

ST EWE PARISH COUNCIL **DRAFT** MINUTES

Ordinary Meeting, MONDAY 11 November 2024

7.00 pm, St Ewe Village Hall, Committee Room

PRESENT:

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

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Michael Bunney, and 4 Members of the Public.

ABSENT:

Kevin Davis.

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.

24/63 Apologies

Apologies were received from KD.

24/64 Declarations of interest or requests for dispensation.

Cllr Cox declared an interest in his own planning application at 24/70.C.ii. Cllr Shannon declared he would abstain for the discussion and vote on the appeal at 24/70.B.i.

24/65 Public Session

- | | |
|---|---|
| A | Luci Isaacson of Climate Vision was unable to attend to explain the new project in Mevagissey, so this was read out:
Following our Tackling Climate Change Project with Richard Lobb, planting herbal ley which does many things including hold more rainfall and slow the flow causing flooding, we won a competition with Defra, with partners at the EA, CC & Westcountry Rivers Trust (link below).
On Thursday 28th November might be one of the best catchment management events I have ever arranged, to interestingly communicate the issues and things we can actively do. While this project is specifically for the Mevagissey Catchment, I'd like to extend the invite to the St Ewe councillors to experience great catchment management ideas, made easily available. |
| B | Jeremy Roberts of the Three Bays Marine Conservation Group, who monitor water quality on the River Luney, did not attend. |
| C | Three residents of Polmassick spoke for themselves and other residents. They asked the parish council to continue its objection to the residential development at appeal, ref: APP/D0840/W/24/3352006, for PA24/00198. The discussion and decision were brought forward. See the decision at 24/70.B.i. |

Three members of the public left the meeting.

- D A member of the public spoke about the Meadow Lakes application. about the planning history of the site and its recent development. They requested that the parish council object to the lawful development certificate PA24/08359. The discussion and decision were brought forward. See the decision at 24/70.C.iv.

One member of the public left the meeting.

24/66 Meetings and governance

- A The council **RESOLVED** (proposed JL, 2nd PV) that the minutes, as read, of the meeting on 23 September 2024 were a true and correct record and they were duly signed.
- B The newly formed charity, Friends of St Ewe Church, is holding its inaugural meeting on 12 November. Some councillors are members and will keep the council informed.
- C The council **RESOLVED** (proposed TT, 2nd PC) to renew the Clerk's membership in the Society of Local Council Clerks (SLCC).
- D Revised Standing Orders, based on the latest model from the National Assoc of Local Councils (NALC), will be discussed at a Working Party meeting of all councillors on 2nd December in the Village Hall.
- E The council **RESOLVED** (proposed PC, 2nd WR) to approve new Financial Regulations based on the 2024 model. They will be uploaded to the council's website under *Council Policies*.

24/67 Finance

- A There were no queries regarding the Clerk's reports: Bank Reconciliation, Budget Comparison and Cash Flow, to the end of October 2024.
- B The draft Internal Audit Review 2024 was circulated to councillors before the meeting. It found the 2023-24 Internal Audit to be effective. It was **RESOLVED** (proposed PC, 2nd TT) to approve the document, along with its 'Suggestions for improvement' and it was duly signed.
- C The council discussed its internal controls as analysed in the Internal Audit Review document. The council **RESOLVED** (proposed TT, 2nd JL) that its internal controls are sufficient and effective.
- D The council **CONFIRMED** (proposed JF, 2nd PC) that the internal auditor is competent and independent of the workings of St Ewe PC as described in the Internal Audit Review.
- E The council **RESOLVED** (proposed TT, 2nd JL) to reappoint the internal auditor for the 2024-25 fiscal year.
- F The council **RESOLVED** (proposed WR, 2nd PC) to renew the defibrillator pads which will be out of date in January 2025 and further **RESOLVED** to purchase the pads which last 5 years at a cost of £125.
- G The Clerk reported that there is a business called Duchy Defibs that will monitor a public defibrillator, also replace used or outdated pads, for an annual fee of £190+VAT. This was **NOTED**, but there was no proposal to change from the volunteer monitoring scheme which is working very well.
- H The Clerk reported that bank interest has decreased and it will probably continue to decrease.
- I The council **AUTHORISED** payments for November 2024 totalling £1,701.85 (proposed PV, 2nd PS).

