

MINUTES of the **ORDINARY MEETING** of the St. Ender Parish Council held on **Tuesday 27th January 2015** in the Fraddon Village Hall at 7pm

PRESENT: Cllr. M Hopkins (Chairman)
Cllrs D Bennett, D Cole, M Morcom, M Kessell, P Cocks, J Baker & J Pickles.
Members of the Public.
PCSO Burgess

APOLOGIES: Cllrs M Bunyan, R Brawn, C Watts, D Hearl, J Austin & C Dixon.

15/001 Declaration of Interest in Agenda items

Cllr Pickles declared a pecuniary interest in PA15/00209 (neighbour).
Cllr Kessell declared a pecuniary interest PA14/10939 (client).

15/002 Police Liaison

PCSO Burgess in attendance, written report circulated.
16 recorded crimes between 27th December 2014- 27th January 2015, compared to 12 for the same period next year.
The police are experiencing inconsiderate parking outside of Indian Queens School, they are monitoring the situation.
No questions raised.

15/003 Public Session

No issues.

Chairman moved SO 6a to bring forward items of public interest and to allow public speaking, agreed.

15/004 Planning Applications

Cllr Kessell left the room.

a. Planning Applications.

- i. PA14/10939 Linton Rise, Summercourt. Construction of a garage & implements store together with the approach drive to it.
Applicant present and explained application. Site visit taken place.
Concerns raised regarding visibility on to the road.
Discussion took place regarding use and inconsistencies in the application details.
Proposal by Cllr Cocks to object to the application as the application has errors regarding use (marked as "hostels and halls of residence," its visibility from a footpath and the number of vehicles parking, and industrial or commercial process and machinery vehicle numbers are inconsistent. Also the proposed storage use of the building in what is the open countryside is unacceptable and contrary to policy 3 of the Restormel Local Plan 2001 and the core planning principles as set out in the National Planning Policy Framework 2012. Though this application is smaller than the previous the proposed building is still of a height, scale and massing such that it is considered harmful to the character of the open countryside. The access track is considered unnecessary for the size of the holding and purpose of the intended building and constitutes unacceptable development that is harmful to character of the area. The scheme therefore conflicts with Policy 6 of the Restormel Local Plan

and section 7 of the National Planning Policy Framework 2012, seconded Cllr Baker, 6 for 1 abstention, carried.

The above was duly **resolved**.

Cllr Kessell re-entered the room.

- ii. PA14/11544 Little Meadows Arbor, Toldish, Indian Queens. Use of land for the siting of residential mobile homes (part retrospective).

Residents present objected to the planning application.

Proposal by Cllr Cocks to object and seconded Cllr Morcom for the following reasons:

- It would be unrestricted residential development in an inappropriate location and on land in the open countryside which should be protected from development. There is no policy justification for this application whatsoever and it would be contrary to policies in the National Planning Policy Framework, the Restormel Borough Local Plan and the emerging Cornwall Local Plan. We would also point out that – in their responses to the recent St Enoder Neighbourhood Plan questionnaire – 88% of residents agreed that “green spaces between the main built-up parts of St Enoder Parish should be protected from development.”
- It has been part-constructed and is a harsh intrusion into open countryside, and out-of-keeping with its immediate rural setting. It has an inappropriate impact on nearby residents and their amenity. Fencing has been erected in an inconsiderate manner, with no screening, and this has adversely changed the outlook for a number of residents.
- We also have concerns about the access road to the site. At the present time it serves a total of 12 properties. If this application was consented, the amount of traffic on this rough byway would be, at least, doubled. The junction with the old A30 also has poor visibility and is immediately adjacent to another road access into a housing estate (Hanover Park). It is our view that increased traffic in this location would make the junction even more dangerous.
- We would also point out that St Enoder Parish Council is in the process of turning the Kelliers – served by the abovementioned road – into a Wildlife Area for the enjoyment of local people. It is our view that increased traffic through this area would conflict with pedestrians using the site with their families.
- Also, this development would, if allowed, provide no affordable housing and generate no benefit to the existing community. We would point out that – in their responses to the recent St Enoder Neighbourhood Plan questionnaire – 82% of residents agreed that “the priority for new housing” should be “the provision of affordable housing, specifically tailored and guaranteed to meet the long-term housing needs of local people.” This development does not cater for local needs in any way.

St Enoder Parish Council has also received a number of detailed representations from local residents and we would ask that you give full weight to their concerns.

St Enoder Parish Council would also wish to raise concerns at the failure of Cornwall Council to take adequate enforcement action against the unlawful development of the site during the last six months.

We would request that the application is refused and immediate enforcement action taken against the site

7 for 1 abstention, carried.

The above was duly **resolved**.

