

**MINUTES** of the **ORDINARY MEETING** of the St. Ender Parish Council held on **Tuesday 24<sup>th</sup> June 2014** in the Fraddon Village Hall at 7pm

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**PRESENT:** Cllr. M Hopkins (Chairman)  
Cllrs M Bunyan, M Kessell, D Cole, C Watts, R Brawn, M Morcom, J Austin, C Dixon & D Bennett.  
Members of the Public

**APOLOGIES:** Cllrs J Baker, J Pickles, P Cocks & D Hearl.

**14/104 Declaration of Interest in Agenda items**

Cllr Morcom declared a Non-Pecuniary Interest in planning application PA14/05025 Gaverigan Turbine (applicant daughter's teacher).

**14/105 Police Liaison**

Apologies received; written report read to members. 15 crimes reported for June, compared to 13 for the same period last year.

**14/106 Public Session**

No issues to raise which are not agenda items.

*Chairman moved SO 6a to bring forward items of public interest and to allow public speaking, agreed. Elevated agenda items 5aiii, 5d and 5aii.*

*Cllr Morcom left the room*

**14/107 Planning Applications (part 1)**

a. PA14/05025 Gaverigan Manor Farm Indian Queens St Columb Cornwall TR9 6HE. A single wind turbine of max 77m to tip, along with associated infrastructure including an access track and electrical housing.

Query raised regarding discrepancy over the address, the application has been advertised as Gaverigan Farm, not Gaverigan Manor Farm; this has already been brought to the attention of Cornwall Council who have assured the Parish Council a re-consultation will take place. The Parish Council are waiting for confirmation that the consultation dates will be extended, *since the meeting this has been confirmed*. Concerns regarding emissions from the nearby incinerator and the effect the wind turbine will have. Grid refs on the application and distances to the nearest property vary throughout the application.

The closest resident to the turbine stated this proposal will have a serious impact on everyday life, causing loss of amenity. This property is also in the flicker zone.

Concerns raised regarding photomontages, no background noise report no geology survey and the Goss Moor Trail will be affected.

The Director of Clean Earth Energy, Mr Andy Cameron, stated this application was due to be submitted in 2012 and they have now revisited the application after taking advice from the Planning Officer. The turbine will be turned off during periods when flicker zone is predicted to impact neighbouring properties even if this is for more than the 31 hours expected. Mr Cameron offered to go through the data with members of the public.

Cllr Bennett asked if the exact location could be marked in the field as the grid

references varied. Mr Cameron confirmed this could be done although it was not possible to fly a balloon as this was misleading as they could not guarantee it will be straight and therefore at the correct height and location. Mr Cameron stated there was one specific grid reference for this application. Mr Cameron was asked if he would re-consult if the incorrect grid reference has previously been given; only if the Planning Officer requests.

Proposal by Cllr Hopkins to extend the consultation to the planning meeting of 8<sup>th</sup> July allowing members to site visit the exact location, seconded Cllr Bennett, carried. The above was duly **resolved**.

*Cllr Morcom re-entered the room & took the Chair.*

**b. Update re Goonabarn Turbine**

Update from Cllr Cole, hardcopies circulated.

Query raised regarding the quality of applications accepted by Cornwall Council. Cllr Cole reported he had already raised this but for this particular application a refusal would have needed a material planning consideration.

Cllr Cole offered to arrange a meeting with residents and Nigel Doyle, senior Planning Officer.

Suggestion that crossed lasers could be used to show heights of turbines.

**c. Planning applications (part 2)**

- i. PA14/00652 Carvynick Cottages, Summercourt. Use of land for the stationing of 47 holiday lodges in place of 46 motor home touring pitches.

Site visit taken place.

Query regarding anomalies in the application; applicant confirmed it would be 44 lodges maximum. Mr Kitt stated the lane had been cleared. Cllr Hopkins stated on the 2010 application a condition was imposed to install passing bays within 3 months, this has yet to be done; Mr Kitt had no knowledge of this.

At present phase 1 is being sold, with 5 lodges on site, phase 2 already has 2 lodges on site and 1 being permanently lived in (without planning permission). An Open Day is planned for this Friday, and lodges are already being sold. Mr Kitt confirmed the motorhomes will be removed once lodges are in place.