Description	Amount with VAT
Clerk's salary and expenses	£716.59
HMRC payment	162.76
Footpaths & Verges	444.00
Information Commissioner's Office annual fee	35.00
Room hire Jan-Sep24	242.00
SLCC membership, 25%	47.50
2 email addresses, annual fee	48.00
Service charge	6.00

24/68 Reports

A	St Ewe Relief in Need charity. PC reported that the trustees are considering winding the charity down. The charity identified 2 specific and worthy charities that their governing document would allow them to support; however, they agreed to wait for a period of around 6 months in case a local beneficiary or cause could be identified. PC clarified that the charity funds must be used to 'relieve poverty'.
B	Gorran High Lanes Wind Turbine, aka, Low Carbon Fund serves St Ewe, St Goran and St Michael Caerhays parishes. This fund has been advertised on the PC website under → <i>Our Community</i> → <i>Low Carbon Fund</i> . The Panel for distribution of grants would like St Ewe PC to account for the Fund's money. The Panel would still be the body that approved grants. The Clerk will ask advice as to whether the council would be allowed to put the Fund money in its bank account and account for it as ringfenced funds. The Chair of the Panel for the Fund, Richard Bennett, will be invited to the January meeting. ACTION: Clerk
C	The double tax on second homes has made an impact around Cornwall. The St Ewe Parish taxbase has risen 7.04%.
D	MH reported that since the re-election of the Police Commissioner her media team has been very busy. • Policing Plan. The Commissioner's 4 year Policing Plan has been through a public consultation and draft is now being tweaked. There is a Teams meeting of Advocates on 2nd December which I hope to attend. • Victim Support Services have received extra funding and profile raised. This is an important Service for those who have reported or have been affected by crime. Note the difference in that people affected do not always report crimes, sexual abuse is a particular category. These services are confidential. • Local Enquiry Offices. The list of LEOs has been updated. The nearest to St Ewe being St Austell and Truro. Both open Monday to Saturday 8am to 6pm. Closed Sundays and Public Holidays. • National Road Safety Week next week. Events and operations to be co-ordinated by Vision Zero (D&C Police) all next week. Affects road users, speeds, road condition, vehicles and post-crash management.
E	Ward Member Michael Bunney's report to the Parish I hope everyone has survived the recent mixed weather we have been having. I have been busy reporting drains and highways issues particularly in light of the hard periods of recent rain. Thank you to all the community volunteers that run our local events. It has been lovely to be in St.Ewe for local events and I have already booked the Crown Inn for my Cornish History class Christmas meal. The menu looks great, so I strongly

recommend a visit. Our local pubs are so important, and we need to support them. It has been a pleasure to volunteer at Grampound Community Shop over the last 3 years and lovely to attend the 10 year anniversary celebrations last month. The shop is entirely community owned and run, with all profits recycled back into the community I ran a lovely session for Sticker Memory Café last month on local festivities and the main feedback was how much local people enjoy our community events. Memory Cafes are so important and are a lifeline to many. We are lucky to have Mevagissey and Sticker Memory Cafes running so brilliantly, and I will support them in every way I can. I am also pleased to be a trustee of St.Ewe Relief Charity and we have met to support local people. We also visited St.Austell Food Bank and I am pleased the Church collects for them and I hope we will be helping them and other good local causes further this year.

I attended the Gorsedh Kernow in Callington at the beginning of the month as a Bard, which I was nominated for all my local Cornish history activities. It is a wonderful celebration of Cornish culture and it would be wonderful to one day host it here in Mevagissey, St.Ewe and Gorran. If anyone knows of anyone in our area who should be nominated to be a bard, please get in touch and let me know of their contribution to local and Cornish culture or economy. I can think of many folk locally who are deserving, but can only make one nomination each year, so please let me know your thoughts. I continue to work as a trustee of the Royal Cornwall Museum and have been delighted to play my part in saving and enhancing this Cornish gem. I also spoke at our local Friendship Force Group on Cornish history and donate all funds from these talks to local charities. I am continuing to work with the Cornwall Poverty Forum and St.Austell and Truro Foodbanks.

It has been a pleasure to chair the community White River Project, which covers the whole of the Pentewan Valley, right up to Gover and the Clay District. I hope you will have noticed improvements, with many tree planting schemes and the construction of the new footway and crossing at London Apprentice (apologies for the delays and lights during construction!). We are working with Imerys too to develop environmental schemes. We have been successful in securing a grant of £20k to help form further plans for biodiversity, culture and access improvements and are working with the Environment Agency, Woodland Trust and other groups. Pentewan Valley is such a lovely area we all enjoy, and it is vital to protect and enhance its environmental quality. If you have any ideas on how to protect the area and conserve our special environment please do get in touch.

