

WENDRON PARISH COUNCIL

www.wendronparishcouncil.org.uk

C.F.P.Chapman
Clerk to the Council
Chy Lean
St Keverne Road
Mawgan
Helston
TR12 6AY

telephone 01326 221648
parish.clerk3@btinternet.com

Minutes of the Ordinary Meeting of Wendron Parish Council held on Monday December 12, 2022 at 7:30pm in Penmarth Methodist Schoolroom.

Present: Cllr Mrs S.Moyle (Chairman) Cllr G.Looker
Cllr R.Durkin
Cllr T.Law Mr C.Chapman (Clerk)

Visitors to the meeting: CCllr Dr Jenkin and sixteen members of the public.

The Chairman welcomed members and visitors to the December meeting.

1 APOLOGIES FOR ABSENCE

Cllr Mrs Borman and Cllr Ferris sent their apologies for absence.

2 DECLARATIONS OF INTEREST

in items on the agenda

As the owner of Plenty Kel in Porkellis, Cllr Durkin declared a disclosable interest in Planning Application PA22/09785

of gifts (received as a result of being a member of the Council) of a value greater than £50

There were no declarations of gifts of a value greater than £50.

3 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

Cllr Looker proposed, Cllr Durkin seconded and it was agreed that the minutes of the Meeting held on November 14, 2022 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

- she attended a very special evening at Lowertown: all the Christmas lights were on and carols were sung
- fearing that the problem might eventually extend into the more rural areas, she has been peripherally involved in the problem of people living in vans in Falmouth
- there have been a number of health briefings. Ambulance waiting times have improved slightly, because extra beds have been made available in wards (though this is something of a stop-gap initiative and means longer waits for elective surgery). She stressed that people seeking urgent medical help must telephone the ambulance service and not worry themselves about media reports of lengthy waits: the service will make an initial assessment of the need and react accordingly
- she had attended a World Heritage Site board meeting at which the Chief Executive was confirmed in post: the only other member of staff is currently undertaking three jobs, though permission has been given to appoint a new member of staff
- she had attended a Cornwall Building Group Heritage Awards ceremony which had proved very interesting: it is so important that traditional building skills are passed on
- the recent full council meeting concerning the devolution deal and the appointment of a mayor had proved to be nothing short of a fiasco. The question of whether or not residents should be allowed to vote on the appointment of a mayor will now be debated in April. In the meanwhile and jointly with Central Government, Cornwall Council has signed a memorandum indicating that it is minded to support the initiative. There is

Chairman's initials

clearly a total absence of democracy and scrutiny in that action. The current system is more democratic; a mayor will be elected on a first-past-the-post system and will hold the post for five years; there is no apparent way of removing a mayor from office; the cost to residents is some £1.6 million per annum; the annual government award arising from the mayoral appointment (and the devolution of power from central government) is £12 million (per year for thirty years) and is considerably less than Cornwall has received in the past; that money cannot be used to finance core services; a consultation (questionnaire) document is available on Cornwall Council's web-site, but the questionnaire appears to be predicated on the appointment of a mayor; the issue is far from being a done deal.

In answer to a question concerning the new hospital for Cornwall (announced in September 2019), CCllr Jenkin stated that there is an acute need for beds. Modelling suggests that Cornwall is short of 116 acute beds and, clearly, at the moment the Health Service is failing residents. It is her opinion that central government has a lack of understanding of rural communities in general and more particularly, those like Cornwall, which have huge numbers of visitors annually. In passing, she added that the Coroner is currently investigating four deaths which may be the result of a lack of response by the service.

6 PUBLIC PARTICIPATION

As the applicants' agent, Mr Gendall outlined the proposals for the conversion of an agricultural barn to a residential dwelling at Tangies Farm (PA22/07908) and asked for the Parish Council's support.

Amongst a number of points made by members of the public both for and against the Planning Application for a geo-thermal power plant at Manhay, Members noted the following

- objections to the current revised application made by members of the public when it was first presented to the Council in November 2021 remain legitimate
- development of a green-field site currently in use for agricultural purposes is contrary to policies contained in both the National Planning Policy Framework and the Cornwall Local Plan
- the height of the drill-head at 27 metres will be visually intrusive and of concern to aviation interests
- there are concerns about unavoidable, elevated concentrations of naturally occurring radon (radio-active) gas which have yet to be answered
- as the owner of the field, as an investor in the company and as the planning authority, Cornwall Council has a undeniable conflict of interest and cannot be considered to be acting impartially in this application
- development of the plant will help towards meeting the United Kingdom's Energy Security Strategy target of a 95% low-carbon mix by 2030
- there are problems in locating suitable sites for exploiting geo-thermal energy in that not only do they have to have the right geology, they also need access from an 'A' road and a suitable connection to the National Grid. The site at Manhay fulfils all these requirements
- GEL has listened to local comments and has adapted the initial design to alleviate those concerns
- more specifically, RNAS Culdrose that the revised plans would have no impact on aviation
- despite a request for an estimate of the vast amount of water needed to cool the drill, none has been forthcoming
- the development is next door to a Grade 2 Listed Building: this fact appears to have been ignored
- present planning policy allows for and arguably encourages the development of industry close to power plants such as this. Where will it all end?

7 PARISH COUNCIL MATTERS

Co-option of members

The Clerk reported that no further expressions of interest in co-option as a Parish Councillor have been received.

8 PARISH MATTERS

Publicity

Cllr Durkin had no further update on the FaceBook page.

The Neighbourhood Development Plan

Members noted that completed questionnaires are continuing to be returned and that Cllr Ferris has undertaken to collate the responses.

The Coronation of HM King Charles III (Saturday May 6, 2023)

It was agreed that members would consider the matter at the meeting in January.