- iii. PA14/12111 Bodanna Farm, Access to Bodanna Barn, Summercourt. Proposed use of land for 4 Yurts, to be used for holiday letting purposes & the conversion of a stable for kitchen & wash room facilities.
Residents present objected to the application. Site visit taken place.
Proposal by Cllr Baker to object due to concerns over flood risk, poor drainage, run off from new access tracks, unsuitable development in the countryside and concern with noise affecting neighbouring properties. Also no additional parking is provided with only the original 4 spaces for the farmhouse shown. The proposed toilet/kitchen block is not disabled access friendly. The proposal is not sustainable development because it has poor accessibility to services and facilities and it would cause harm to the character of the surrounding countryside. It is therefore contrary to paragraphs 14, 29, 35, 55 and 109 of the National Planning Policy Framework 2012 and policies 1, 2, 3, 6, 18 and 81 of the Restormel Borough Council Local Plan 2001-2011. Access is via a narrow lane with no passing places, seconded Cllr Bennett, 7 for 1 abstention, carried.
The above is duly **resolved**.
- iv. PA14/10417 Land North West of Harvenna Heights, Fraddon. Phase 4 of existing Ocean Housing Development to include 28 units & assoc. works.
Proposal by Cllr Cocks to support the application but request footpath entrance to school & swale is filled in with gravel for soak away & grassed over to create a play area, seconded Cllr Baker, 6 for 2 abstentions, carried.
The above was duly **resolved**.
- v. PA15/00043 Crantock Bakery, Unit 2, Indian Queens Ind. Est. Lodge Way, Indian Queens. Renewal of temporary parking for staff on adjacent site for 3 years.
Site visit taken place.
Proposal by Cllr Cocks to support the application as it is existing use & keeps cars off the road, seconded Cllr Kessell, 7 for 1 abstention, carried.
The above was duly **resolved**.
- vi. PA15/00042 Indian Queens Industrial Estate Lodge Way Indian Queens Cornwall TR9 6TF. Construction of new workshop with office over, new production facility, despatch canopy, production access corridor and the siting of two portable chiller units for the storage of food ingredients.
Site visit taken place.
Proposal by Cllr Cocks to support the application providing a noise assessment is carried out to ensure there is no disturbance to residential properties, seconded Cllr Bennett, 7 for 1 abstention, carried.
The above was duly **resolved**.
Cllr Pickles left the room.
- vii. PA15/00209 Chytane Farm Access To Chytane Farm Summercourt Cornwall TR8 5BW. Erection of an agricultural building for livestock housing.
Site visit taken place.

Proposal to support the application by Cllr Bennett, seconded Cllr Baker and request the following conditions are added:

- 1) That ongoing water issues with existing barn run-off water which goes into Mr Street's garage from the lane is dealt with and that any new barn has appropriate water management.
- 2) It is for the purposes stated (eg farm storage) and not light industrial/machinery.

6 for 1 abstention, carried.
The above was duly **resolved**.

Cllr Pickles re-entered the room.

- viii. PA15/00306 Tamarisk Road From Belmont To Chapel Road Indian Queens Cornwall TR9 6QS. Proposed two storey extension.

Site visit taken place.

Proposal by Cllr Morcom to support the application as it is in keeping with the neighbours, seconded Cllr Pickles, 7 for 1 abstention, carried.

The above was duly **resolved**.

Cllr Cole as Cornwall Councillor did not vote on the above applications.

b. Decisions and Appeals

- i. PA14/10528 Penare Farm, Higher Fraddon. Screening Opinion request for retrospective planning application for the conversion of existing pig buildings and redevelopment of existing pig farm with new pig buildings, access, surface water drainage & landscaping- EIA not required.
- ii. PA14/10837 1 The Gables, Chapel Road, Indian Queens. Outline planning for a single 2 storey dwelling adjacent to 1 The Gables- approved.
- iii. PA14/11146 Land at Summercourt, TR8 5EE. Screening Opinion for the construction of solar photovoltaic array- EIA not required.
- iv. PA14/12057 Burthy Farm, Summercourt. Non-material amendment to application PA13/05983 (approved under appeal) to alter design and layout of PV arrays- approved.
- v. PA14/08933 Alma Farm, School Road, Summercourt. Removal of existing barn and replacement stable block- approved.
- vi. PA14/09536 Trefullock Cottage, Trefullock Moor, Summercourt. Temporary siting of residential caravan for a 12 month period to provide accommodation whilst works approved under PA14/03429 are carried out- approved.
- vii. PA14/08632 8 Penhale Gardens, Fraddon. First floor extension to existing dwelling including enlargement of existing ground floor garage- approved.
- viii. PA14/09804 Co-operative Retail Services, St Columb Road. Two fascia signs and various wall mounted signs- approved.
- ix. PA14/09872 Laburnum Cottage, The Drang, Indian Queens. Removal of Condition 2 attached to planning decision 06/01211 in order to allow unrestricted occupancy of the annexe as a separate dwelling- refused.
- x. PA14/09873 Land South of 1 Little Harvenna, Higher Fraddon. Proposed dwelling- approved.
- xi. PA14/ 10273 9 Penhale Gardens, Fraddon. First floor extension to existing dwelling, plus enlargement of kitchen through to part existing ground floor garage- approved.

