

WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

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Minutes of a virtual Ordinary Meeting of Wendron Parish Council held on Monday September 14, 2020 at 7:30pm using the Zoom facility

Present:	Cllr Mrs S.Moyle	Cllr G.Looker
	Cllr N.van den Berg	Cllr M.Stevens
	Cllr Mrs B.Borman	Cllr P.Swain
	Cllr R.Durkin	
	Cllr R.Ferris	Mr C.Chapman (Clerk)

Visitor to the meeting: CCllr Dr Jenkin.

The Chairman welcomed members and visitors to the September meeting.

1 APOLOGIES FOR ABSENCE

Cllr Mrs Hampton and Cllr Mitchell 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 Durkin proposed, Cllr Swain seconded, Cllr van den Berg and Cllr Mrs Moyle who were absent from the last meeting abstained and it was agreed that the minutes of the Ordinary Meeting held on Monday July 6, 2020 are a true record.

4 TO NOTE DECISIONS MADE USING DELEGATED POWERS SINCE JULY 6, 2020

Members noted that no decisions other than those now recorded under Finance and Planning were taken in the period since the last meeting on July 6, 2020

5 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

There were no matters arising which were not covered in this agenda.

6 CORNWALL COUNCILLOR'S COMMENTS

CCllr Dr Jenkin reported that

- she has sat in on a considerable number of briefings and meetings which have included a monthly Community Network area meeting attended by Cornwall Councillors which has been most useful. She has also been co-opted to the Standards working group and been involved in numerous Health and Social Care meetings
- the proposed planning reforms emanating from Central Government are currently giving cause for concern particularly in rural communities where a proposal for the current requirement for local needs homes on estates of less than fifty homes seems likely to be dropped. A further proposal to deny the option to object to building once a sector designation is in place is of similar concern
- she has concerns about decisions made by Cornwall Council's Cabinet and in particular that of a large contract awarded to a particular contractor without proper scrutiny
- despite considerable opposition from local people, the Licensing Committee really had no option in law other than to grant permission for the proposed facility at the Fair View Farm Camp Site. However, the licence can be withdrawn if the consumption of alcohol leads to disturbance or anti-social behaviour. The

Chairman's initials

Planning Enforcement allegation lodged against the camp site is being pursued

- the planning application for the conversion of the New Inn at Wendron into residential accommodation has been the cause of concern locally, because of the loss both of the Inn itself and the car park. It is to be hoped that the car-park will continue to be open for use by members of the community
- Derek Thomas MP has applied for a grant from Central Government for finance to undertake a feasibility study for the restoration of the Helston - Gwinear Road branch line
- the next meeting of the Community Network Panel will discuss and make decisions about the Expressions of Interest submitted by Parish Councils (including three from Wendron) for local Highways improvements over the next two years
- the application for the race-horse rehabilitation sand school at Vicarage Farm will be decided by the Planning Committee at its next meeting on Monday September 21 (Cllr Stevens kindly offered to represent Wendron Parish Council at this meeting)
- there is no regional Covid-19 testing centre in Cornwall.

In answer to a question from the Chairman, Cllr Dr Jenkin stated that the Electoral Review Committee will be meeting next week. There has been a suggestion that contentious issues between neighbouring councils (such as that between Wendron and Helston) should be left unresolved: non-contentious issues will be approved.

The question of the future of Tregilly Cottage in Trewennack was raised by Cllr van den Berg: a future purchaser is likely to be required to demolish the existing building before re-building in order to permit the construction of a foot/cycle path alongside the road. The co-operation of local land-owners will be essential if this project is to be realised.

7 PUBLIC PARTICIPATION

There were no members of the public present.

8 PARISH COUNCIL MATTERS

Members considered the best use of the grant offered by the enhanced Local Maintenance Partnership to improve the Public Rights of Way network within the parish. The Clerk stated that a meeting to discuss the best ways forward was planned for September 23, 2020. Mrs Linda Holloway (Cornwall Countryside Enforcement Officer), Bob Sanders, Cllr Durkin and he had undertaken to attend.

9 FINANCE

Members were presented with a statement of Wendron Parish Council's financial position as at September 14, 2020. A copy of that statement is attached to these minutes.

