

MINUTES of the **ORDINARY MEETING** of the St. Enoder Parish Council held on **Tuesday 23rd August 2016** in the Fraddon Village Hall at 7pm

PRESENT: Cllr. M Bunyan (Chairman)
Cllrs R Brawn, M Hopkins, D Cole, C Parkyn, M Kessell, D Hearl & J Baker.

APOLOGIES: Cllrs M Morcom, J Pickles, G Lobb, P Cocks, C Cowburn & C Dixon.

Cllr Bunyan passed on congratulations to Cllr Pickles on the birth of her son.

16/140 Declarations of Interest (in agenda items)

Cllr Hearl declared a non-pecuniary interest in planning application PA16/6709.

Cllr Cole declared a non-pecuniary interest in planning application PA16/6709.

Cllr Parkyn declared a non-pecuniary interest in planning application PA16/6567.

Cllr Brawn declared a pecuniary interest in planning applications PA16/6941, PA16/6937, PA16/6938, PA16/6940 & PA16/06942 (Carvynick).

16/141 Police Report

No report received.

Cllr Baker took the Chair.

16/142 Planning Matters

a. Planning Applications.

Cllr Parkyn left the room.

- i. PA16/06567 Barn Conversion, North of Wyndhurst, Goss Moor. Conversion and extension of barn to form dwelling.

Site visit taken place.

Proposal by Cllr Brawn to support the application as it complies with recent government policy of conversion of agricultural buildings to dwellings, seconded Cllr Hearl, carried with 1 abstention.

The above was duly **resolved**.

Cllr Parkyn re-entered the room, Cllrs Cole & Hearl left the room.

- ii. PA16/06709 Treliver House, St Francis Road, St Columb Road. Proposed alterations and additions to existing dwelling.

Site visit taken place.

Proposal by Cllr Hopkins to support the application as it improves the dwelling, seconded Cllr Kessell, unanimous.

The above was duly **resolved**.

Cllrs Cole & Hearl re-entered the room.

- iii. PA16/04934 Former Fraddon Post Office, 1 Parka Road, Fraddon. Advert consent: Non-illuminated signage to the front and side elevations.

Proposal by Cllr Brawn to support the application on the proviso a condition is added that the sign remains non-illuminated, seconded Cllr Hearl, carried with 3 abstentions.

The above was duly **resolved**.

Cllr Brawn left the room.

- iv. PA16/06941 Carvynick Resort- Block 3, Summercourt. Removal of conditions to

- allow permanent residential occupation of the 14 holiday units in respect of decision notices 4/06/78/0002 and 89/00194/F.
- v. PA16/06937 Carvynick Resort- Block 4, Summercourt. Removal of conditions 2 and 3 in respect of decision notice C2/86/00505 to allow full residential occupation.
 - vi. PA16/06938 Carvynick Resort- Block 1, Summercourt. Removal of conditions to allow permanent residential occupation of 14 holiday homes in respect of decision notices 4/06/78/0002 and 89/00194/F.
 - vii. PA16/06940 Carvynick Resort- Block 2, Summercourt. Removal of conditions to allow permanent residential occupation of 4 holiday homes in respect of decision notices 4/06/78/0002 and 89/00194/F.

The above 4 applications were considered together.

Site visit taken place.

Mr Marshall & Mr Abe Simpson in attendance for Carvynick.

Mr Marshall stated that following the pre-planning presentations the proposals have been scaled back. The current applications do not have additional housing or are not looking to lift any conditions on the approved holiday lodges (yet to be built).

Mr Marshall stated lifting the condition on the holiday cottages would make the Park sustainable for the next 25 years, would finance refurbishing the houses inside and out and extend the gymnasium.

Mr Marshall feels there will be no impact on Highways or the Environment but without investment the Park would not be sustainable.

Mr Simpson stated since Kingsley had taken over this year they had increased the employment on the site, from 3 to 30, and have held community focus discussions and the result was people did not want 14 acres of touring caravans, and the only way this can be avoided is to lift the holiday restriction. The gym currently has 600 people registered.

Cllr Hopkins queried present holiday restriction, it was confirmed that for 2 weeks the units could not be occupied although owners are not permitted to use it as their main dwelling and could not live there for a majority of the year (i.e. more than 26 weeks per year). Cllr Hopkins also queried regularisation of gym planning permission as at present this building does not have planning permission at all, having been built without consent.

Mr Marshall stated at present 15 holiday cottages are lived in all year and have been for many years, therefore it would be permissible to submit CLUED permissions for those units, Mr Simpson added there is comprehensive proof of this. At present there are 17 units that are used for holiday accommodation. A management company will be used to ensure the Park kept the holiday ambiance setting; this will be tied into a S106 along with the gym expansion. Resident objected to the application querying school, healthcare and adequate passing places in the lane.

Another resident stated she felt this was favourable to a camp site although stated there were existing problems with water pressure and the sewage system was inadequate. Mr Simpson acknowledged there were drainage issues and confirmed this will be rectified if these applications are successful.

Another resident objected to the application stating this was a residential development outside of the building envelope and raised concerns regarding infrastructure and felt it was not a suitable location.

