

ST EWE PARISH COUNCIL **DRAFT** MINUTES

Extraordinary Meeting, WEDNESDAY 21 AUGUST 2024

7.00 pm, St Ewe Village Hall, Committee Room

PRESENT:

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

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson and three Members of the Public.

ABSENT:

Will Richards (Chairman), Jenna Fuggles, Mick Howell, Terrye Teverson.

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 Vice-chair took the Chair and welcomed all. The meeting began at 7.05 pm.

24/37 Apologies

Apologies were received from WR, JF, MH, TT and Ward Member Cllr Michael Bunney.

24/38 Declarations of interest or requests for dispensation.

None.

24/39 Public Session

A A resident of Luney Barton first spoke about a change to the Bistro/Bar application (**PA24/02515** | Meadow Lakes PL26 7JG). It was **NOTED** that the *Plan - Site Location* document was changed in May to exclude the old long toilet block and now includes only one building. The council objected to this application in May (Minute 24/14.C.i) and it was also noted that the Central Planning Committee has postponed its meeting for the determination of the application until September.

B Three residents of Luney Barton spoke about another Meadow Lakes application (**PA24/05260** | Installation of a septic tank as part of the foul drainage system for Meadow Lakes Holiday Park).

The item about consultee comments for PA24/05260 was moved forward. See the discussion and decision at 24/43.B.i, after which all members of the public left the meeting.

24/40 Meetings and governance

A The council **RESOLVED** (proposed JL, 2nd PC) that the minutes, as read, of the meeting on 8 July 2024 were a true and correct record and they were duly signed.

24/41 Reports

The council's new website address: **st-ewe-pc.gov.uk** The old address will still work.

24/42 Considerations

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| <p>A The council RESOLVED (proposed JD, 2nd PS) that the clerk should write to the agent (Savills) for the Glebe land – next to the village hall and behind Glebe Terrace – to ask that immediate action is taken to avoid the spread of the injurious weeds growing there, ragwort and thistle being the most obvious, in accordance with the Weeds Act of 1959.</p> <p>ACTION: Clerk</p> |
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24/43 Planning

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| <p>A Of note.</p> |
| <p>i. PA24/05829 5036303 It is proposed to undertake the work that is considered to be exempted from the Electricity Act 1989 by falling within the Overhead Lines (Exemption)(England and Wales) Regulations 2009. Street Record St Ewe St Austell. ST EWE decision: CLOSED – ADVICE GIVEN</p> |
| <p>ii. PA24/06316 Notification of change of use under class R, part 3, schedule 2 of the town and country planning (general permitted development) (England) order 2015 (as amended). The building subject to the above mentioned Class R change of use has a cumulative floor space of below the 150 square metre threshold. The change of use of the building in question will commence from 08 October 2024. The building in question forms part of the existing agricultural unit and is currently used for agricultural purposes (a Sui Generis planning Use Class). Upon conversion, the building in question will be used for specifically commercial, business or service (planning Use Class E) purposes. The building in question will be utilised as a guest house. Lanuah Farm St Ewe St Austell Cornwall PL26 6ER</p> <p>CLOSED ADVICE GIVEN – “any works to change the façade of the building and use associated land outside the building will require planning permission.”</p> |
| <p>iii. The council has RECEIVED with thanks an email from a couple wanting to purchase a property in Polmassick. They would like the parish council to be aware of their plans, so they will attend the 23rd September meeting if they can. The council has explained that it does not make decisions about planning but is a consultee. Planning advice may be obtained by submitting a Pre-planning Application to Cornwall Council.</p> |
| <p>iv. As requested, Ward Member Cllr Bunney contacted the Enforcement Team at Cornwall Council. A member of the team would like to meet with the council to discuss procedures and protocols. As this could possibly take up considerable time, the council will request an informal Teams meeting.</p> <p>ACTION: Clerk</p> |
| <p>B Applications for consultee comments.</p> |
| <p>i. PA24/05260 Installation of a septic tank as part of the foul drainage system for Meadow Lakes Holiday Park with associated groundworks including pipe connections and landscaping (retrospective) Meadow Lakes Hewas Water St Austell PL26 7JG.</p> <p>The council discussed the application at length and RESOLVED (proposed JL, 2nd JD) to submit the following consultee comments:</p> <p>*** St Ewe Parish Council strongly and unanimously OBJECTS to this application for various reasons, explained below. St Ewe PC has been consulted about this development at its request because the development immediately affects the ancient rural hamlet of Luney Barton within the parish. The council is very concerned</p> |

that poor foul drainage would affect the River Lune.

1) Lack of information. There is no information about the specific usage of this septic tank, nor about any other foul water drainage on the site, the flow into each, and whether these and their drainage fields are adequate and meet current EA requirements. This information is clearly requested by the Environment Agency in its comments. The council also backs the request by Building Control that building regulation application(s) are required.

2) Cleaning products and septic tank efficiency. The applicant believes that the spike in numbers during the holiday season is less extreme because of the change from touring pitches to statics; however, it does not take into consideration that statics, unlike touring pitches, require the regular use of strong bleaches and other cleaning products to maintain the new holiday units. The significant increase in the use of cleaning products will adversely affect the efficient function of all septic tanks, and what was previously adequate foul drainage for a touring park toilet block may no longer be fit for purpose and could pose a risk to the environment.

3) Risk to the River Lune. The parish council has become increasingly concerned about pollution in the River Lune. Regarding the river, the EA informed the parish council in June of this year that it would like that “as many people as possible within the catchment are aware of the issues and take action to reduce any impact they may have.” The Meadow Lakes Holiday Park believes that the health of its small fishing lakes attests to the health of their septic tanks, but the fishing lakes fill from further upstream, so this argument is not sufficient.

4) Meadow Lakes has changed dramatically in the last few years. It is no longer a grassy touring campsite; it is a holiday village managed by a single company and the planning authority should, therefore, consider the impact of a specific planning application such as this small septic tank within the context of the recent changes to the whole site. Meadow Lakes should adequately investigate its non-mains foul water drainage to ensure that it conforms to the appropriate environmental permits and building regulations for a Holiday Village of over 120 static caravans, plus bungalows, lodges, touring pitches and worker accommodation – and also to ensure that it has capacity for any planned future expansion.

- ii. **PA24/06338 | Application to reposition the existing pole mounted transformer on pole no. 43VU10A from grid ref: SW197921,046131 to grid ref: SW198018,046153. As part of this we are also required to replace the existing pole numbers 43VU6, 43VU7 and 43VU8 from 10.5m to 11.5m in height and replace all existing stays like for like in the same position as marked in green on the attached plan number (5082323/LMG/01). | STREET RECORD Glebe Terrace St Ewe Cornwall.**

The council discussed the application briefly and noted that nothing had changed since its previous ‘no objection’ when the National Grid contacted the council in May (Minute 24/11.B). The council therefore **RESOLVED** (proposed KD, 2nd PV) to submit the following consultee comments:

*** St Ewe Parish Council has NO OBJECTION to this application. The council appreciates that the National Grid consulted the council in May of this year before submitting the formal application.

24/44 Correspondence

None.

24/45 Business for the next meeting

None.

24/46 Second Public Session for feedback from the public

None.

24/47 Dates of next meetings.

A Ordinary Meeting Monday, 23 September 2024, 7.00 pm at St Ewe Village Hall.
Ordinarily two weeks earlier, but this date agreed at the July meeting.

The meeting closed at 9.00 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 23 August 2024

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____