

ST EWE PARISH COUNCIL **DRAFT** MINUTES

Ordinary Meeting, MONDAY 11 MARCH 2024

7.00 pm, St Ewe Village Hall, Committee Room

PRESENT:

Councillors: Will Richards (Chairman), John Dickinson (Vice-chairman), Peter Cox, Kevin Davis, Jenna Fuggles, Janet Lockyer, Peter Shannon and Philip Vellenoweth.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Michael Bunney, and 9 Members of the Public.

ABSENT:

Mick Howell, Terrye Teverson.

NOTE ON NUMBERING:

The prefix will follow the Municipal Year which begins in May. January-April will carry the 23/ prefix. At the May 2024 meeting the first item on the Agenda will be 24/01.

ABBREVIATIONS:

Councillors' names – abbreviated with their initials. CC – Cornwall Council. CAP – Community Area Partnership. LMP – Local Maintenance Partnership. SECAG – St Ewe Climate Action Group. *** indicates consultee comments for planning applications decided by the PC; formal submission is delegated to the Clerk.

MINUTES:

The meeting began at 7.00 pm in the Committee Room and the Chair welcomed all.

23/91 Apologies

Apologies were received from MH, TT.

23/92 Declarations of interest or requests for dispensation.

None.

23/93 Public Session

A Five residents of Luney Barton explained their objections to the planning application PA24/00966. Their spokesperson explained the history of the site. Though the planning application is in the parish of Grampound with Creed, a number of caravans are facing and overlooking the hamlet of Luney Barton. Cllr Richards attended the Grampound with Creed parish council meeting and he confirmed that they objected.

The Chair brought the discussion and vote forward. See the decision at Item 23/98.C.i.

Five members of the public left the meeting.

B Two members of Friends of Pendower Beach explained their objections to the planning application PA24/00042.

The Chair brought the discussion and vote forward. See the decision at Item 23/98.B.i.

Two members of the public left the meeting.

C The applicant for PA24/01314 explained that the development of the car park was in response to the growth of the tourist site The Lost Gardens of Heligan. The applicant said they would like to offer limited free parking and special rates for locals and regular users. In the future they hope to invest in electric car charging points.

The Chair brought the discussion and vote forward. See the decision at Item 23/98.C.ii.

One member of the public left the meeting.

23/94 Meetings and governance

A	The council RESOLVED (proposed JL, 2nd KD) that the minutes, as read, of the extraordinary meeting held on 4 th March 2024 were a true and correct record and they were duly signed.
B	The council RECEIVED the findings of the Employment Committee concerning its meeting 4 March. Firstly, that the complaint was not upheld, and secondly, that the Committee recommends the council review its procedures for agenda setting and the approval of minutes to establish whether any improvements may be made.
C	The council RESOLVED (proposed PC, 2nd JD) to approve the Terms of Reference for the Employment Committee and they were duly signed.
D	The council RESOLVED (proposed JD, 2nd PC) to approve the Complaints Procedure, which was updated with the current contact details for the Monitoring Officer at Cornwall Council, and they were duly signed.
E	It was AGREED that a discussion about guidelines for Agendas and Minutes requires more time than is allowed at this meeting. Guidance from the Cornwall Assoc of Local Councils and/or the Society of Local Council Clerks could also be beneficial. JD will look at the council's Standing Orders and other policies and put together a draft. ACTION: JD

The Correspondence at 23/102 was brought forward. See Minute 23/102.

A member of the public left the meeting.

F	The council RESOLVED (proposed WR, 2nd JD) to approve the previously circulated Financial Regulations without change.
G	The council's Risk Assessment was discussed and it RESOLVED (proposed PC, 2nd KD) to approve a slight change regarding Covid procedures and the document was duly signed.

23/95 Finance

A	The Clerk answered queries regarding the Clerk's reports: <i>Bank Reconciliation, Budget Comparison</i> and <i>Cash Flow</i> , to the end of February 2024 and they were RECEIVED as a correct record.	
B	The council AUTHORISED payments for March 2024 totalling £1,143.42 (proposed WR, 2nd PC).	
	<u>Description</u>	<u>Amount with VAT</u>
	Clerk's salary and expenses	605.13
	HMRC payment	135.80
	Website Hosting	119.98
	Room hire May-Dec 2023	86.40
	Share of training, mileage, supplies Apr21-Mar23	178.11
	Bank service charge	18.00

23/96 Reports

A	Report on Actions.
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- i. The council **NOTED** the EA report on the River Luney in response to the council's query during the previous meeting. It appears that it is relatively polluted but the EA does not carry out regular checks.