I have continued to report any roads and hedges that need work, for example our reports finally got the corner by Heligan done and the road to Polgooth resurfaced. Polmassick culvert is being desilted on 11th November and I reported all the roads there for cleaning and the road sweeper has been out. Please can residents report any work needing doing via the website "report something Cornwall" as this shows local concern and Highways will update you on their maintenance. I will keep reporting everything I see too.

Please do report any highways, drains, floods concerns via the website "report something Cornwall" www.cornwall.gov.uk/report-something or the emergency tel 03001234222. I have been pressing Highways to desilt the Polmassick Culvert and they have inspected this and are programming the work to be completed in the near future.

I continue to work hard on planning and planning enforcement cases and always press the views of the parish and support local residents.

I am here to help on any issue, so please do not hesitate to contact me.
 Oll an gwella. (All the best in Cornish) | Michael Bunney
 cllr.michael.bunney@cornwall.gov.uk | 07939457590, pls text if I am unable to answer.

Cllr Bunney left the meeting.

24/69 Considerations

- | | |
|---|--|
| A | SECAG. Nothing to report. |
| B | SE AHL. The council RESOLVED to support positively any new St Ewe Affordable Housing Ltd (SE AHL) initiative with the diocese about the Glebe land. |

24/70 Planning

- | | |
|---|---|
| A | <p>St Ewe PC had a discussion about enforcement protocol with Planning Enforcement Group Leader, Alan Mason. The council was made aware that it needs to be an 'objector' on any enforcement case in order to receive information about that case. Therefore, the council RESOLVED that it will:</p> <ol style="list-style-type: none"> 1) Register a complaint about any enforcement issue in the parish that is brought to its attention so that it can be kept informed about the progress and resolution. 2) Make 'enforcement and compliance with planning conditions' a permanent item on every ordinary agenda. |
| B | <p>Updates. Planning decisions are reported in Clerk's Notes available on the website.</p> <ol style="list-style-type: none"> i. APP/D0840/W/24/3352006. An APPEAL to the Planning Inspectorate about PA24/00198 Residential development - erection of three dwellings Land East Of The Cottage Polmassick PL26 6HA.
 The council discussed the application and RESOLVED (proposed WR, 2nd JL) to submit the following consultee comments:
 *** St Ewe Parish Council continues to OBJECT to this development and requests that the Appeal be DISMISSED. The Parish Council has not received any representations in support and continues to object unanimously for all the reasons stated in its consultee comments in March 2024.
 Councillors and residents were surprised by inaccurate statements from the planning agent.
 <ol style="list-style-type: none"> 1) St Ewe has a strong record regarding affordable housing. Its local Community Land Trust, SE AHL (St Ewe Affordable Housing Limited) delivered 6 units in recent years and, as I write, SE AHL is in conversation with the local Diocese to purchase more Glebe land for a further affordable housing project. The implication that a Neighbourhood Development Plan is a prerequisite for an affordable housing project shows a lack of understanding of the Planning system. 2) In the last 6 years St Ewe Parish Council has twice consulted with experts at Cornwall Council to decide whether to write a Neighbourhood Development Plan; in May 2018 and in March 2023. On both occasions it was decided that the <i>Cornwall Local Plan</i> and the <i>National Planning Policy Framework</i> sufficiently protected the parish from overdevelopment because these documents are clear about (a) development in the open countryside and (b) the importance of local character. Both issues strongly affect this Polmassick application as explained in the parish's objection and the planning authority's refusal. 3) Describing flooding as an 'emotive' subject, rather than a technical issue is to ignore the recent rains and the constant vigilance some Polmassick residents must |

maintain to keep the recently built Polmassick culvert silt-free. Flooded homes are a very recent memory for many residents and the flood threat at Polmassick is a regular topic at parish council meetings.

4) When discussing sustainability, the agent's claim of the availability of a "request bus service" is highly exaggerated. And his claim that Polmassick, which has no cohesive centre, is close to the village of St Ewe is undermined by the fact that in St Ewe village there is no supermarket, no shop, no post office, no surgery nor any other similar amenity other than a very good pub.

5) Most egregiously, the agent underplays the size and scale of the three-house development, and also underplays its inappropriate urban design and how it will overlook other properties.

6) The Chief Officer Advisory Note referred to by the agent states in paragraph 3 that "Local residents are well placed to assist with making this judgement; asking the opinions of the parish/members will be useful. This can be a reflection of how a place feels from the perspective of residents including community and social [sic] networks as well as services and facilities." At the parish council meeting in March 2024, thirty local residents, not all from Polmassick, spoke against this large three-house development which they saw as development in the open countryside and out of keeping with the historic rural nature of Polmassick hamlet in particular and St Ewe parish in general.

