

WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

September 5, 2021

To all Parish Councillors

Members of the Public

and Press

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You are hereby summonsed to attend an Ordinary Meeting of Wendron Parish Council on **Monday September 13, 2021** at 7.30pm in **Penmarth Methodist Sunday School**.

AGENDA

- 1 **TO RECEIVE APOLOGIES FOR ABSENCE**
- 2 **TO RECEIVE DECLARATIONS OF INTEREST**
 - a) **in items on the agenda**
 - b) **of gifts (received as a result of being a member of the Council) of a value greater than £25**
- 3 **TO CONFIRM THE MINUTES OF THE LAST MEETING**
- 4 **MATTERS ARISING AND NOT COVERED ELSEWHERE IN THIS AGENDA**

It should be noted that no decisions may be made under this heading
- 5 **CORNWALL COUNCILLOR'S COMMENTS**
- 6 **PUBLIC PARTICIPATION**
- 7 **PARISH COUNCIL MATTERS**
 - Co-option of Parish Councillors**

To consider the co-option of Parish Councillors
 - Standing Orders**

To review Wendron Parish Council's Standing Orders
 - Code of Conduct**

To consider the adoption of Cornwall Council's recommended Code of Conduct for Members and co-opted Members of Local Councils
 - Geothermal Engineering Ltd invitation**

To consider an invitation from Geothermal Engineering Ltd to visit their United Downs installation
- 8 **PARISH MATTERS**
 - Publicity**

Social media and the wider reporting of Wendron Parish Council's activities
 - 20s plenty**

To consider a proposal that Wendron Parish Council supports *20's Plenty for Cornwall's* aim for wide-area, default signed 20mph limits across Cornwall's urban and village settlements
 - The garden in Porkellis**

To consider making an offer to purchase of the garden in Porkellis
 - The New Inn Wendron car-park**

To note progress concerning the Parish Council's offer to purchase the car-park at Wendron
- 9 **FINANCE**

To note receipt of the completion of the audit for the year ended March 31, 2021 and the comments made by the External Auditor

To consider a request from the Women's Centre Cornwall for financial help with costs relating to the provision of this service.

To note the following payments made during August using delegated powers

		GROSS	NET	VAT
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			
Trelill 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		

To present the following accounts for consideration:

		GROSS	NET	VAT
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
R.Sanders				
Church and cemetery	£ 300.00			
Grass cutting	£ 165.00			
Trelill 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		

To note the following receipts

CC CTS grant (2 nd instalment)	£ 644.83
CC Precept (2 nd instalment)	£ 25,000.00

10 PLANNING

To note 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 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.*

The consider observations re the following planning applications

PA21/07400 Mr and Mrs Randell – Replacement garage/store with single storey one bedroom annexe – Lower Porkellis Farm.

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.

To note the receipt of planning application decisions including the following

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

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

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

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

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

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

PA21/05916 APPROVED – Erection of detached garage – Lodge Farm, Calvadrack

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

11 REPORT OF CLERK AND CORRESPONDENCE

12 CHAIRMAN'S AND COUNCILLORS' COMMENTS

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

DATE AND TIME OF NEXT MEETINGS

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