Members noted payment using delegated powers of the following invoices received

		GROSS	NET	VAT
R.Sanders				
Church and graveyard	£ 220.00			
Church	£ 75.00			
Trewennack Holy Well	£ 60.00			
Strim grass	£ 320.00			
Boundary Stones	£ 120.00			
Carnkie Notice Board	£ 18.00			
	total	£ 975.60	£ 813.00	£ 162.60
Eric and Jeff Bray		£ 80.00	£ 66.67	£ 13.33
Biffa		£ 11.14	£ 9.28	£ 1.86
SW Playground Safety Inspections		£ 52.50	£ 43.75	£ 8.75
Colin Chapman				
Salary (July)	£ 1,096.26			
telephone	£ 43.64			
office expenses	£ 59.36			
Zoom (for meetings)	£ 14.39			
use of home	£ 25.00			
	total	£ 1,213.65		

The following accounts were presented for consideration

		GROSS	NET	VAT
HMRC		£ 822.20		
Eric and Jeff Bray		£ 80.00	£ 66.67	£ 13.33

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SW Playground Safety Inspections	£ 30.00	£ 25.00	£ 5.00
R.Sanders (second cute stiles and Gold paths)	£ 1,145.89	£ 954.91	£ 190.98
R.Sanders			
Church and graveyard	£ 220.00		
Church	£ 75.00		
Trewennack Holy Well	£ 60.00		
Strim grass	£ 160.00		
Boundary Stones	£ 60.00		
Prouse’s Patch	£ 220.00		
Carnkie Play Area exterior	£ 144.00		
	total	£ 1,126.80	£ 939.00 £ 187.80
Colin Chapman			
Salary (August)	£ 1,096.46		
telephone	£ 36.68		
office expenses	£ 4.16		
use of home	£ 25.00		
	total	£ 1,162.30	

It was proposed by Cllr Durkin, seconded by Cllr van den Berg and agreed that the above seven accounts should be paid.

Members noted the following payment made by Direct Debit

Biffa (Litter-bin, Carnkie to March 31, 2021)	£ 100.22	£ 83.52	£ 16.70
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Members noted the following receipts

Robert Lawrence (Mrs Gronwalt)	£ 50.00
R.Pascoe and Sons (Mrs Collins)	£ 50.00
CC Precept 2 nd instalment	£ 17,500.00
Council Tax Support Grant 2 nd instalment	£ 287.20

10 PLANNING

Members noted the following planning applications which, using delegated powers, were returned to the Planning Authority with the appended observations

PA20/04469 Mr J.Miller (Hart Miller Design Ltd) – Re-development of former coal yard to provide base for local furniture designers and manufacturers – Coal Yard, Caddys Corner, Polhigey, Carnmenellis. *Wendron Parish Council supports this application*

PA20/05258 EE UK Ltd – Proposed new head-frame to be installed onto the existing monopole to accommodate 3 No existing antennas and 3 No proposed new antennas and ancillary equipment – EE Site Ref. 11914, land near Beacon Hut, Manhay Farm. *Wendron Parish Council supports this application*

PA20/05344 Mr R.Young – Demolition of existing agricultural building and erection of two dwellings – Boquio Farm, Little Croft Barn access to Boquio Farm Farms Common. *Wendron Parish Council has serious concerns about this application. It understands from the paperwork associated with the pre-application dated May 2020 that this agricultural building is still in use and therefore cannot be considered to be redundant. Moreover, the demolition of the agricultural building indicates that ‘replacement’ residential dwellings are in fact new dwellings in the countryside are remote from services and therefore require the use of private motor vehicles. The Parish Council has further concerns about the number of dwelling houses being proposed/developed on this very rural agricultural site.*

PA20/05285 Mr S.Jeveons – Erection of a timber framed agricultural building to store a tractor, tools and livestock – Sunnyside Farm, Carnkie. *Wendron Parish Council makes no observation.*

PA20/06190 Mr C.Gebhard – Proposed conversion of public house into dwelling and conversion of barn into annex/holiday letting unit – New Inn Wendron. *Wendron Parish Council regrets the loss of this community asset, but recognises that the business as a going concern has been up for sale for some while – clearly with little or no interest. Somewhat reluctantly therefore, Wendron Parish Council supports the application.*

