
R.Sanders (Churchyards 11/01)	£ 228.00	£ 190.00	£ 38.00
G.Mitchell (waste bin for Carnkie play area)	£ 26.00		
(bus shelters and Rame Cross)	£ 52.00		
total	£ 78.00		
Colin Chapman Salary (January)	£ 1,032.70		
telephone	£ 20.60		
office expenses	£ 36.12		
travelling	£ 27.30		
use of home	£ 25.00		
total	£ 1,141.72		

It was proposed by Cllr Mitchell, seconded by Cllr Tremayne, all others in favour that the above three accounts should be paid.

To note the following receipts

Cornwall Council (cemetery grant)	£ 551.42
F.E.Strike & Sons (Mrs Martin)	£ 320.00

11 REPORT OF CLERK AND CORRESPONDENCE

Cornwall Council schedule of significant changes to the Cornwall Local Plan for consultation – *noted*

Devon & Cornwall Police concerning the future Service Level Agreement – *noted*

Helston Town Council concerning the discussion held recently about transport issues affecting Helston and in particular the B3297 Helston – Redruth Road – *members agreed to reply stating that Wendron Parish Council's priorities lie elsewhere*

12 CHAIRMAN'S AND COUNCILLORS' COMMENTS

Members noted that

- Cllr Tremayne will make planning applications available to view in the week before the meeting
- the grass and the trees adjoining the play area at Carnkie need attention
- Cllr Ferris is collating the information gathered from the Neighbourhood Plan questionnaires. One hundred and fifty of the one thousand printed have been returned
- there are now five stables/sand-schools within a half-mile radius of Penmarth.

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

Creation of gateways at Rame/Edgcumbe.

DATE AND TIME OF NEXT MEETING

Monday March 14, 2016 at 7:30pm in the Community Hall, Burras.

Signed Chairman

Date

Chairman's initials