B MH had reported verbally to the Clerk prior to this meeting that there were no Police Advocate emails affecting the parish directly.

C Ward Member Michael Bunney's report to the Parish

Apologies for being a little quieter over the last month. I was recovering from a nasty bout of Covid, that has really knocked me out. I continued covering anything urgent still, so please always feel free to ask me any questions and get in touch by email if there is anything I can help with.

Community events. St.Pirans Day was on the 5th March and I helped organise the St.Austell Festival on Saturday 2nd March, with events across the town centre and the parade at 1.30pm. We also organised traditional Cornish singing on Gorran Haven Beach and a Cornish breakfast in the village hall afterwards. It was lovely to see St.Ewe residents join us. Gool Perran Lowen!

— I have contacted the Lord Lieutenant, who has agreed to join us to open Trewoon Queen Elizabeth II garden on 11th April.

— I spoke to Grampound WI for the Centenary and Sticker WI joined us. I am also speaking at Polgooth Ladies Group this month. I donate all funds from these talks to local charities and will be handing all donations to St.Austell and Truro food banks over the winter.

— It was lovely to run assemblies on Cornish history for St.Mewan School. The children were brilliant (as were the staff) and knew lots about local history. I also speak regularly at Gorran School on local history.

— I am speaking at Sticker Memory Café in March and this is one of the many local groups I gave a grant to from my Community Chest. Applications for this reopen in April, so please encourage any groups to contact me to apply for a small grant, around £200.

I chair the White River Community Project and we have drawn up plans for nature recovery, flood mitigation and community environmental protection. We are working towards £40k of funding and have secured a commitment to provide £20k already.

Roads, drains etc. I received many reports from residents about road problems and flooding and reported these to Highways, for example, Polmassick, Tregear, Heligan Corner, Drunken Bridge and many more. Re Polmassick the key things to report are that the desilting was done on 1st December, following our many reports. The new drain at Edge Corner, Polmassick has now been done, which is good news, but the outflow is completely blocked. I checked this myself on the last Sunday when there was torrential rain. I have pressed this with Highways, and they are programming jetting work. I have stressed digging and excavation will be needed too, as the outflow is covered entirely. Highways are in contact with the landowner. I will continue to report all the drains issues and press Highways. Thanks to the Polmassick residents who do so much to report issues and clear drains too. Please can the parish council and residents continue to report concerns via the website "report something Cornwall" as this all adds evidence and weight, and I will continue to do this too.

Pothole work and some patching has been done at Heligan Corner and the road is on the list for resurfacing when budgets allow. Resurfacing of the Trelowth bridleway has been completed and this is a major improvement. I have received many messages of thanks from residents. We have been pressing this for the last 2 years and residents

have tried to get this done over the last 60 years. Polgooth to London Apprentice resurfacing has been done and will be sealed in the Spring. I have been pressing this for 2 years.

New highways schemes will need to be submitted after May 2025 now, as there is no money left in the budget.

Please do report any highways, drains, floods concerns via the website “report something Cornwall” www.cornwall.gov.uk/report-something or the Emergency Tel 0300 1234 222.

Planning. I met with SEAH and the affordable housing team and I know SEAH will be looking at the information provided. I will help in any way to support appropriate sites coming forward.

I am involved with many planning enforcement cases and will continue to work closely with the parish council on planning applications. I will always support your decisions and press planning.

I continue to work hard as your Cornwall Councillor and have met many residents to help with case work.

Oll an gwella. (All the best in Cornish)

Michael Bunney EMAIL: cllr.michael.bunney@cornwall.gov.uk

23/97 Considerations

A Parish and Town Councils have been offered a free framed portrait of His Majesty King Charles. The council **RESOLVED** (proposed WR, 2nd JD) to request the portrait if the Village Hall is in agreement with it being hung in the committee room. JF will bring the question to the Village Hall meeting tomorrow night.
ACTION: JF

B The Clerk reported that the cost of a .gov.uk domain has been lowered for parish and town councils because the government would like local government to use the domain for clarity and transparency. The council requested the clerk look into the initial and ongoing costs, and to find out whether associated email addresses for each councillor were required or optional.
ACTION: Clerk

C The council **RESOLVED** (proposed WR, 2nd PC) that the clerk should sign the 2024-25 Local Maintenance Partnership which gives a grant to the council for the maintenance of the footpaths, as the council has done every year.