PA20/06191 Mr C.Gebhard – Listed building consent for the conversion of public house into dwelling in addition to conversion of barn into annex/holiday letting unit – New Inn, Wendron. *Wendron Parish Council regrets the loss of this community asset, but recognises that the business as a going concern has been up for sale for some while – clearly with little or no interest. Somewhat reluctantly therefore, Wendron Parish Council supports the application.*

PA20/06209 Mr M.Stanley – Non-material amendment (NMA1) for minor fenestration amendments to garage/studio and extension and hip to gable roof change to front extension in respect of decision PA20/03914 dated 02/07/2020 –

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Oak Apple Barn, Carnkie. *Wendron Parish Council makes no observations.*

PA20/05684 Mr B.Cowl – The conversion of three former agricultural barns to residential dwellings – Wood Farm, Redruth Road, Wendron. *Wendron Parish Council supports this application*

PA20/06746 Mr N.Harper – Non material amendment for additional window on northwest elevation to PA20/03274 – Northwest Polmarth Farm, Carnmenellis. *Wendron Parish Council supports this application*

PA20/06868 Mr M.Stanley – Resubmission of PA20/03914 including minor changes to fenestration and hipped roof to front extension – Oak Apple Barn, Carnkie. *Wendron Parish Council supported the original application PA20/03914 and further supports these minor amendments.*

Members noted receipt of the following planning application decisions

PA19/11186 GRANTED – Lawful Development Certificate for use as a dwelling – land SW of Lower Porkellis, Lower Porkellis

PA20/00841 REFUSED – Proposed Agricultural Building – Carnkie Farm, Carnkie

PA20/03714 REFUSED – Full planning for construction of one dwelling – land west of Trevenen Farmhouse, Trevenen

PA20/03956 APPROVED – Construction of two dwellings and garages, formation of new access and associated landscaping – land at Moorland View House, Carnmenellis

PA20/04111 APPROVED – Change of Use from agricultural field to sculpture garden and nature trail and the provision of paths to enable safe access for on-site holiday accommodation – Homestead, Crelly, Trenear

PA20/04469 APPROVED – Re-development of former coal yard to provide base for local furniture designers and manufacturers – Coal Yard, Caddys Corner. Polhigey, Carnmenellis

PA20/05258 APPROVED – Proposed new head-frame to be installed onto the existing monopole to accommodate 3 No existing antennas and 3 No proposed new antennas and ancillary equipment – land near Beacon Hut, Manhay Farm

PA20/05344 REFUSED – Demolition of existing agricultural building and erection of two dwellings – North Barn, Boquio Farm, Farms Common

PA20/06746 APPROVED – Non material amendment for additional window on northwest elevation to PA20/03274 – Northwest Polmarth Farm, Carnmenellis

11 REPORT OF CLERK AND CORRESPONDENCE

The Clerk stated that he had nothing to report.

12 CHAIRMAN'S AND COUNCILLORS' COMMENTS

Members noted that

- the trustees and committee of Halwin Pre-School are considering handing over the Pre-School's day to day management to Halwin School.
- Cllr Durkin and Cllr Looker will be engaging with those land-owners on whose land the Helston leats are sited with a view to seeking their support for the project to restore this historic artefact
- the current rules concerning face-to-face meetings make individual Parish Councillors feel somewhat redundant
- the first phase of the Neighbourhood Plan needs to be taken forward (particularly in the light of Central Government planning proposals) incorporating the earlier stated views and suggestions of an Officer from the Cornwall Neighbourhood Planning Team.

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

There were no matters tabled for inclusion at future meetings

DATE AND TIME OF NEXT MEETINGS

The Chairman proposed and it was agreed that the next meeting will be on December 14, 2020 at 7.30pm using the Zoom facility. Members agreed that, in the meanwhile, day-to-day decisions will continue to be made using delegated powers. The Clerk will continue to keep Members informed of relevant matters using e-mail, nevertheless a virtual meeting will be called if felt at all appropriate.

Signed

Chairman

Date

Chairman's initials