

# WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

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Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday September 13, 2021 at 7:30pm in Penmarth Methodist Schoolroom.

**Present:** Cllr Mrs S.Moyle (Chairman) Cllr T.Law  
Cllr R.Durkin Cllr C.Mitchell  
Cllr R.Ferris  
Cllr Mrs K.Hampton Mr C.Chapman (Clerk)

Visitors to the meeting: CCllr Dr Jenkin, Mrs Button, Mr Fern, Mr Kibbell, Mr Sommerville, Mr Taylor, Mr and Mrs Upfold, Mrs Wedlake and Mrs Williams.

The Chairman welcomed members and visitors to the September meeting.

## 1 APOLOGIES FOR ABSENCE

Cllr Mrs Borman, Cllr Looker and Mr van den Berg 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 Law seconded (Cllr Mrs Hampton who was absent from the last meeting abstained) and it was agreed that the minutes of the Meeting held on July 12, 2021 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.

## 5 CORNWALL COUNCILLOR'S COMMENTS

CCllr Dr Jenkin reported that

- despite the fact that August is a quiet month, a number of issues have been raised which she has followed up
- Cornwall Highways has agreed to install speed monitoring equipment at various locations within the Parish to gain evidence prior to giving consideration to the imposition of speed limits
- Vehicle Activated Signs will be installed on the B3297 at Wendron School
- the Gateway scheme along the B3297 has been widely welcomed as a whole, though there are concerns about their positioning at Trenethick not least because visibility for cars exiting the lane has been reduced
- she had attended the Geothermal exhibition at the Football Club concerning the proposed Manhay development
- both housing and health and social care in Cornwall are at crisis point
- Treiske Hospital has stopped undertaking surgical operations: 100 beds are occupied by patients who are well enough to return to the community. A grant of £1,200 is available to families to care for dependent relatives
- a not inconsiderable number of residents have either been evicted or have been caught in the void between selling and buying: all are homeless
- there are considerable long-term issues regarding homelessness and owners of Airbnb properties have been encouraged to let them to homeless families during the winter

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- so-called Bunk Cabins are only available for single people, who are at the bottom of the list when it comes to housing
- building in the County is at record levels, but Affordable Housing is not affordable to many people, even those in relatively well-paid jobs

In answering questions, Cllr Dr Jenkin stated that although the County has housed Syrian refugees, there is no pressure from Central Government to house refugees from Afghanistan. She confirmed that Helston wants to pursue its original bid to extend its boundary into Wendron. Cllr Durkin and Cllr Law undertook to speak personally to residents of Park an Daras about the issue.

## 6 PUBLIC PARTICIPATION

Speaking of the proposed Geothermal Installation at Manhay, Mr Upfold stated that although what he was about to say were his own personal views, they echo-ed what many of his neighbour understood

- the proposal is for a £30m industrial energy plant on agricultural land at Manhay: part of this investment has been underwritten by Cornwall Council
- the land forms part of a farm owned by Cornwall Council's Farms Estate
- the planning decision for this project will be made by Cornwall Council
- the field currently being considered by the company measures in excess of one hectare
- contrary to legislation, which in the case of the Energy Industry, requires an Environmental Impact Assessment on developments in excess of half a hectare, (*The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Schedule 2*) Cornwall Council has decided that such an assessment is unnecessary
- the site, being in a very rural area, is inappropriate: such a project would be better suited to a brown-field site
- during the eighteen months of development, the drilling rig (which will be 180 feet high and powered by diesel engines) will be running day and night
- the impact on the area of the necessary infrastructure will be huge
- there are concerns about further, future development when, as the company (Geothermal Engineering Limited) has stated, lithium begins to be extracted
- both Cornwall Council and the company are speaking as if the matter has already been decided using adverbs such as 'when' rather than the conditional 'if'.

Mr Fern added that, although he describes himself as being pro-green, development in this field is inappropriate not least because of the on-going noise. He noted that such plants create 20% electricity and 80% heat: who, he asked, is targeted as the customer for the heat.

Mrs Button raised concerns about big lorries pulling out onto the A394 at this point: neither the main road nor the adjacent country lane, she said, is suited to yet more heavy traffic. She too expressed concerns about the effect the noise and vibrations would have on her family's and her neighbours' health.

## 7 PARISH COUNCIL MATTERS

### Co-option of members

The Clerk reported that interest in standing for co-option as a Parish Councillor has been expressed by Mrs Wedlake.

Following discussion, Cllr Durkin proposed, Cllr Mrs Hampton seconded and it was agreed that Mrs Wedlake should be co-opted as a Parish Councillor.