Cllr Hopkins stated it was nice to see the amenities in the Park open again but stated the Parish Council needed to be careful it did not set a precedent and other parks in the Parish put in similar applications, he stated we should be looking for a S106 on affordable housing also.

Cllr Hearl felt these applications were safer on Highway grounds for the residents; Cllr Kessell agreed and felt it would have less impact to the Village in general.

Proposal by Cllr Kessell to support the application as it will have minimal impact on current traffic, seconded Cllr Parkyn.

Amendment by Cllr Hearl to delay the decision until Cllr Cole can provide further information, seconded Cllr Hopkins, 2 for, 3 against, 2 abstentions, amendment failed.

The proposal is now the substantive motion, 5 for, 1 against, 1 abstention.

The above was duly **resolved**.

- viii. PA16/06942 Carvynick Golf & Country Club, Summercourt. Extension to the existing gymnasium, building alterations, enlargement of the car park, upgrading estate roads and alterations to the external elevations to the 32 holiday units.

Proposal by Cllr Bunyan to support this application as it enhances the site and it will bring the gymnasium up to standard, the Parish Council also requests planning permission for the gymnasium is regularised, seconded Cllr Hearl, 6 for 1 abstention.

The above was duly **resolved**.

Cllr Brawn re-entered the room.

- ix. PA16/06842 McDonalds Restaurants Ltd, Penhale, Fraddon. Installation of freestanding 3.5m totem sign.

Proposal by Cllr Bunyan to support the application, seconded Cllr Brawn, 6 for, 2 abstentions.

The above was duly **resolved**.

- x. PA16/06903 Land Adj. Pen-Y-Thon, Chapel Town, Summercourt. Construction of new dwelling.

Site visit taken place.

Proposal by Cllr Baker to object to the application as outside of the building envelope and there is no affordable content, although if looking for ancillary accommodation for a 1 storey dwelling (as in their pre-application) the Parish Council may be minded to support, seconded Cllr Hopkins, 7 for 1 abstention.

The above was duly **resolved**.

b. Decisions and Appeals

- i. PA16/02056 Goonabarn Farm, Summercourt. Proposed land recovery operation to provide hardstanding area- approved.
- ii. PA16/04650 Trebarkea, St Columb Road. Application for approval of reserved matters following outline approval PA13/11493 single detached dwelling- refused.

- iii. PA16/05677 Little Orchard TR9 6TP- 5 day notice.

Proposal by Cllr Brawn to request it is withdrawn from the Planning Committee agenda but request a condition is added that it can only be used as ancillary accommodation and the plans are corrected to reflect this, seconded Cllr Bunyan, carried.

The above was duly **resolved**.

- iv. [APP/D0840/W/16/3147446](#) Penare Farm, Higher Fraddon. Variation of condition 20 (number & types of vehicles visiting the site)- Informal Hearing Kingsley Village 6th September.
- v. [APP/D0840/W/16/3147454](#) Penare Farm, Higher Fraddon. Application under Section 73 of the Town & Country Planning Act 1990 for the retention of 2 domes and Technical Building as built, and the reduction in height of the most southerly dome by 3.1m - Informal Hearing Kingsley Village 6th September. Cllr Baker is able to attend until 1.45pm; Cllr Hopkins may also be available.
- vi. [APP/D0840/C/16/3143968](#) Little Meadows Arbour Toldish Indian Queens. Material change of use of the land from a nil use to the stationing of caravans used for residential purposes.
Cllrs Cole & Bunyan attended the Informal Hearing on 16th August. Cornwall Council's legal representative left after 45 mins. The applicant attended along with advisers and a QC, therefore Cllr Cole had to represent Cornwall Council on legal matters. Cllr Bunyan stated he felt the Cornwall Council officers were abysmal and Cllr Cole did an outstanding job; the result is due in 6-8 weeks.

c. Enforcement report

- i. [EN16/01212](#) Wheal Remfry China Clay Works, Stamps Hill, Indian Queens. Alleged blast complaints- case closed.
- ii. [EN16/01397](#) Land south of Monambri, Black Cross, Newquay. Alleged removal of Cornish hedge and creation of access into the field- pending consideration.

16/143 Public Session

No public present.

16/144 Minutes of the Ordinary meeting of 26th July 2016 to be approved and signed.

It was proposed by Cllr Baker, seconded by Cllr Parkyn that the Minutes of the meeting of 26th July 2016 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

16/145 Matters Arising

None

16/146 Finance

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

Chq No	Payee	VAT	Amount
3974	Kernowek Gardeners Ltd - Cemeteries & Open spaces	£296.50	£1,779.00
3975	Cormac- grass cutting	£18.23	£109.37
3976	Mr A Inglefield- Play inspections		£92.00
3977	Biffa- bin lift June	£12.50	£75.00
3978	Indian Queens Victory Hall - rent		£40.00
3979	Mr K Pritchard- Cemetery		£133.33
3980	Lanier- photocopier	£18.22	£109.31
3981	Wellers Hedley- legal fees	£80.00	£520.00
3982	MA Grigg- Materials	£26.85	£161.06

3983	NTJ Services Ltd- tree removal allotment	£70.00
3984	A Kendall- refund for postage & phone	£51.02
3985-		
3986	Salaries & expenses (inc hmrc & pension)	£2,028.83
3987	Mr N Mountified- tree removal allotments	£70.00
Total		£5,238.92

Proposal to approve payments by Cllr Hearl, seconded Cllr Baker, carried.
The above was duly **resolved**.
Budget statement circulated.

