

ST EWE PARISH COUNCIL **DRAFT MINUTES****Extraordinary Meeting, WEDNESDAY 30 APRIL 2025****7.00 pm, St Ewe Village Hall, Main Hall****PRESENT:**

Councillors: Will Richards (Chairman), Peter Cox, Jenna Fuggles, Mick Howell, Janet Lockyer, Peter Shannon and Philip Vellenoweth.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson and 27 Members of the Public.

ABSENT:

John Dickinson (Vice-chairman), Terrye Teverson, Ward Member Cllr Michael Bunney.

NOTE ON NUMBERING:

The Municipal Year begins in May. January-April carry the 24/ prefix. The first item in May will be 25/01.

ABBREVIATIONS:

Councillors' names – abbreviated with their initials. AGAR – Annual Governance and Accountability Return. 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 Main Hall and the Chair welcomed all.

24/119 Apologies

Apologies were received from JD, TT, Cllr Bunney.

24/120 Declarations of interest or requests for dispensation.

None.

24/121 Public Session

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| A | <p>The Chief Executive for Smit Associates Ltd spoke in favour of PA25/02624, stating:</p> <ul style="list-style-type: none"> • Heligan Gardens needs to control its own parking. • It must provide free parking to visitors or risk losing visitor numbers. • Parking within Heligan grounds, plus the proposed parking in Island Field, may not be sufficient parking during peak periods which means that the Gardens may have to limit visitor numbers. • A full study of required parking capacity compared to visitor numbers and visiting times has not been done. • December was the Gardens' second most busy period. |
| B | <p>A member of the family owning the current overflow car park (not owned by Heligan Gardens) stated that the proposed car park in an Area of Outstanding Natural Beauty (AONB) was unnecessary, unsightly and unsafe for traffic and pedestrians.</p> <ul style="list-style-type: none"> • The current overflow car park does not fall within the AONB. • The current overflow car park has been developed with Heligan overflow parking in mind, including screening, hardcore and lighting (PA24/01314). Plans have been made for EV charging units. • Pedestrians need not use the highway to enter the Gardens. |

	• With many more than 241 spaces, it has provided sufficient overflow for 25 years. • According to past visitor numbers, even if 241 spaces were developed in Island Field, the current overflow car park would still be necessary at peak times.
C	Various residents of the parish objected to PA25/02624 because of these concerns: • The traffic survey was not done at a time of typical usage. • A large highly visible car park is not appropriate in an AONB. • The Gardens are busy in December at night. • Lights at night in the proposed Island Field will disturb wildlife and residents at Heligan House and Pengrugla. • The multiple vehicle entrances into and exits from the Gardens will likely exacerbate tailbacks on the highway at Pengrugla corner. • Tailbacks will not be controlled because Heligan may not use its personnel to guide or control traffic on a public highway. • It is an unnecessary development within an AONB. • This is a business dispute that might benefit from mediation so that development of Island Field in an AONB is not necessary.
D	A resident of Heligan House stated that residents were given only a few hours' warning for a consultation about the new car park, PA25/02624. Pedestrian traffic from the proposed car park will pass over their private drive, disrupting residents' access.
E	The agent for PA25/02624 stated that screening of the field would be enhanced along the western boundary of the proposed development and that sufficient drainage would be in place to keep runoff from flooding the highway.

Item 24/123.B.v was moved forward to this point. See the decision at that item.

26 members of the public left the meeting.

24/122 Meetings and governance

A	The council RESOLVED (proposed JL, 2nd MH) that the minutes, as read, of the meeting on 10 March 2025 were a true and correct record and they were duly signed.
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24/123 Planning, Enforcement & Compliance.

A	Of note & correspondence.
i.	PA25/00307/PREAPP Pre-application advice for a new single storey dwelling. Land North East Of Lower Pengelley Cottage Lower Sticker St Austell PL26 7JJ. The council NOTES this pre-app and awaits a full planning application in due course.
B	Applications for consultee comments.
i.	PA25/00757 Change of use from holiday let to full residential Pleasant Streams Lower Sticker St Austell Cornwall PL26 7JL. The council discussed the application and RESOLVED (proposed WR, 2nd JL) to submit the following consultee comments: *** St Ewe Parish Council has NO OBJECTION to this application.
ii.	PA25/01805 Construction of storage building to replace temporary containers Hewas Water Engineering Ltd Hewas Water St Austell Cornwall PL26 7JF. It was NOTED that this application has been approved since publishing the agenda.
iii.	PA25/01889 Non-material amendment in relation to decision notice PA24/08382 dated 30/01/2025, namely 1) Alterations to first floor layout. 2) Alterations to fenestration Lanuah Farm St Ewe St Austell Cornwall PL26 6ER.

