

MINUTES of the **ORDINARY MEETING** of the St. Enoder Parish Council held on **Tuesday 22nd August 2023** in the Fraddon Village Hall at 7pm.

PRESENT: Cllrs A Shaw, C Cowburn, R Wimberley, D Hearl, R Cole, R Beardwell, C Hook, M Bunyan & J Baker

23/141 Apologies for Absence.

Cllrs M Gregory, P Cocks & M Kessell.

23/142 Declarations of Interest Register both registerable and non-registerable under the Code of Conduct (to declare interests on agenda items), to issue dispensations (if required) & to declare gifts over £50. To consider if any alterations to Register of Interests.

No interests or gifts to declare.

Cllr Wimberley took the Chair.

23/143 Planning Matters

a. **Planning Applications.**

- i. **PA23/05920** Higher Trefullock Farm Trefullock Moor Summercourt. First floor extensions and general alterations.

Proposal by Cllr Shaw to support the application, seconded Cllr Beardwell, carried.

The above was duly **resolved**.

- ii. **PA23/05462** Land North West Of Silver Birch Gardens Silver Birch Gardens St Columb Road. Outline Planning Permission for the proposed development of tourist accommodation and associated infrastructure, with all matters reserved except for access.

Chairman invited public to speak.

Resident stated this site has been turned down on residential, and the Appeal was dismissed. He felt it was development into the open countryside, poor access and does not comply with NDP.

Discussion took place.

Proposal by Cllr Hearl to object to the application due to out of keeping with the area, poor access through a housing estate, does not comply with the Neighbourhood Development Plan, this site has already been dismissed at Appeal for 50 houses, APP/0840/W/20/3265831 and whilst this is for less units the footprint remains the same. The reasons for dismissal are still applicable, comments from the Planning Inspectorate included 'I cannot agree that replacing two fields with up to 50 houses can be seen as maintaining the character of the area. The proposed development would result in the two fields being replaced with up to 50 houses and the associated infrastructure such as roads. It would effectively result in an intrusion into the countryside at this point, and the northern section would also be separated from the existing development to the east by the remaining field. It would be out of keeping with the existing grain of the settlement, appearing effectively as a form of backland development. There would therefore be conflict with policies 23, 2 and 9 of the Cornwall Local Plan Strategic Policies 2010 – 2030 (LP). The former of these

requires, amongst other things, that development proposals sustain local distinctiveness and character. I have found that the proposed development would harm the character and appearance of the area and not be of an appropriate scale' seconded Cllr Baker, carried.

The above was duly **resolved**.

- iii. PA23/03904 Land West Of Homecroft Narrow Lane Penhale Summercourt. Reserved Matters application for appearance, landscaping, layout, and scale following outline approval PA22/09182 dated 09.01.2023 for the construction two dwelling houses.

Proposal by Cllr Shaw to object on the appearance as out of keeping with the area, would prefer stone render face, seconded Cllr Hook, carried.

The above was duly **resolved**.

b. Decisions and Appeals

- i. PA23/05935 Telecommunications Mast Indian Queens. Notification Under The Electronic Communications Code (Conditions And Restrictions) Regulations 2003 (As Amended) To Utilise Permitted Development Rights- closed - advice given.

- ii. PA23/04970 Goenrounsen Farm Carnego Lane Summercourt. Prior Notification for the construction of agricultural building for storage purposes- prior approval not required.

- iii. PA23/05128 3 Churchtown St Enoder Summercourt. Proposed erection of a replacement rear single storey extension- approved.

- iv. PA23/06425 Street Record Penhale Gardens Fraddon. Installation of fibre-optic network cabinets- closed, advice given.

- v. PA23/05637 Maidenals Cottage New Road Summercourt. Submission of details to discharge condition no. 3 in respect of decision notice no. PA23/01045 dated 22/05/2023- agreed

- vi. PA23/05524 St Francis Road St Columb Road. Non material amendment to provide the revised repositioning of the front door to the three bedroom maisonette in respect of decision notice PA23/00175 dated 16th February 2023- approved.

- vii. PA23/03917 Cornwall Canoes Canoe Shops House Newquay Road St Columb Road TR9 6PZ. Erection of an extension to an existing storage building for B8 use- approved.

- viii. PA23/04790 Land South West Of Glebe Farm Narrow Lane Penhale Summercourt. Construction of a rural workers dwelling, the formation of a new vehicular access and the installation of a septic tank -approved.

Cllr Cole updated members on the solar farm application, which will be submitted soon. Cllr Cole ran through the Community Benefit, members stated if it was approved they would require the benefit to be index linked.

- c. Queens Meadow, 5 pitch site consultation; to note access is across Parish Council owned land, to consider and resolve. Copy of Deeds enclosed to consider whether this is a permitted use.

2 caravans on site already, which have hard standing installed.