16/147 Requests from Football Club- to include hedge trimming.

The footballers have requested the far side hedge is trimmed back (dug out side).

Proposal by Cllr Cole to request Mark Williams trims the hedge, seconded Cllr Hopkins, carried.

The above was duly **resolved**.

Footballers have also requested the use of the Youth Club to make refreshments on match days.

Cllr Bunyan stated we would need to ensure the building is left secure and the alarm set. It was **agreed** the footballers are to liaise with Cllr Bunyan and have a 1 month trial.

16/148 Update on Indian Queens Play Area- to include insurance on new equipment.

Options: Public liability only £288 (compulsory), including equipment for vandalism £724 (total including public liability) or equipment and wetpour vandalism cover £811 (total including public liability).

Proposal by Cllr Hopkins to cover the equipment & wet pour for vandalism at £811 & to use money from contingency, seconded Cllr Baker, carried.

The above was duly **resolved**.

The play area is still not complete. The biggest issue was the main climbing frame, which arrived with wooden legs but we ordered metal, it then meant waiting for the correct legs to arrive from USA; should be completed within the next 2 weeks. The grant request to the National Lottery for the path has been successful, £10,000, therefore when that money is credited to the Parish Council account Julian's will be instructed to start the path.

Proposal by Cllr Hearl, Julian's are requested to put a duct and string in the path so at a later stage CCTV can be installed, seconded Cllr Cole, carried.

The above was duly **resolved**.

Proposal by Cllr Cole 2 benches are purchased, 1 of them disabled friendly, seconded Cllr Brawn, carried.

The above was duly **resolved**.

Cllr Cole stated turf would be advisable around the perimeter of the wet pour to avoid mud getting onto the new surface.

Proposal by Cllr Brawn to purchase turf up to £200, seconded Cllr Kessell,

carried.

The above was duly **resolved**.

Since the meeting Caloo has offered to pay £400 towards turf as a good will gesture due to delays in completing the project.

A formal opening also needs finalising, Cllrs Cole & Bunyan to liaise.

16/149 Youth Club Floor- update on issues with new floor and to resolve a solution if still problems.

Cllr Bunyan reported installers arrived on site as arranged on 1st August but stated they could not lay screed onto paint, the Parish Council were advised to screed as the new flooring could not be laid on paint. Installers then lost a day as the paint had to be taken off before screed. Cllr Morcom checked the screed before new flooring was started on Wednesday. The installers did not want to cap & cove, but this was on the quote, Cllr Morcom insisted, so this was eventually agreed. Installers then left site at 3.30pm on the Wednesday stating they had done their allocated hours, the floor was not finished. A week and half later another installer was sent by Hardy's but he looked at the job and stated he would not finish and left. Cllr Bunyan stated he has spent in excess of 12 hours trying to sort this problem out; he did manage to get hold of Hardy Carpets yesterday who have assured him someone will be back.

It was **agreed** Cllr Hopkins would visit the manager to try and sort out the situation.

16/150 Street Trading Application- The Munch Box, Narrow Lane, Summercourt.

Application circulated with the agenda.

Proposal by Cllr Hopkins to support the application as there had been no problems with the trader, seconded Cllr Kessell, carried.

The above was duly **resolved**.

16/151 To seal Exclusive Right of Burials

Proposal by Cllr Hearl to seal ERBs for St Enoder Cemetery 155-160, seconded Cllr Brawn, carried.

The above was duly **resolved**.

An issue with the Cemetery circulated to members via email prior to the meeting; the Chairman stated due to the urgency of the issue it will be discussed.

A memorial has been placed in the Remembrance Garden at Indian Queens but the plot has not been purchased or permit issued. The Clerk is unsure when it was installed but it only became apparent when arranging another funeral, she does not recall seeing it during the July Cemetery inspections, the sexton also feels it was installed in the last 2 weeks.

Proposal by Cllr Hearl to remove the memorial and place in the Cemetery shed with a note on the Remembrance Garden that the owner contacts the Clerk, seconded Cllr Hopkins, carried.

The above was duly **resolved**.

16/152 CORRESPONDENCE - Cornwall Council

a. None

16/153 CORRESPONDENCE – General

- a. Complaint re KN Business, Moorland Road Industrial Estate, Indian Queens. Cllr Cole stated this was all in hand and he was sorting out the issues. Cllrs Hearl & Parkyn reported they attended the site and took photographs of the vehicles, which at that time were also parked in the Goss Moor layby.
- b. Indian Queens Power Station- quarterly report - noted

16/154 Items for the next Agenda.

None.

There being no further business the meeting was closed at 9.48pm.

Chairman.....

Date.....