Conditions discussed which could be put in place; these include:

With the exception of the units identified as staff accommodation the development hereby permitted shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of each individual unit on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority. Any unit of holiday accommodation shall not be occupied by any person, family or group for a period in excess of 16 weeks in any calendar year.

Reason: To accord with development plan housing policies under which permanent residential accommodation would not normally be permitted on the site in accordance with the aims and intentions of paragraphs 28 of the NPPF and Policy 62 of the Restormel Local Plan 2001.

Proposal by Cllr Hopkins to object to this application for the following reasons:

- a) It is against the interests of sustainable development and will spoil the visual amenity of this rural site contrary to retained Policy 6 of the Restormel Local Plan 2001 and

contrary to the aims and intentions of paragraphs 28 of the NPPF.

- b) The installation of static caravans and lodges is in direct breach of condition 2 of 07/01324 and condition 1 of 09/00420 which specifically prohibits them. The American motorhomes that are permitted are by their very nature not a permanent feature of the landscape so the visual amenity is maintained at times when the site is not at full capacity.
- c) The applicant has failed to comply with the 6 week maximum residency rule - condition 4(ii) of 07/01324 and condition 3 of 09/00420 which is contrary to retained Policies 63 and 76 of the Restormel Local Plan 2001 and against the aims and intentions of paragraphs 28 of the NPPF which seeks to prevent permanent residential occupation of the site. The representative from Carvynick advised that they have already sold some units prior to permission being granted and there is already one resident living on-site in contravention to these conditions.
- d) The phased plan outlined by the representative of Carvynick envisages American motorhomes still being on part of the site for up to 5 years but the applicant has yet to comply with condition 4 of 09/00420 to provide improved access and three passing spaces despite it being a requirement for such work to be timetabled within 3 months. We believe this development might cause further traffic issues with potentially more vehicles on site.
- e) The drainage and sewerage provision on site is inadequate to cope with this scale of development and the plans do not detail how this would be addressed. Neighbours have already had problems in fields below the existing site. Condition 5 of 09/00420 required this to be addressed within 2 months but this has yet to be completed.
- f) With over 40 lodges and the existing time share units this would be a sizable community for which there are insufficient on-site facilities and would impact significantly on the existing rural neighbouring permanent residents.

However, if CC were minded to approve we insist the following conditions are added in line with other non-permanent lodge sites in Cornwall e.g. PA13/09392 Retallack Property Developments Ltd: Retallack Resort & Spa Winnards Perch St Columb Cornwall TR9 6DE:

- a) With the exception of the units identified as staff accommodation the development hereby permitted shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.
- b) The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of each individual unit on the site, and of their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.
- c) Any unit of holiday accommodation shall not be occupied by any person, family or group for a period in excess of 6 weeks in any calendar year in line with the existing consents. (But we would accept a maximum of 16 weeks in line with the above site)

Reason: To accord with development plan housing policies under which permanent residential accommodation would not normally be permitted on the site in accordance with the aims and intentions of paragraphs 28 of the NPPF and Policy 62 of the Restormel Local Plan 2001.

Seconded Cllr Brawn, carried.

The above was duly **resolved**.

ii. PA14/04512 Linton Rise, Summercourt. Construction of garage & implements store together with the approach drive to it.

Site visit taken place.

Proposal by Cllr Kessell to object to the application as an inappropriate development for this location. It was felt inappropriate for such a large building on such a small site in open countryside, with no business justification to support the need for the building at this location. It would be contrary to the visual amenity of the area and may impact negatively on the nearby holiday complex at Carvynick. However, if Cornwall Council were minded to support this application we would request a condition is added to ensure the public footpath remains open and is maintained for residents, seconded Cllr Brawn, carried.

The above was duly **resolved**.

iii. PA14/05044 Land South Of Tamarisk Chapel Town Summercourt Cornwall. Erection of a detached dwelling.

Site visit taken place.

Proposal by Cllr Hopkins to support the application as it complies with the emerging infill policy, seconded Cllr Bennett, carried.