D CAPs, Community Area Partnerships. PC reported that St Ewe’s CAP has over £400K in grants to distribute, which must be spent by March 2025, but no grants have been allocated yet. The CAP has over £800K in applications and applications close at the end of this week.
PC and JL, the council’s representatives on the CAP, voiced their frustration with the CAP’s inability to be more effective. Nevertheless they said they would continue to attend meetings.

E SECAG. Nothing to report.

23/98 Planning

A Of note. Planning decisions are reported in Clerk’s Notes available on the website.

- i. TREGONY WITH CUBY parish. **PA24/00205/PREAPP | Pre application advice for proposed cross subsidy rural exception site, residential development comprising 56**

dwelling (30 affordable) including a new rectory, access, estate roads and landscaping. | Land East Of The Glebe Tregony Cornwall. Determination Deadline: Wed 17 Apr 2024. The council **NOTED** this application.

B Planning Correspondence.

- i. **PA24/00042 | Demolition of part existing buildings, conversion of part existing hotel building and erection of 3 replacement open market residential dwellings (C3 Use Class) and 20 unit apartment hotel (C3 use class restricted by holiday use only planning condition), 2 key worker units, restaurant/shop E (a&b) and A5 use class, off site highway improvements and stabilisation, access, car parking, landscaping and biodiversity, infrastructure and ancillary works. | Pendower Beach House Hotel Rocky Lane Ruan High Lanes Truro Cornwall TR2 5LW.**

The council listened to the representatives of Friends of Pendower Beach and were able to ask questions. It also reviewed its previous objection in July 2020 to the very similar application PA20/03842. After discussion, the council **RESOLVED** (proposed JL, 2nd KD) to submit the following comments:

*** St Ewe Parish Council **OBJECTS** unanimously to this application for all the reasons enumerated in its previous objection to PA20/03842, submitted 30 June 2020.

St Ewe parish has close ties with the Roseland Peninsula and the council is very concerned about the significant cumulative landscape effects on the natural environment of Gerrans Bay, in particular, and the Cornish Coast in general. The adverse **VISUAL** and **ENVIRONMENTAL IMPACT** cannot be overestimated and fail to “maintain and respect the special character of Cornwall” (Policy 2). No one argues the fact that the ‘Pink Hotel’ is unattractive, but development must be kept within a reasonable footprint, in order to “respect the sensitivity and capacity of the landscape asset, considering cumulative impact and the wish to maintain dark skies and tranquillity in areas that are relatively undisturbed” (Policy 23).

This application is 2.5 times larger than the current footprint, so its **SCALE** and **IMPACT** are in no way “appropriate” (Policy 5.3) within an Area of Outstanding Natural Beauty, along a designated Cornish Heritage Coast, in a County Wildlife Site and next to the SW Coastal Path. In these special areas, a major development of this kind becomes an eyesore and the net benefit to tourism should be considered very carefully.

SEWERAGE. This proposed development’s greatly increased capacity (residents and staff) will of course increase the amount of sewage and waste and the site’s inaccessibility will affect the provision of their treatment. Policy 28(2.210) states, “Particular importance is placed upon the provision of adequate sewerage and sewage waste treatment facilities. In areas where development without the provision of adequate facilities could impact on the integrity of the designated or candidate international wildlife sites.” Outflow of sewage into the sea is of course unacceptable; therefore, this development must be scrutinised thoroughly to ensure correct treatment of sewage and other waste.

Traffic will also increase, which will be further complicated by the known and current problems with **ACCESSIBILITY**. And access is just one factor that could adversely affect the viability of the proposed development (Policy 27).

St Ewe requests that the Planning Authority carefully weighs the risks of uncertain viability for such a large project.

Therefore, for this and all the reasons stated above, St Ewe Parish Council OBJECTS to this application and asks that it be given the widest and most thorough scrutiny.

ii. **PA24/01730 | Prior Approval of a proposed Temporary recreational campsite in Flood Zone 2 or Flood Zone 3. | Pleasant Streams Barn Lower Sticker St Austell Cornwall PL26 7JL**

This is an application for consideration since the posting of the Agenda. Though consultee comments have not been requested, the council may send its comments to the case officer.

The council looked at the documents and after discussion **RESOLVED** (proposed JD, 2nd PS) the following comment:

*** St Ewe Parish Council OBJECTS to this application because of lack of detail. The council requests a full application be submitted for various reasons: 1) the significant increase in the use of more land; 2) the material change of use of that land; 3) the lack of information about the number of units; the facilities appear to be for more capacity; 4) the lack of information about access and management of the site.