c. Enforcement report

- i. EN14/02292 Carvynick Cottages, Summercourt. Breach of conditions- pending consideration.
- ii. EN14/02196 Caroland, Trevarren. Alleged part removal of Cornish Hedge to widen curtilage- PD or Deemed Consent; case closed.

iii. EN14/02217 Bodanna Farm, Summercourt. Breach of conditions- investigation complete.

15/005 Report of Cornwall Councillor

Report circulated prior to the meeting, also available on the Parish Council website. Cllr Cole has spoken to Treliver Minerals and suggested inviting them to the next Full Council Meeting for an update. Highways issues passed to Cllr Cole.

15/006 Report of Chairman

The Chairman has attended the Christmas Carol Service and read a lesson. The Chairman has also been helping residents with various planning issues.

15/007 Minutes of the Meeting of 25th November 2014

It was proposed by Cllr Bennett, seconded by Cllr Morcom that the Minutes of the meeting of 25th November 2014 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

15/008 Matters Arising

a. PA14/10340 Planning application for bike shop at Summercourt- although the PC supported this application the planning officer feels this is an inappropriate location. Cllr Cole reported he will be speaking to neighbouring properties and if he feels it is appropriate he will be asking for a Committee Decision; the Parish Council supported Cllr Cole.

b. 14/222 Indian Queens Under 5's. £1000 loan issued before Christmas, Cllr Cocks stated that whilst he was not entirely happy Cllr Cole had reassured him.

15/009 Youth Club – to agree future actions and any associated expenditure to include security lights (to decide if LED is necessary), to discuss Building Regs. building condition & staffing.

Written report circulated before the start of the meeting.

Staff quotes is 39 sessions at £1560, will need extra for training and educational sessions.

£3000 was placed in the budget for next financial year.

Proposal by Cllr Bennett to ring fence £2000 of this for staff costs, seconded Cllr Morcom, unanimous.

The above was duly **resolved**.

Proposal by Cllr Cocks to apply for £645 from Cllr Cole's Community Chest, seconded Cllr Pickles, unanimous.

The above was duly **resolved**.

Building condition, the exterior of the building has gone mouldy and the trenches need filling across the car park. Cllr Morcom has spoken to the builder to hear what treatment is needed, also need to check quality of wood with supplier.

Proposal by Cllr Bennett to delegate Cllr Morcom to request builder contact Penstraze, seconded Cllr Kessell, carried.

The above was duly **resolved**.

Cllr Bennett left the meeting.

Lighting- Streetlights in the lane belong to the Parish Council and were originally fed from the Changing Rooms, although may now be disconnected.

Alarm is fitted but still need to sort out sim and on-call Cllrs; Cllrs Baker, Bunyan, Morcom and Hearl volunteered, Clerk to cut keys for the Youth Club to pass to on call Cllrs.

A security light is needed for the Changing Rooms, to request a quote from the electrician.

Cllr Cole to chase up on the Building Regs.

Both Youth Clubs request blinds at the windows, this is approved and style to be agreed by the youth club leaders.

Proposal by Cllr Cole to approve all the above, seconded Cllr Morcom, unanimous.

The above was duly **resolved**.

15/010 Allotments – to form a Working Group.

Proposal by Cllr Cole to defer to GPC seconded Cllr Cocks, unanimous.

The above was duly **resolved**.

15/011 Indian Queens Pit- to review quotes (if available) for footpath.

Clerk has carried out Land Registry Search and the Land is in the ownership of the Parish Council.

Additional quotes still not received despite chasing the relevant builders.

Quote from Mr Trebell is £3,440.

Proposal by Cllr Morcom to accept this quote, seconded Cllr Pickles, unanimous.

The above was duly **resolved**.

15/012 Higher Fraddon Community Forum-update to members & designate PC member.

Minutes of the 2 Meetings circulated prior to the Meeting, Action points noted.

Proposed vehicle movements and Biomass figures supplied.

The next Forum meeting is 26th February.

Discussion took place regarding whether one representative or to attend on a rota basis. Query regarding Terms of Reference, need to make it clear that the Parish Council is attending purely in an observational roll and does not prejudice any decisions on the imminent planning applications; Cllr Cole agreed to re word the terms of reference to reflect this.

It was **agreed** to nominate Cllr Morcom as the representative and a substitute to attend if he is unavailable.

15/013 Indian Queens Play Area- fence breaking, to review quote for replacement.

