

MINUTES OF THE MEETING OF  
**GWENNAP PARISH COUNCIL**  
HELD AT THE PARISH ROOMS, PULLA CROSS ON  
15<sup>th</sup> NOVEMBER 2018 at 7.00pm



Present: Cllr Furnish (Chair), Cllr Leach, Cllr Lanyon, Cllr Patton Cllr Forrest, Cllr Hallett, Cllr Pascoe  
Apologies: None, all present  
Also present: Clerk; Cornwall Cllr Kaczmarek; Mr C Rosevear (United Downs Raceway); Mr O Braine (Bangers & Mash Up); Mr T O'Shea (Speedway Archers Club); Dr F Sherriff (PA18/09199); Mr Searle (PA18/08930); Mrs Diment (PA18/09678); members of the public x 2

### **PUBLIC CLINIC**

- Dr Sherriff spoke about her application PA18/09199 to convert and/or rebuild existing outbuildings to create 8 high spec holiday units with ancillary amenities. Councillors had received illustrations and details about the application at the start of the meeting. The Councillors urged Dr Sherriff to use local products, trades and services as much as possible to support local businesses. Cllr Pascoe made some comments relating to whether the proposed development would compete with her family's business holiday let accommodation.
- Mr Rosevear (United Downs Raceway) advised the Councillors that he is keen to introduce and welcome additional uses of the United Downs Raceway site, to benefit wider groups of people and also to reduce the time the site is not used, thereby reducing antisocial behaviour and trespassing on site. He provided information about an Endurance GB Miners' Trail Pleasure Ride horse-riding event on 27<sup>th</sup> January which has requested to use the United Downs Raceway as a parking area/base point for the event.
- Mr Braine provided the Council with a summary report of his plans for a 'Bangers & Mash Up' Festival in July 2019. This is hoped to be a 7 day event (no overnight stays) and will include workshops and displays (inc. upcycling furniture, musical, chainsaw sculpting and a cardboard bridge engineering), Cornish singing, live music, and food stalls. It is a community event for local people of all ages, its ethos will be one of coming together and participation. The festival is supported by the Arts Council and FEAST. The Council support the idea of the festival and commend Mr Braine for his community spirit and intentions. The Clerk reminded Mr Braine that he will need to obtain relevant permissions from Cornwall Council, and to engage with the local neighbours to minimise any upset.
- Mr O'Shea provided the Council with a pamphlet about his proposal to create 'Speedway Archers' field archery club for the local community and field archery network. He explained the limited opportunities for field archery in Cornwall, despite the demand for such facilities, and also explained that the archery clubs can have a positive impact on young people, not just by engaging them in an outdoor sport, but also in building their self-esteem and confidence. Mr O'Shea anticipates that there would be weekly practice sessions, a monthly shooting session and once/twice yearly national competitions. The Council supports the concept but reminded Mr O'Shea he must obtain necessary permissions from Cornwall Council.
- Mr Henderson asked the Council for advice on land appeals and development opportunities. The Council advised that he seek advice from Cornwall Council's Planning Department and that he carry out a feasibility study.
- Mr Searle spoke in support of his application PA18/08930. He explained that they are seeking to reposition the proposed dwelling to allow them to continue to live in the static caravan while the build takes place. Once complete the static caravan will be removed. Some alterations have been made to the appearance of the proposed dwelling to make it more modest in appearance than the original permission (PA14/11425).
- Mrs Diment spoke in support of her application PA18/09678 and explained the reason for proposing building two properties on the plot (the second property is intended for elderly parents). The Councillors urged Mrs Diment to engage with her immediate neighbours, to consider carefully how close they build to the boundaries, and to refer to the NDP Design Guide for guidance.

**18/132 APOLOGIES** None, all Councillors present.

**18/133 DECLARATIONS OF INTEREST FOR THIS MEETING** No interests were declared for this meeting.

### **18/134 CORNWALL COUNCILLOR KACZMAREK'S REPORT**

- 134.1 A recent meeting regarding Wheal Jewel identified that circumstances are improving at Wheal Jewel, incidents of anti-social behaviour are still occurring, and that some residents who had previously received a lifetime ban had been allowed back on site (albeit short term to allow them to be with a dying relative). The appointment of a new site manager, and installation of CCTV should both assist in improving the management of the site. It has been agreed that Cornwall Housing will provide more regular updates.
- 134.2 He is very supportive of the United Downs Deep Geothermal Power Project which is drawing international attention to Cornwall for its pioneering work. He has only received positive comments about the project since drilling commenced.
- 134.3 Incidents of fly-tipping have increased across Gwennap, Carharrack and St Day parishes with the darker evenings.

- 134.4 He has been contacted by someone who has submitted a Freedom of Information Request to Gwennap Parish Council, asking for background information about the Wheal Maid tailings.
- 134.5 He noted PA18/02734/PREAPP for development of housing at the Cornwall Concrete site.
- 134.6 Cllr Lanyon asked Cornwall Cllr Kaczmarek to request that CC cut back the hedging around the car park at Wheal Unity, to improve visibility of the area and reduce fly tipping. Cllr Kaczmarek agreed.