Proposal by Cllr Shaw to respond to the consultation the Right of Access to the field is only for the owner, not for any other person (no third parties), no access for business activities, noise in a residential area, unauthorised caravans on site, which have been there for several months and hardstanding installed already, which is subject to a Planning Enforcement complaint, seconded Cllr Hook, carried.

The above was duly **resolved**.

- d. Issues at start of Rec. Lane Indian Queens due to construction in the rear of a property, Cllr Cowburn to deal with.

*Cllr Cole, as Cornwall Cllr, took no part in the decision on the above applications.
Cllr Shaw retook the Chair.*

23/144 Public Session

No public present.

23/145 Minutes of the Ordinary meeting 25th July 2023 to be approved and signed.

It was proposed by Cllr Bunyan, seconded by Cllr Cole that the Minutes of the meeting of 25th July 2023 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

23/146 Matters Arising

- a. Youth Club- still waiting for start date.

23/147 Finance

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

Payment	Payee	Vat	Grand Total
DD	PCS- photocopier	£4.00	£24.00
BACS	Biffa- Bin lift	£25.97	£155.82
BACS	Withiel Commercials- Storage container	£620.00	£3,720.00
BACS	TP Tree Services- Cem Maintenance/Strongman's Field	£233.67	£1,402.00
BACS	Complete Weed Control- Pavement spraying & allotments	£142.00	£852.00
BACS	Stroma- Building Regs Youth Club Extension	£130.00	£780.00
BACS	Kernowek Gardeners Ltd- grass cutting	£225.00	£1,350.00
BACS	Trevithick Supplies Ltd- handyman supplies	£1.24	£7.46
BACS	A Kendall- refund postage, phone & sundries		£44.08
BACS	Staff salaries and expenses		£4,418.47
BACS	Mr M Nunn- Drainage works Church Lane		£918.00
BACS	CDA- CCTV maintgenance package Thomas PF	£80.00	£480.00
BACS	N & S Builders- Youth Club Interim Payment	£1,853.40	£11,120.40
BACS	Screwfix- Security screw drivers	£5.00	£29.99
		£3,320.28	£25,302.22

Proposal to approve payments of £25,302.22 by Cllr Hearl, seconded Cllr Shaw, carried.

The above was duly **resolved**.

Invoices provided and checked by Cllr Hearl.

Budget statement, forecast sheet, bank rec. & ear-marked reserves circ, - noted

as part of Internal Control.

b. *Urgent financial* : Church Lane

Drainage works have been taking place for the last 2 to 3 weeks as previously approved but it is a much larger job than first anticipated.

Cllr Hearl explained that we originally thought only 2 pipes from Highways draining surface water, but there is a smaller one on the side, so will need to build a cistern with fence work around the top. At the bottom there is a 10 inch pipe that is running all the time, going into the old pumping station, and then into the well, so must be from a Spring. It is all Highways water that is causing the flooding and should not be at the Parish Council expense.

Proposal by Cllr Hearl to approve fence at the top along with cistern, fence at the bottom, and continue with path reinstatement using 803, seconded Cllr Shaw, carried.

The above was duly **resolved**.

Proposal by Cllr Hearl to contact Highways referring them to the Act that they are responsible for all Highways water, seconded Cllr Shaw, carried.

The above was duly **resolved**.

23/148 Play Areas- To review Play Area Risk Assessments and update on HAGS meeting, to consider and resolve as appropriate, and to approve assoc. expenditure (if any).

Meeting has taken place with HAGS, Cllr Cole, Cllr Shaw & the Clerk attended. Each piece of equipment was gone through in detail, with the representative taking photographs of issues. The safety surface was then inspected and most issues were agreed on site with Mr Gornall having to take a couple of issues back.

Cllr Cole reported that the history was went through, Mark Gornall stated that this is not the normal standard. The safety surfacing DCM are contractors, and he is going to try to get them to resurface over the top.

Clerk needs to send evidence of surfacing shedding and dying children's clothes. The meeting did seem very positive, but we will probably need to chase.

The 10 year agreement originally covered touch up, it was agreed at the meeting that wear and tear would be covered by the Parish Council but rusting will be covered by HAGS. When the new replacement items are installed, the warranty will start again.

23/149 New Allotments- to receive quotes for car park installation, to consider and resolve as appropriate, to approve assoc. expenditure (if any).

3 quotes received, and presented to members.

Proposal by Cllr Baker to accept Eric Roberts quote at £4863.28, seconded Cllr Cowburn, to use Goonbarn Community Fund, carried.

The above was duly **resolved**.

23/150 CORRESPONDENCE - Cornwall Council & General

a. Emails circ. during month- noted.

23/151 Agenda Items for the next Meeting (September 2023).

- Double Parking outside old Post Office, St Columb Road
- Emergency Plan

- Cycling Proficiency
- Second homes statistics
- To consider holding Council meetings in the Youth Club Building.
- Community Speedwatch
- Flying Fish (representatives present re parking on The Kelliers)
- Litter Bin & Defib Trevarren.
- Church Lane update

There being no further business the meeting was closed at 8.07pm.

Chairman.....Date.....