The above was duly **resolved**.

iv. PA14/02153 RAGS South West, Toldish, Indian Queens. Removal of condition 7 (the development hereby solely for the storage of agricultural products and requisites and for no other purposes whatsoever) of application no. 78/00127 dated 4/4/78.

Proposal by Cllr Hopkins to support the application as all issues have been addressed and Cllr Cole delegated to ensure the conditions are added, seconded Cllr Bennett, carried.

The above was duly **resolved**.

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

d. **Decisions and Appeals**

None

e. **Enforcement report**

None

f. PA14/00882 Land West of Kilburn, Blue Anchor, Fraddon. Erection of residential development comprising 8 open market houses, 6 low cost affordable houses, 6 intermediate affordable as phases 1B & 2 of site development- representative for Planning Committee.

This application has been revised so that 9 open market houses and 11 affordable homes are proposed i.e. 55% affordable housing. The CC Affordable Housing Officer supports the viability proposal and confirms that there is a high need for affordable housing in the Parish.

Committee meeting is 7<sup>th</sup> July at 10am at St Austell. Cllr Bennett delegated to attend for Parish Council, in her absence to delegate alternate member.

Cllr Cole will be making further enquiries regarding the quality of application and Cornwall Council accepting sub-standard applications which then causes time constraint issues.

Proposal by Cllr Hopkins the Parish Council sends a letter outlining their concerns, citing examples including this application, RAGS with their incorrect previous permission number, Linton Rise and the omitted footpath and (the one for distribution/storage near Penhale that we objected to recently but I can't remember what it was called where the plan did not include all the details mentioned in the application such as fencing, or what it was intended to store and distribute) seconded Cllr Bennett, carried.  
The above was duly **resolved**.

*Cllr Hopkins took the Chair.*

**14/108 Minutes** of the Meeting of 27<sup>th</sup> May 2014

It was proposed by Cllr Morcom, seconded by Cllr Bunyan that the Minutes of the meeting of 27<sup>th</sup> May 2014 be approved and signed as a true and correct record by the Chairman, carried.  
The above was duly **resolved**.

**14/109 Matters Arising**

a. None

**14/110 Report of Cornwall Councillor**

Report circulated via email prior to the meeting, hardcopies circulated prior to the start of the meeting. Also available on the Parish Council website.

**14/111 Report of Chairman**

Nothing to report.

**14/112 Youth Club – update report.**

Cllr Bunyan stated completion is due in the 2<sup>nd</sup>/3<sup>rd</sup> week of July. Electricians are currently being dealt with and debate took place regarding fluorescents. Cllr Watts demonstrated a LED panel which is shatter proof. The youth club will need 7 in the main hall and 1 in the toilet. Cheapest model will be £412 + VAT, mid-range £651 + VAT, and top of the range £1169 + VAT. Another option is LED down lighters costing £403 + VAT. A decision needs to be made as the electrician is waiting to install. Proposal by Cllr Morcom to install the mid-range LED Panels at £651+ VAT, seconded Cllr Austin, carried.

The above was duly **resolved**; Clerk to order from supplier.

Cllr Bunyan stated a decision needs to be made as to whether the concrete floor is painted or to place a covering, either carpet or lino.

Proposal by Cllr Morcom to paint the floor, seconded Cllr Brawn, carried.

The above was duly **resolved**.

Request that electrician also quotes for repair of the floodlights.

Cllr Cole stated a resident had offered cutlery and crockery free of charge. Another resident has queried planning permission; Cllr Cole has responded that the Parish Council used Permitted Development Rights and explained that he and the Clerk had leafleted all residents in the vicinity.

Query regarding Building Control; Cllr Cole to check.

Cllr Morcom informed members the electrician is leaving a further spur so if MADD Office is located next to the Youth Club electricians will be in place.

Thanks extended to Cllr Bunyan for all his work.

**14/113 Website- update report**

Cllr Kessell reported the website is up and running and no complaints have been received.

Cllr Hopkins stated he felt it was much easier to use.

**14/114 The provision of public toilets at the Recreation Ground**

To defer to the next meeting.