It was **NOTED** that this application has been approved since publishing the agenda.

- iv. **PA25/02453 | Demolish existing building and new build construction of 1 dwelling with office space following class Q approval of PA24/06858 and class R approval of PA24/06857 | Lanuah Farm St Ewe St Austell Cornwall PL26 6ER.**

The council discussed the application in light of the planning history for this site. It **AGREED** that it should go to planning committee if necessary and **RESOLVED** (proposed PC, 2nd WR) to submit the following consultee comments:

*** St Ewe Parish Council **STRONGLY OBJECTS** to this application. The proposal does not use any of the existing structure and is unsuitable in scale and design. It is an overwhelmingly large new build in the open countryside in an unsustainable location. The dominance of the residential dwelling flips and contravenes the Class Q and R permissions where the office building is dominant.

The parish council did not directly object to the previous PA24/06857 because it proposed a new business for the parish, using the Class R conversion, possibly bringing new jobs. However, this application does not in any way resemble the barns which received Class R and Class Q permission. Previously the residence was much smaller than the office space; now the residence is proposed as a four-bedroom two storey building.

The design is out of keeping: **FIRSTLY** as an executive-style modern building in the countryside; **SECONDLY** it looks very out of place beside sympathetically converted barns; **THIRDLY** its increased footprint for a large family home, including two connected double storey buildings dominating the rural landscape, is in an unsustainable location; **FOURTHLY**, it will be a beacon of light in a prominent position above St Ewe village. Glazed doors and windows will shine out on the hilltop in an otherwise dark, rural setting; **FIFTHLY** It overlooks its neighbour.

Though Class Q and Class R conversions have been granted, these conversions have not been carried out. Therefore, this new proposal PA25/02453 is not even an incremental change from the granted conversion. It is a completely new build directly in contravention of case law as quoted by the Planning Inspector's decision APP/D0840/W/23/3314604, Section 13:

"The Order does not define what is meant by 'reasonably necessary' building operations. However, the court judgement in the case of Hibbitt v Secretary of State for Communities and Local Government [2016] EWHC 2853, considers how this element of the Order should be interpreted. The judgment found that whilst some building operations which would affect the external appearance of the building should be permitted, the building must be capable of conversion to residential use without operations that would amount either to complete or substantial rebuilding of the pre-existing structure or, in effect, the creation of a new building. Whether or not the proposals go beyond the scope of conversion is a matter of fact and degree and requires an element of judgement."

The parish council is unanimously disappointed that the applicant has pushed this new build beyond a reasonable barn conversion.

- v. **PA25/02624 | Formation of new visitor parking area of 241 spaces including 20 electric vehicle charging points with associated landscaping, drainage, vehicular access and pedestrian footpaths | Island Field The Lost Gardens Of Heligan Pentewan St Austell Cornwall PL26 6EN.**

The council heard from many people during the public session about this application;

it noted many comments on the online register and councillors were able to ask questions of the applicant and their agent. After discussion, the council **AGREED** that it should go to planning committee if necessary and **RESOLVED** (proposed PC, 2nd JL) to submit the following consultee comments:

*** St Ewe Parish Council has listened to many residents through conversations, emails, unprecedented public participation at the council meeting and by reading online representations. Representatives from Heligan and their agent were able to speak and answer questions at the council meeting. The majority are opposed to this car park for two reasons: 1) the proposed Highway access will cause traffic chaos during peak periods summer and winter, and 2) it is an unnecessary development of an Area of Outstanding Natural Beauty (AONB) which will not satisfy the parking need at peak periods. The parish council urgently asks Heligan and its neighbouring business to negotiate an alternative solution.

St Ewe Parish Council **STRONGLY OBJECTS** to this application for a number of reasons: **FIRSTLY** Heligan argues that it must be in control of its own parking to satisfy its customers, yet admits that this car park will not satisfy its parking needs and other parking will have to be found or visitor numbers will have to be limited. **SECONDLY** the proposed traffic system for the new car park will be dangerous. It will cause severe tailbacks on a dangerous corner. **THIRDLY**, nighttime lighting of the proposed car park will harm dark skies in an AONB and possibly disturb neighbours in Pengrugla. **FOURTHLY** the increased pedestrian crossing of the private drive at Heligan House is dangerous and unacceptable. **FIFTHLY** development of the field to satisfy the needed parking will require hardcore and will no longer sustain the wildlife that should be protected in an AONB. **SIXTHLY** the overflow car parking area that has been utilised by visitors to Heligan for the last 25 years is not in an AONB; it is well screened and can completely satisfy overflow visitor numbers without the development of Island Field.