- ii. After receiving letters from a resident, the council **RESOLVED** to enquire with planning about recent issues concerning EN23/01207.
ACTION: Clerk

C Applications for consultee comments.

- i. **PA23/00029/NDP | St Stephen-in-Brannel Neighbourhood Development Plan.**
The council discussed the application and **RESOLVED** to submit the following consultee comments:
*** St Ewe Parish Council has NOTED this Neighbourhood Development Plan.

Cllr Cox left the meeting for the duration of the discussion and vote on the following 24/70.C.ii.

- ii. **PA24/06449 | Proposed change of use of holiday cottages to amalgamate into 1no single dwellinghouse, repurposing of existing holiday cottage to studio and associated works. Erection of car port, garden kitchen, workshop, garden machinery store, greenhouse and associated landscaping. | The Barn St Ewe St Austell Cornwall PL26 6EY.**
The council discussed the application and **RESOLVED** (proposed JD, 2nd JL) to submit the following consultee comments:
*** St Ewe Parish Council has NO OBJECTION to this application.
- iii. **PA24/07463 | Construction of an agricultural building to house youngstock | Trelewack Farm St Ewe St Austell Cornwall PL26 6EX.**
The council discussed the application and **RESOLVED** (proposed WR, 2nd JL) to submit the following consultee comments:
*** St Ewe Parish Council SUPPORTS this application for the improvement of the agricultural business.
- iv. **PA24/08359 | Application for a Lawful Development Certificate for an Existing Use of land as a caravan site not in accordance with condition 4 of planning permission 92/09/01215. | Meadow Lakes Holiday Park Hewas Water St Austell PL26 7JG.**

The council discussed the application and **RESOLVED** (proposed JD, 2nd PC) to submit the following consultee comments:

*** St Ewe Parish Council unanimously OBJECTS to a Lawful Development Certificate being granted for this site for the same reasons that Restormel District Council gave for placing conditions on the approval of 92/09/01215. The Borough of Restormel wished “to ensure satisfactory development, to ensure that the site is not overcrowded, to protect the amenities of the area and ... to control over development which might become injurious to the amenities of the locality.” Importantly, the conditional approval for 92/09/01215 wishes to protect “the area” and “the locality” not just the site.

The site of Meadow Lakes has become a large village in an area where the historic landscape characterisation is that of medieval farmland, HC04, disrupting the amenities of the locality. Therefore, this application for ‘Lawful Development’ where previously only temporary permissions were allowed, should be denied. The Planning Authority can control development so that Meadow Lakes, by increments such as this, does not become over-developed.

24/71 Highways & Flooding

- | | |
|---|---|
| A | After sending many photos and emails, JL and Cllr Bunney have been assured that the Polmassick Culvert will be desilted soon. |
|---|---|

24/72 Assets – reports and maintenance

- | | |
|---|---|
| A | Footpaths and verges. A locked gate was reported as interrupting Footpath 418/12/1, but this appears to have been resolved and the gate is no longer locked. |
| B | Telephone Kiosks. Nothing to report. |
| C | Website. The Clerk reported that the website does not have an SSL certificate which identifies it as ‘secure’. An SSL certificate may come at a cost, but it may not be an issue. If anyone has encountered a notice on their browser saying that st-ewe-pc.gov.uk is NOT a secure website, please inform the Clerk. |

24/73 Parish Matters – reports

- | | |
|---|--|
| A | Village Hall. The committee has been busy with fundraisers. Fireworks night went well. |
|---|--|

24/74 Correspondence & Invitations (complete list in Clerk’s Notes)

- | | |
|---|---|
| A | A letter about Telecommunications Resilience Planning has been NOTED by the lead councillor on emergency planning, Cllr Lockyer. |
| B | A consultation about remote meetings and proxy voting has been issued by the government. This would greatly affect the way local councils function and all councillors are encouraged to take the survey. |

24/75 Business for the next meeting

- | |
|---|
| Standing Orders. BUDGET/PRECEPT. Kestle Well. Low Carbon Fund |
|---|

24/76 Second Public Session for feedback from the public

- | |
|-------|
| None. |
|-------|

24/77 Dates of next meetings.

A	Working Party for Standing Orders for all councillors, 2 Dec, 7.00 pm, Village Hall.
B	Ordinary Meeting 13 January 2025, 7.00 pm at St Ewe Village Hall.
C	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 9.30 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 5 December 2024

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____