*Mrs Wedlake returned to the room*

Cllr Mrs Wedlake signed and read aloud her declaration of acceptance of office before Mr Chapman, Clerk to Wendron Parish Council.

### Code of Conduct

Members considered the adoption of Cornwall Council's revised Code of Conduct for Members and co-opted Members of Local Councils. Following a short discussion, the Chairman proposed, Cllr Durkin seconded and it was agreed to adopt Cornwall Council's revised Code of Conduct. Members noted that they are now bound by the standards set out in that document.

### Standing Orders

Members considered a proposal to adopt a Standing Orders document based on the Model Orders written by the National Association of Local Councils and the revisions suggested by the Cornwall Association of Local Councils. Following discussion, Cllr the Chairman proposed, Cllr Ferris seconded and it was agreed that Wendron Parish Council should formally adopted this document.

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### Geothermal Engineering Ltd invitation

Members considered an invitation from Geothermal Engineering Ltd to visit their United Downs installation. It was agreed to accept the invitation and to ask if the Council might visit on Monday September 27 at 6.30pm.

## 8 PARISH MATTERS

### Publicity

Cllr Durkin reported that he has added ten new posts to Wendron Parish Council's FaceBook page during the course of the two months. He noted that the post concerning the gateway scheme on the B3297 had attracted the most interest.

### 20s plenty

Members considered *20's Plenty for Cornwall's* aim for wide-area, default signed 20mph limits across Cornwall's urban and village settlements. Following some discussion it was agreed that Wendron should await further information before offering its support. It was noted that there are other possibly more dangerous issues that need resolving in the shorter term.

### The garden in Porkellis

The Clerk reported that this matter is still in hand.

### Wendron Car Park

The Clerk reported that this matter is still in hand.

## 9 FINANCE

Members were presented with a statement of Wendron Parish Council's financial position as at September 13, 2021. A copy of that statement is attached to these minutes.

Members noted receipt of the notice of completion of the audit for the year ended March 31, 2013. The external auditor, PKF Littlejohn, had made no comment.

Members considered a request from the Cornwall Women's Centre for financial help towards its work with women and girls over the age of eleven. Following discussion, it was proposed by the Chairman seconded by Cllr Ferris and agreed that, under the terms of Section 137 of the Local Government Act 1972, the sum of £100.00 be forwarded to the Cornwall Women's Centre for use towards its work.

Members noted the following payments made during August using delegated powers

		<b>GROSS</b>	<b>NET</b>	<b>VAT</b>
Southwest Playground Safety Inspections		£ 30.00	£ 25.00	£ 5.00
Eric and Jeff Bray (Lawn Cemetery)		£ 85.00	£ 70.82	£ 14.17
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Biffa (Direst Debit)		£ 33.41	£ 27.84	£ 5.57
R,Sanders				
Churchyard and cemetery	£ 300.00			
Open areas	£ 230.00			
Trellill Well	£ 70.00			
	total	£ 720.00	£ 600.00	£ 120.00
Colin Chapman				
Salary (July)	£ 1,126.30			
telephone	£ 41.09			
office expenses	£ 33.21			
travelling	£ 46.80			
use of home	£ 25.00			
	total	£ 1,272.40		

The following accounts were presented for consideration

	<b>GROSS</b>	<b>NET</b>	<b>VAT</b>
PKF Littlejohn LLB (External Audit)	£ 360.00	£ 300.00	£ 60.00
R.Sanders (gold paths and stiles)	£ 2,341.42	£ 1,951.19	£ 390.23
Southwest Playground Safety Inspections	£ 30.00	£ 25.00	£ 5.00
Eric and Jeff Bray (August 11)	£ 85.00	£ 70.83	£ 14.17
Eric and Jeff Bray (September 2)	£ 85.00	£ 70.83	£ 14.17

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R.Sanders				
Church and cemetery	£	300.00		
Grass cutting	£	165.00		
Trellis Well	£	70.00		
Boundary stones	£	65.00		
		total	£ 720.00	£ 600.00      £ 120.00
Colin Chapman				
salary (August)	£	1,126.30		
telephone	£	41.09		
travelling	£	30.11		
use of home	£	25.00		
		total	£ 1,222.50	

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

Members noted the following receipts

Santander deposit account interest	£	7.30
CC CTS grant (2 <sup>nd</sup> instalment)	£	644.83
CC Precept (2 <sup>nd</sup> instalment)	£	25,000.00

## 10 PLANNING

**Members noted the following planning applications received during August and returned with the attached observations using delegated powers**