Clerk reported that the fencing is fragile in places and is breaking; a child has been injured who was running his hands along the fence and it cut them. As an interim the handyman has placed hazard tape on the jagged edges.

Discussion took place regarding upgrading the whole area, and the best way forward.

Proposal by Cllr Cole to fix plywood to the bottom of the fence to prevent further accidents (field side), seconded Cllr Pickles, unanimous.

The above was duly **resolved**.

Cllr Morcom offered to meet the Handyman on site to discuss.

15/014 St Enoder Old Cemetery- draft spec.

Draft spec. circulated with the agenda; 2 specs one for ongoing maintenance and a one-off remedial work.

Proposal by Cllr Pickles to approve the tenders spec as written seconded Cllr Morcom, unanimous.

The above was duly **resolved**.

Clerk to send to everyone who tendered last time.

15/015 Contractor list for Parish Council work-to discuss.

Cllr Hopkins stated he felt it would be beneficial to have a database of trades' people to save looking each time we require a quote.

Proposal by Cllr Hopkins for Clerk to compile a contractor list, seconded Cllr Kessell, unanimous.

The above was duly **resolved**.

15/016 CORRESPONDENCE - Cornwall Council

- a. Indian Queens 20mph zone- noted
- b. Quote for weed spraying pavements- noted
- c. St Austell & Mevagissey Community Network Panel- noted

15/017 CORRESPONDENCE – General

- a. Savills- upgrade of existing mobile mast - noted
- b. Pizza Slice- request to trade in Indian Queens - noted
- c. Zurich- safety inspection report Indian Queens Play Area -noted
- d. CALC newsletter and training calendar – Councillors to contact Clerk if they wish to attend any courses.
- e. Cornwall for Change – Cllrs Cole & Pickles to attend as observers.
- f. Phone call re persistent fly tipping on Narrow Lane (Penhale)- Cllr Cole to report.

15/018 AGENDA ITEMS FOR THE NEXT MEETING

Treliver Minerals.

15/019 FINANCE

- a. Accounts: as presented to be approved for payment.

ACCOUNTS December 2014

Chq No	Payee	VAT	Amount
3648	David Allison- Burglar Alarm & CCTV Youth Club	£122.80	£736.80
3649	Mark Dalby- Open Spaces	£20.00	£120.00
3650	Mark Dalby- Cemeteries	£76.50	£459.00
3651	NTJServices Ltd- Stamps Hill Fotpath		£450.00
3652	CRCC- Neighbourhood Plan	£212.50	£1,275.00
3653	Trevithick - Handyman supplies	£0.09	£0.53
3654	Shaw & Sons- Burial Book	£34.00	£204.00
3655	Mr N Trebell- salary & expenses		£425.60
3656	A Kendall- salary & expenses		£1,368.50
3657	HMRC- Quarter 3		£1,103.05
3658	Postage		£50.00

3659	Indian Queens Victory Hall -Neighbourhood Plan	£54.00
3660	Indian Queens Methodist Church- rent	£9.00
	Total	£6,255.48

ACCOUNTS- January 2015

Chq No	Payee	VAT	Amount
3661	Palace Printers- Neighbourhood Plan		£495.00
3662	Indian Queens Under 5s- Loan		£1,000.00
3663	SWW - Cem £12.81 & Rec £59.84		£72.65
3664	Cormac- Play Inspections & Grass Cutting	£18.23	£109.37
3665	EDF- Recreation Ground	£4.53	£51.10
3666	Trevithick - Handyman supplies	£1.48	£8.86
3667	CIS- Black Bags	£10.60	£63.90
3668	Investec Asset Finance- photocopier	23.25	£139.48
3669	Mark Dalby- Cemeteries	£76.50	£459.00
3670	Mark Dalby- Open Spaces	£20.00	£120.00
3671	Fraddon Village Hall- rent		£50.00
3672	Mr N Trebell- salary & expenses		£497.70
3673	A Kendall- salary & expenses		£1,440.20
3675	Postage		£50.00
	Total		£4,557.26

Proposal to approve payments & 3rd quarter bank reconciliation by Cllr Kessell, seconded Cllr Baker, carried.

The above was duly **resolved**.

Budget statement also circulated.

15/020 Exclude members of the Press and Public from the meeting on the grounds that it involves the likely disclosure of exempt information as defined in the Public Bodies (Admission to Meetings Act 1960) as extended by Section 100 of the LGA 1972.

Proposal to exclude Press and Public by Cllr Cole, seconded Cllr Morcom, unanimous.

The above was duly **resolved**.

a. Indian Queens Cemetery – update on extension & to approve any associated expenditure

Confidential minutes attached to these minutes which will be public once transaction

complete.

There being no further business the meeting was closed at 9.54pm.

Chairman.....

Date.....