9 FINANCE

Members were presented with a statement of Wendron Parish Council's financial position as at December 12, 2022. A copy of that statement is attached to these minutes.

Chairman's initials

Members noted that the Clerk had earlier forwarded copies of anticipated income and expenditure for the coming Financial Year. Following discussion, it was proposed by the Chairman seconded by Cllr Durkin all others in favour that the Precept for the year 2023/2024 should be set at £40,000.00

The following accounts were presented for consideration

		GROSS	NET	VAT
HMRC		£ 1,393.95		
South West Playground Safety Inspections		£ 36.00	£ 30.00	£ 6.00
The Woodland Trust		£ 295.80	£ 246.50	£ 49.30
F. Wearne & Sons (WHS stone Trenear)		£ 252.00	£ 210.00	£ 42.00
Eric and Jeff Bray Garden Services				
Cemetery	£ 143.34			
Jubilee Garden	£ 103.33			
	total	£ 296.00	£ 246.67	£ 49.33
R.Sanders				
Church and cemetery	£ 240.00			
Trelill Well	£ 40.00			
Grass cutting	£ 175.00			
Boundary stones	£ 70.00			
Moles	£ 125.00			
River bed (Burras)	£ 750.00			
Trees (Penmarth, Carnkie)	£ 300.00			
Footpaths	£ 1,240.00			
Memorials (Rame, Wendron)	£ 95.00			
	total	£ 3,642.00	£ 3,035.00	£ 607.00
Colin Chapman				
salary (November)	£ 1,707.86			
telephone	£ 36.29			
office expenses	£ 35.58			
travelling	£ 40.95			
use of home	£ 25.00			
	total	£ 1,864.68		

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

10 PLANNING

To consider observations concerning the following planning applications

PA21/09827 Miss H.Farndale – Development of a geothermal power plant including site preparation, drilling of two deep geothermal wells, resource testing, construction of a binary cycle power station and subsequent operation – land North East of Lower Crahan Farm, Crahan, Wendron. The Chairman proposed, Cllr Durkin seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports the introduction of geo-thermal power. However, it strongly believes that the proposed site is unsuitable by reason of its position within the open countryside and may arguably be contrary to elements of Policies 15, 16 and 23 of the Cornwall Local Plan. Wendron Parish Council requests the Planning Authority to refuse permission for development.*

Having declared a disclosable interest in the following application, Cllr Durkin left the room.

PA22/09785 Mr and Mrs Durkin – Re-roofing of front and rear extensions and some alterations to windows and doors – Penty Kel, Porkellis. The Chairman proposed, Cllr Looker seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports this application.*

Cllr Durkin returned to the room

PA22/07908 Mr B.Smith – Application for planning permission for conversion and extension of redundant agricultural building to create two bedroom dwelling – Tangies Farm, Carnmenellis. The Chairman proposed, Cllr Looker seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports this application.*

PA22/09697 Mr T.Wrigley – Conversion of two barns to form two self-contained residential units (to remove holiday-let only condition attached to PA21/08024) – Chenhall Farm, Crelly. The Chairman proposed, Cllr Looker seconded and it was agreed that this application should be returned with the following observation *Wendron Parish Council supports this application.*

Chairman's initials

PA22/10190 Mr and Mrs B.Brown – Construction of a replacement dwelling in lieu of Class Q approval (PA22/04637) to include the temporary siting of a static caravan for use during the construction phase – Bellevue Farm, Carnkie. 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.*

PA22/10690 Mr and Mrs Maggs – Proposed ground bearing solar array (17 panels) located towards the north of the site – Bowling Green Cottage, Wendron. 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

PA22/06259 APPROVED – Proposed replacement of timber stable with home office/gym. Construction of external staircase to west of existing dwelling. Change of use of agricultural land to west of dwelling to garden land – Tree House, Penmarth – *noted*

PA22/06595 APPROVED – Demolition of barns and construction of two dwellings – Little Rame Farm, road from Little Trewince to Rame Cross – *noted*

PA22/07559 APPROVED – Proposed small extension to dwelling, replacing existing porch with larger kitchen extension – Coldwinds Barn, Burras – *noted*

PA22/07973 APPROVED – Proposed mains electrical substation building, associated with approved residential development – part of Park An Daras Housing Development, Trewennack – *noted*

PA22/08121 APPROVED – Proposed construction of a dwelling – Beardie Brook Farmhouse, Penmarth – *noted*

PA22/08211 APPROVED – Proposed demolition of existing summerhouse and domestic garage, construction of a detached self-build infill dwelling and installation of a domestic packaged sewage treatment plant with soakaway to replace existing septic tank – Summerhouse adj to Seaview Cottage, Trevenen Bal – *noted*

11 REPORT OF CLERK AND CORRESPONDENCE

The Clerk had nothing further to report.

12 CHAIRMAN'S AND COUNCILLORS' COMMENTS

Members noted that the commemoration plaque has yet to be erected in the Jubilee Garden in Porkellis.

Bearing in mind the number of walkers already using the Jubilee Trail, there appears to be scope for seeking a lower speed limit from the eastern end of the causeway over Stithians Reservoir through to Trinity Close and for safety signs warning motorists of walkers, cyclists and horse-riders. It was suggested that this might be done using the Community Network Highways Scheme.

It was further suggested that there may be scope for an application to the Good Growth Fund for financial help for a feasibility study and a consultant's fee for the proposed walking/cycling route between Trennack and Helston

The Chairman reported that she had nothing to say other than to wish everyone present a very merry Christmas and a happy New Year

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

Notice-boards

Defibrillators

Devolution and a mayor for Cornwall

DATE AND TIME OF NEXT MEETING

Monday January 9, 2023 at 7:30pm in **Penmarth Methodist Schoolroom**

Signed Chairman

Date

Chairman's initials