### **18/135 MINUTES OF PREVIOUS MEETING**

The Minutes of October's meeting of the Parish Council were approved and signed as an accurate record.

### **18/136 MATTERS ARISING – REPORT BY THE CLERK**

- 18/116.2 The Clerk witnessed a roadside surveillance operation on the Comford to Lanner road, so the police do appear to be allocated more resource to that area as promised.
- 18/109.2 The broken salt grit bin at Cusgarne has been replaced.
- 18/119.d The Clerk is awaiting a response from the Enforcement department regarding the alleged siting of a caravan at the western end of the Wheal Maid valley.
- 18/128.1 Cllr Lanyon and retired Lieutenant Commander Martin "Florrie" Ford of Goongumpas lit the Battle's Over Beacon of Light on 11<sup>th</sup> November as part of a nation-wide event.

### **18/137 PLANNING**

#### **a) To receive and comment on planning applications:**

**PA18/08930** Samsfield Farm, Sparry Bottom Lane, Carharrack Construction of replacement dwelling with detached garage (amendments to position and design of dwelling approved under decision PA14/11425). *SUPPORT.*

**PA18/00003/SPD** Draft Housing Supplement Planning Document. *Cllrs to send comments to Clerk by 30/11/18.*

**PA18/09678** Ryecroft, Trehaddle Outline application for up to two dwellings with all matters reserved. *NO OBJECTIONS IN PRINCIPLE but advise the applicant to engage with neighbours, not build up to boundaries and refer to NDP Design Guide.*

**PA18/10408** Elmsford, Cusgarne Installation of photovoltaic panels, ground-mounted. *SUPPORT.*

**PA18/09915** Framor, 6 Trewelm Lane, Crofthandy The installation of an LPG tank in the front garden. *SUPPORT but request screening if an underground tank is not possible.*

**PA18/09199** Cusgarne Manor, Cusgarne Proposed works to Grade II\* listed Farmhouse and creation of 8 holiday properties with ancillary amenities. *SUPPORT, it represents quality development of a site and existing buildings that have come into a state of disrepair.*

**PA18/09200** Cusgarne Manor, Cusgarne Application for Listed Building Consent for proposed works to Grade II\* listed Farmhouse and creation of 8 holiday properties with ancillary amenities. *Defer to Listed Building Officer.*

#### **For info only (i.e. not for consultation):**

**PA18/02804/PREAPP** Trevince, Gwennap Pre application advice for proposed barn conversion to estate cafe and shop with associated parking. Barn conversion to 1 bed cottage. *Relates to Historic Building Advice.*

**PA18/02734/PREAPP** Cornish Concrete Products Ltd, Bissoe Pre-application advice for proposed residential development. *Cllr Furnish to draft a formal comment to the planning officer.*

**PA18/02467/PREAPP** Chenhale Farm Chenhale Carharrack Pre-application advice sought for provision of a six bedroomed dwelling for use by the applicant and her family. *NOT SUPPORTED BY CASE OFFICER*

**PA18/02928/PREAPP** Rosswyn, Frogpool, TR4 8RS, Pre-application advice for proposed dwelling.

#### **b) To receive and comment on planning applications received too late to be included on agenda None**

#### **c) To note planning decisions**

**PA18/07194** United Mines Landfill Site, New building for office/staff welfare use on the site of previous staff building *APPROVED WITH CONDITIONS*

**PA16/11478** Cusgarne Manor; Introduction of two dormer windows on the rear elevation to match existing and take down two unsafe chimneys and reinstate them *APPROVED WITH CONDITIONS*

**PA16/09450** Cusgarne Manor; Listed Building application for the introduction of two dormer windows on the rear elevation to match existing and take down two unsafe chimneys and reinstate them *APPROVED WITH CONDITIONS*

**PA18/08691** Sunnyside, Tresamble Hill Demolition of existing porch and construction of larger glazed lean to porch *APPROVED WITH CONDITIONS*

#### **d) Update on any ongoing planning enforcements**

- EN18/01533 Wood Yard, Poldory, St Day Alleged siting of 1-2 caravans for residential use. *No update.*
- EN17/01005 Land north of Lower Tolgullow Vean Farm, Poldice Land being used as a landfill site. *No update.*
- EN18/01056 Land Adj To White Cottage Wheal Clifford Alleged siting of caravans for residential use and groundworks. *No update.*
- EN18/01376 Chenhale Farm, Carharrack Alleged large quantities of material being deposited for construction of an outdoor sand school for equestrian use at. *No update.*