PA21/01612 Mr C.King – Replacement lean-to Sunroom – The Cottage, Trevenen Bal. This application was returned marked *Wendron Parish Council supports this application.*

PA21/06539 Mr and Miss Henderson and Pryor – Reserved matters application in respect of decision PA19/04535 (Outline application with some matters reserved for a local needs affordable dwelling) – land East of Foxgloves, Yellow Wort. This application was returned marked *Wendron Parish Council supports this application*

PA21/06571 Mr J.Board – Retention and completion of agricultural building – land North East of Carnkie Farm, Carnkie. This application was returned marked *Wendron Parish Council notes that the applicant already has permission (PA20/00841) for an agricultural building “to provide covered storage for hay, harvested wildflower seed mixes and agricultural equipment associated with the Appellant’s farming operations on his holding” of 1.8 hectares (4.5 acres) and the barn.*

*The proposed development (PA21/06571) provides for the retention of a single agricultural barn “to store hay harvested from the field which it is located within”. The proposed barn has a floor area of 32 square metres and a capacity of approximately 150 cubic metres: the barn already benefitting from planning permission has a floor area of 150 square metres and a capacity of some 750 cubic metres. The question arises, how much hay and wild-flower seed can be harvested from 1.8 hectares of land? The Council understands it is not unreasonable to expect 5 large round bales per acre: simple arithmetic suggests that a maximum of 25 large round bales might be harvested from this holding. The largest bale size is approximately 2 metres by 2 metres which suggests that 100 cubic metres of storage will be necessary. It follows that the existing barn has space for both bales and machinery.*

*In planning terms therefore, the proposed development for further agricultural storage capacity to serve the holding is unnecessary. A new building in this setting, no matter how agricultural it might appear, would be in an isolated rural location, visible from public viewpoints and located within Landscape Character Area 10 - Carnmenellis as set out in the Cornwall and Isles of Scilly Landscape Character Study 2005-2007. Due to the visual harm and isolated positioning that the building would present the Council considers that the proposed development would have a harmful impact on the landscape and that the proposal is therefore contrary to policies 1, 2, 12 and 23 of the Cornwall Local Plan and paragraphs 7, 17 and 61 of the National Planning Policy Framework 2012*

*Wendron Parish Council requests the Planning Authority to refuse permission for development.*

PA21/06678 Trevilges Farm Ltd – Replacement dwelling with variation of condition 2 of decision PA15/01380 dated 07/04/2015 – Trevilges Cottage, Trewennack. This application was returned marked *Wendron Parish Council supports this application.*

PA21/06827 Mr D.Eva – Erection of a purpose built dairy building and separate slurry pit at Tregarrick Farm – Tregarrick, Wendron. This application was returned marked *Wendron Parish Council supports this application.*

PA21/06928 Mr K.Buckingham – Outline planning permission with all matters reserved: Construction of up to two dwellings and associated works – land East of Pentreath, Penmarth. This application was returned marked *Wendron*

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*Parish Council recognises that it might be argued that this site can be described as being infill: it is bordered by two roads and the boundary of an existing property. However, the proposed construction of dwellings in the corner of this agricultural field splits the field in just the right place to allow for this description. The Council believes that the open nature of this corner of the village lends character to the settlement and is valued by local people. It has further, though lesser, concerns about vehicular access to the dwellings. Wendron Parish Council requests the Planning Authority to refuse permission for development.*

PA21/07009 Mr S.Pellow – Proposed dwelling – land South West of Chyponds, Trenear. This application was returned marked. This application was returned marked *Wendron Parish Council supports this application in principle. There are concerns about the potential for flooding on this site which the proposed mitigation plans do not entirely address. There are further concerns about the proposed design and in particular the use of timber cladding, which is out of keeping with neighbouring dwellings.*

PA21/07180 Mr R.Lane – Certificate of Lawfulness for existing use of a mobile home structure as a dwelling house for in excess of four years – Axe Head Farm, Underlane. This application was returned marked *Wendron Parish Council does not usually comment on applications for a Certificate of Lawfulness, but nevertheless it cannot ignore the history of this site and in particular of the use of the mobile home structure as a dwelling.*

*The use of this mobile home as a residence was first reported in 2014 (ref. EN14/01745): the matter was dropped because the then owner assured the inspecting Officer that “there was no plan to reside there, only to use it in connection with the land”. A further report was forwarded to Cornwall in 2015 (ref EN15/00968): the matter was again dropped because the owner was considered to be utilising permitted development rights. In 2018 following the Planning Authority’s decision to take formal action requiring the cessation of the residential use of the land, the owner stated that the land was to be sold. This was done in 2018. In 2020 a further report concerning the alleged residential use of mobile home (ref EN20/01357) was lodged.*