**14/115 Indian Queens Pit footpath & fencing –to consider quotes (if available) & update report.**

The Chairman reported CCTV is now in place, with 5 cameras fitted.

Cllr Morcom has requested a quote from Mr Lanceley for the fencing and footpath, also needs to meet with the handyman. To place on next agenda.

**14/116 Parish Office**

Cllr Bunyan felt a Parish Office was needed as a place people could meet, similar to St Stephen. The Post Office in Fraddon will be for sale once the business has relocated, this could be on the market for £20,000. Cllr Hopkins stated we would need it to be multi-purpose so Cllr Cole could also use it and perhaps look at it in principle for a small community library.

Working Group agreed as Cllrs Morcom, Bennett & Bunyan with Cllr Morcom as lead.

**14/117 Public Footpaths-to consider signs**

The rural footpaths throughout the Parish have very poor signage, they need directional signs to ensure residents are aware of the footpaths.

Cllr Cole to enquire in Cornwall Council if this is something they can provide, Cllr Bennett to also make enquiries.

**14/118 Grass Cutting**

Clerk is still receiving phone calls from previous contractor, who was going to put it in writing, but nothing received to date. The Chairman reported he had inspected the areas and no faults found, Cllr Morcom stated he had also checked grass cutting and found no faults.

Another issue is the roundabout as you enter Fraddon, this is not on our schedule of works, and someone else is cutting the grass but failing to strim around the signs.

Proposal by Cllr Morcom to request our contractor strims around the signs and pay the additional time, seconded Cllr Cole, carried.

The above was duly **resolved**.

**14/119 CORRESPONDENCE - Cornwall Council**

a. None.

**14/120 CORRESPONDENCE – General**

a. Peninsula Health quarterly magazine- noted.

b. Goss Moor Consultation – to place on next agenda.

c. Phone call re Speedway potentially proposed at the Mica Dam area, this is a SSSI

area. Councillors were requested to monitor and to inform the clerk so it can be reported to enforcement if they see any activity such as site clearance.

**14/121 AGENDA ITEMS FOR THE NEXT MEETING**

AD unit, projector for planning applications.

**14/122 FINANCE**

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

**ACCOUNTS June 2014**

Chq No	Payee	VAT	Amount
3527	Clive Hancock- instalment re youth club		£8,000.00
3528	Clive Hancock- instalment re youth club		£8,000.00
3529	Contec- Play Bark	£84.00	£504.00
3530	Trident Security- CCTV upgrade IQ Rec	£209.00	£1,254.00
3531	Cormac Solution- Play Inspections June	£18.40	£110.40
3532	Edf- IQ Rec	£5.70	£45.75
3533	SWW- IQ Cem		£12.16
3534	SWW- IQ Rec		£85.94
3535	Mr Lanceley- Tarmac Thomas PF		£1,300.00
3536	Trevithick Supplies	£7.14	£42.84
3537	Glasdon Uk- Noticeboards	£132.88	£797.31
3538	Letterbug- Honorary Service Boards		£167.50
3539	Kernow ProWash- Public seats		£225.00
3540	Mr N Trebell- salary £487.50 mileage £78.00 lants & Compost £188.52 A Kendall- net salary £1278.82, mileage £70.80 phone £35.33 refund for key		£754.02
3541	£3.19		£1,388.14
3542	HMRC-Quarter 1		£1,072.76
3524	Postage		£50.00
3525	Water Meters		£29.90
	<b>Total</b>		<b>£23,839.72</b>

Proposal to approve payments by Cllr Kessell, seconded Cllr Dixon, carried.

The above was duly **resolved**.

Budget statement also circulated.

**b. Clerk request ½ fee for CALC training (£10)**

Proposal by Cllr Kessell to approve training fee, seconded Cllr Austin, carried.

The above was duly **resolved**.

The Chairman signed both Annual Return & Statutory Statement.

**c. External Audit**

Clerk reported the External Audit had been carried out and it was clear.

**14/123 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.**

**a. Indian Queens Cemetery – update on extension.**

Confidential minute attached to these minutes.

There being no further business the meeting was closed at 9.45pm.

Chairman.....

Date.....