The traffic survey, upon which Highways' decision was made, does not correctly reflect typical use, and whilst the proposal will not increase traffic volumes, the proposed new location has different characteristics and will drive different behaviours. St Ewe Parish Council **REQUESTS** a site visit with Highways so that the parish council can explain the problems that will arise from the proposed layout.

The parish council supports all businesses in the parish, and it hopes that its local businesses will support each other for the benefit of all residents and visitors.

C Enforcement & compliance.

- i. The council reported a breach of planning at Heligan Gardens concerning a car park on Anne Rose Way PL26 6EN. The council received a reply stating: "the engineering operations to create the car park were carried out in excess of 4 years ago, thus rendering these operations immune from enforcement."
- ii. It was **NOTED** that the deadline for the residents to remove themselves from Tremem Barn is at the end of May 2025.

24/124 Year-end Accounts

- A **2024/25 YEAR-END FINANCIAL DOCUMENTS.** The council **RECEIVED** the 2024-25 YE documents previously prepared and circulated by the Clerk as Responsible Financial Officer, including: Financial Briefing Note, Budget Comparison Charts, List of Payments, External Audit figures & variances, CIL Report, 12mo Cash Flow, Budget Comparison,

	monthly Bank Reconciliations and YE Bank Rec, Aura Turbine Fund report, Asset report. The Clerk will place the appropriate accounts documents on the council's website.
B	RESERVES. The council RESOLVED (proposed MH, 2 nd JL) to approve the allocation of reserves for the end of the 2024/25 fiscal year and the beginning of the 2025/26 FY into three categories: the Contingency Reserve is £2,631.38; the Election Reserve £3,345; the Noticeboard Reserve £958.83. Other reserves held by the PC are earmarked/ringfenced: Community Infrastructure Levy (CIL) £837.43; SECAG Climate Action Group Projects £34.96; Transparency Fund £109.40; Aura Wind Turbine Fund £7006.94; St Ewe Defibrillator £275.04.
C	WEBSITE. The council RESOLVED (proposed WR, 2 nd JL) to approve the 2024-25 documents for posting on the website beyond the requirements of the Transparency Code for Smaller Authorities; that is, the Financial Briefing Note, List of Payments, CIL Report and Budget v Payments Charts.
D	FUNDS. The council RESOLVED (proposed JL, 2 nd PC) to publish the Aura Wind Turbine Fund Report and the Three Parish Low Carbon Fund Report on the website.
E	INTERNAL AUDITOR'S REPORT. The council RECEIVED and NOTED the internal auditor's report for the year-end 2024-25.
F	AGAR (Section 1) ANNUAL GOVERNANCE STATEMENT. The council RESOLVED to answer each Governance Statement in the affirmative.
G	AGAR (Section 2) ACCOUNTING STATEMENTS. The council RESOLVED to approve the Accounting Statements. It further RESOLVED to approve the YE Bank Reconciliation and the Explanation of Variances – Box 3 & Box 6.
H	AGAR CERTIFICATE OF EXEMPTION. The council RESOLVED (proposed WR, 2 nd PV) to approve the Certificate of Exemption which, in accordance with Section 9 of the Local Audit (Smaller Authorities) Regulations 2015, exempts the council from a 'limited assurance' review, at a savings of £210. The AGAR and other required accounting documents will be made available to the public on the council's website.
I	PERIOD FOR THE EXERCISE OF PUBLIC RIGHTS. The council CONFIRMED the dates for the period for the exercise of public rights as set by the Clerk: Tuesday 3 June 2025 until Monday 14 July 2025 inclusive. Notice will be posted on the noticeboards and the website at <i>Council Accounts</i> .
J	SIGNATURES. The council RESOLVED to authorise the Chair's signature on the AGAR Sections 1 & 2 and on the Cert. of Exemption, duly countersigned by the Clerk.

24/125 Reports

A	Three Parish Low Carbon Fund committee. The committee met for the first time on 15 th April and the Draft Minutes of the meeting are on the council's website.
B	JL reported on the River Trust meeting at Caerhays. They believe they are making inroads to clean up the water from Tubbs Mill to the beach. They emphasised that the pollution is not as bad as social media seems to suggest. JL will continue to attend these meetings and report to the council.
C	The Employment Committee reported that it has selected a new Clerk who has accepted the position. She will be at the meetings on 12 th May and the hand over will probably take place on 1 st June.

24/126 Correspondence

None.

24/127 Business for the next meeting

Co-option of up to five councillors. SEAHL.

24/128 Second Public Session for feedback from the public

None.

24/129 Dates of next meetings.

A 12 May 2025, 7.00 pm. These meetings mark the beginning of the municipal year 25/26.
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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

The meeting closed at 9.15 pm and the Chairman thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 3 May 2025

SIGNED:

THESE ARE DRAFT MINUTES.

Chair of meeting: _____ Date: _____