*The present application seeks to legalise the situation. It states that the existing use of the mobile home structure as a dwelling house has been for a period in excess of 4 years. It is Wendron Parish Council’s understanding that the four years occupation have to be continuous. If the previous owner was in breach of planning law (and therefore had acquired no right of occupation in law) and the current owner (who bought the property in July 2018) has lived in the property since its purchase there can be no case for legal occupation. Firstly the present owners have not lived in the mobile home for four years and secondly there is extant planning enforcement action.*

*Wendron Parish Council requests the Planning Authority to refuse the application and to continue the Planning Enforcement process.*

PA21/07592 Mr Dugdale – Non-material amendment (NMA1) to replace tiled finish to dormer with timber cladding in respect of decision PA21/01318 dated 20/05/2021 – Pelennor, Polhigey. This application was returned marked *Wendron Parish Council supports this application.*

### **Applications**

PA21/07400 Mr and Mrs Randell – Replacement garage/store with single storey one bedroom annexe – Lower Porkellis Farm. The Chairman proposed, Cllr Durkin seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA21/07468 Mr P.Skewes – Application for Reserved Matters for appearance, landscaping, layout and scale following outline approval under PA18/07707 for the construction of four dwellings (resubmission of PA21/01679) – OS Field 6958, Trewennack. The Chairman proposed, Cllr Law seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA21/08570 Dr L.Gismore – Non-material amendment (NMA1) for revised design of porch to PA20/00353 dated 15/04/2020 – Association Cottage, Calvadmack. The Chairman proposed, Cllr Durkin seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports this application.*

### **To note the receipt of planning application decisions**

PA21/00134 APPROVED – Construction of 2 no. residential dwellings and associated development – land adjacent to The Vicarage, Wendron – *noted*

PA21/01612 APPROVED – Replacement lean-to Sunroom – The Cottage, Trevenen Bal – *noted*

PA21/02715 APPROVED – Replacement of existing dwelling – Halabezack Farm, Polhigey – *noted*

PA21/04457 APPROVED – Application for Outline planning permission (with all matters reserved) for the construction of up to two dwellings – land South-West of The Old Vicarage, Penmarth – *noted*

PA21/04877 APPROVED – Non Material Amendment to application no. PA20/07774 dated 08/03/21 for variation of

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condition 4 – Helston HX1 Urban Extension (Phase 3) Helston – *noted*

PA21/05605 APPROVED – Proposed change of use to create sand school/manege and associated works – Little Halabezack Barn, Polhigey – *noted*

PA21/05790 APPROVED – Renovation of Miners cottage, replacement of lean-to extension with two storey extension, construction of single vehicle garage adjacent to cottage, change of use of land to residential curtilage and replacement cess pit with septic tank/ soakaway – Boderwennack Cottage, Trevenen Bal – *noted*

PA21/05916 APPROVED – Erection of detached garage – Lodge Farm, Calvadnack – *noted*

PA21/07592 APPROVED – Non-material amendment (NMA1) to replace tiled finish to dormer with timber cladding in respect of decision PA21/01318 dated 20/05/2021 – Pelennor, Polhigey – *noted*

**11 REPORT OF CLERK AND CORRESPONDENCE**

The Clerk stated that he had today received a quotation for the installation of play equipment in Carnkie. The Chairman proposed and it was agreed to treat the matter as one of urgency and asked the Clerk to continue. The Clerk stated that he had received a quotation for the installation of three items of play equipment for the sum of £8,239.00: and that the purchase and delivery of that equipment will cost £11,503.80 He further reported that residents of Carnkie had raised some £870 for the purchase of a rocker for younger children: the cost of this will be £1,522.50 and the installation has not as yet been calculated. Noting that the Parish Council holds a considerable sum for capital projects such as this, Cllr Law proposed, Cllr Ferris seconded and it was agreed that these four items of play equipment should be purchased and installed.

**12 CHAIRMAN’S AND COUNCILLORS’ COMMENTS**

Members noted that the Planning Enforcement allegation concerning Lavender Parc is currently at Stage 9 (which is headed Commence formal action) of the Planning Authority’s Enforcement Investigation Process.

**13 MATTERS FOR INCLUSION AT FUTURE MEETINGS**

Neighbourhood Development Plan  
Her Majesty The Queen’s Platinum Jubilee.

**DATE AND TIME OF NEXT MEETINGS**

Monday October 11, 2021 at 7:30pm in **Penmarth Methodist Schoolroom**

Signed ..... Chairman

Date .....

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