C Applications for consultee comments.

i. **PA24/00966 | Application for a Lawful Development Certificate for a Proposed use of land for the siting of static caravans throughout the year for holiday use only | Meadow Lakes Hewas Water St Austell Cornwall PL26 7JG.**

The council heard from five St Ewe parishioners directly affected by this development which is just over the parish border. The councillors were able to ask questions and after discussion **RESOLVED** (proposed JD, 2nd WR) to submit the following consultee comments:

*** St Ewe Parish Council OBJECTS to this application. The council would like a full application to be submitted because of the significant material change to the use of the site: 1) RURAL TO URBAN. A green site has been developed into an unsympathetic urban landscape with numerous hot tubs, tarmacked roads, streetlights and rows of large unmovable caravans. 2) VISUAL IMPACT. The site can be seen from great distances including St Ewe village. It looks like a regimented housing development, not a rural campsite. The visual impact is not only during the day, because at night the site glows on the horizon for miles. 3) INDUSTRIAL USE of WATER. The hot tubs' use of water is a material change from the use of a rural campsite with a mixture of tents and a few mobile caravans. 4) ENVIRONMENTAL IMPACT. The removal of trees and green spaces has turned the site into an urban landscape. 5) SCALE. The cumulative impact of rows of static caravans and hot tubs, roads and streetlights is totally at odds with the previous green pasture used for mixed tents and mobile caravans.

ii. **PA24/01314 | Installation of hard-standing, lighting and shelters to house payment machines in existing car park | Lobbs Farm Shop Heligan Pentewan St Austell PL26 6EN.**

The applicant explained this development and the councillors were able to ask questions. After discussion the council **RESOLVED** (proposed WR, 2nd PS) to submit the following consultee comments:

*** St Ewe Parish Council has NO OBJECTION to this development.

23/99 Highways & Flooding

A	It was emphasised that parishioners with computers and smart phones are extraordinarily helpful when they report via the Cornwall Council REPORT A POTHOLE .
B	Cllr Bunney requested that the parish council again report the drain at edge corner because the outflow is still blocked. ACTION: Clerk
C	JL will attend the Cormac Spring Workshop in April in Bodmin. It can be a good way to reach the ear of the Highways Manager.

Cllr Bunney gave his apologies and left the meeting.

23/100 Assets – reports and maintenance

A	Footpaths and verges.
	i. It was AGREED to continue the new way of cutting the verges: cutting only the edge for visibility and leaving the rest to grow up. Though it might look slightly ‘scruffy’, it is hoped that the part left fallow will encourage wildflowers, insects and generally more biodiversity. ii. In January 2022, the council agreed to sow wildflower seed for three years in the verges to see whether it would result in a good display. WR will be sowing the third and final year of wildflower seed as soon as the weather is appropriate. iii. The Clerk will ask the contractor to coordinate his cutting schedule with WR regarding the verges.
B	Telephone Kiosks. Nothing to report.
C	Website. Nothing to report.

23/101 Parish Matters – reports

A	SE AHL (St Ewe Affordable Housing Limited). Nothing reported.
B	Village Hall. They will hold a meeting on 12 March. JF will attend.
C	St Ewe Relief in Need Charity. The council discussed St Ewe Relief in Need Charity with advice received from the Society of Local Council Clerks about sole corporate trusteeship.

23/102 Correspondence & Invitations (complete list in Clerk’s Notes)

A letter was received from a parishioner requesting information about the council’s response to the Polmassick proposed development (PA24/00198) and about a meeting with Highways about Polmassick drains. With the requester present, the council responded verbally to their questions and JD gave them a written Draft response. They said they were satisfied with the written and verbal information received. Cllr Bunney said he realised that the Polmassick drains and culvert were an ongoing and important issue and he would endeavour to put more detail about them into his monthly reports. The requester also wished to see a letter mentioned in Minute 21/106.B from the Polmassick applicant to the parish council in Jan 2022. The Clerk explained that she would have to check what General Data Protection Regulations apply to copying such a letter for a requester. ACTION: Clerk	
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23/103 Business for the next meeting

St Ewe Relief in Need Charity. Procedure regarding recordings.
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23/104 Second Public Session for feedback from the public

None.

23/105 Dates of next meetings.

A Three meetings on 13 May 2024 at 7.00 pm at St Ewe Village Hall.
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i. Annual Parish Meeting – followed by:

ii. Annual Parish Council Meeting – followed by:
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iii. the Ordinary Meeting.

B An extraordinary meeting may be called by the Chair to decide on Planning or other business if needed. An agenda would be posted 3 clear days before.

The meeting closed at 9.45 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 13 March 2024

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____