e) **To note planning appeals or inquiries** None

f) **To report any planning problems or possible breaches** None

### **18/138 CORRESPONDENCE**

- 138.1 Letter dated 22/10/18 from Gwennap Parochial Church Council serving notice on Gwennap Parish Council to take over responsibility for the maintenance of the churchyard. *Noted and actioned, see Minute Ref.*
- 138.2 Insurance renewal documents 01/12/18-30/11/19. *Noted.*
- 138.3 Freedom Of Information Request re Wheal Maid Tailings dam and lagoons. *Noted, discussed and action agreed by the Council. Clerk and Cllr Furnish to draft and send formal response.*
- 138.4 Letter from Cornwall Council ref Parish & Town Councils Precepts for the 2019/20 financial year. *Noted, to be actioned at December's meeting.*
- 138.5 A letter dated 22/10/18 from the Parochial Church Council formally serving 3 months' notice on the Parish Council to take over responsibility for the maintenance of Gwennap church yard.
- 138.6 Information regarding the Bangers & Mash Up Festival, Speedway Archers Club & Endurance GB's event. The Councillors AGREED that these events sound excellent. Cllrs to email comments to the Clerk by end of 19<sup>th</sup> November so she can feed back to the organisers.
- 138.7 Confirmation of a Great Western Railway CCIF grant application for an integrated transport scheme was noted.

### **18/139 REPORTS ON EXTERNAL MEETINGS ATTENDED**

- 139.1 Cllrs Furnish, Leach, Pascoe and the Clerk attended training by Cornwall Community Land Trust on 24<sup>th</sup> October. It was a useful day that clarified the process and next steps (e.g. to issue a Call For Land). Attendees had learnt about case studies of other CLTs in Cornwall. Clerk to schedule a CLT meeting.
- 139.2 Cllr Furnish and the Clerk attended a collaborative meeting with senior members of Cornwall Council, Cornwall Housing, the Police and reps of Carharrack and St Day Parish Councils regarding management of the Wheal Jewel site. Progress has been made, including the installation of CCTV and more regular presence on site, plus work to some of the pitches. A new site manager is also being recruited (although they will be responsible for all the G&T sites in Cornwall, not just Wheal Jewel). Frequency of incidents has reduced but there is still a long way to go and a lot of work to do. Cornwall Cllr Kaczmarek wants the site reduced in size or closed. Cornwall Council are not willing to consider this at present because significant money is being invested in the site to improve it. The Parish Councils had requested a Police single point of contact for matters relating to Wheal Jewel, and the Clerk had suggested that Cornwall Housing provide updates on progress and work on site in the parish newsletters. The next review meeting will be held in the new year.
- 139.3 Cllr Pascoe attended an Energy Innovation Zone meeting on 7<sup>th</sup> November. It was a very interesting meeting that discussed many ideas about how the heat generated from the Geothermal site could be used.
- 139.4 Cllr Furnish attended the Geothermal Community Fund Panel meeting on 15<sup>th</sup> November. The Panel had considered 3 applications, one of which was Gwennap Parish Council's application for funds towards the Play Park Project. Gwennap Parish Council have been awarded £10,000, this will be confirmed in writing.
- 139.5 Cllr Furnish and the Clerk attended a meeting with Caroline Dann of TravellerSpace on 15<sup>th</sup> November to learn about what TravellerSpace does, and to discuss building links with the residents of Wheal Jewel caravan park. Clerk to email details of Gwennap PC's Grant and the Geothermal Community Fund. Cllr Furnish proposed that the Parish Council could donate pieces of the existing play equipment and matting to the Teyluva Centre when it is removed for the new play park equipment – this was APPROVED.

### **18/140 NEIGHBOURHOOD DEVELOPMENT PLAN UPDATE**

- 140.1 Cllr Furnish continues to work on finalising the NDP. He estimates another 2 weeks' work is required. The Council and NDP Steering Group are keeping a close eye on the Crantock NDP Judicial Review case.

### **18/141 COMMUNITY LAND TRUST**

- 141.1 See Minute ref. 18/139.1. Clerk to schedule a meeting to discuss and agree next steps.

### **18/142 PUBLIC RIGHTS OF WAY(PROW) / OPEN SPACES / ENVIRONMENT**

- 142.1 The monthly Wheal Maid inspection report for November was noted. Cllr Lanyon & the Clerk to obtain two written quotes for the construction of a Cornish wall around the exposed shaft at the western end.
- 142.2 The bi-monthly Litter Clearing Report for October & November was noted.
- 142.3 The Clerk provided an update on the United Downs Geothermal Power Project. At the time of reporting they had reached 205m on the first well. The Clerk reminded the Councillors of their site visit on 19<sup>th</sup> November.
- 142.4 Campaign to Protect Rural England update (Cllr Hallett) – nothing to report.

142.5 The Clerk had received an offer by a resident to refurbish the noticeboard at Carn View and to erect a noticeboard by the Book Exchange in Gwennap for a cost of approximately £25 per board. This was APPROVED.

### 18/143 HIGHWAYS

143.1 The Clerk continues to report pot holes, damaged or missing signs/road markings & dangerous obstructions.

### 18/144 GWENNAP CHURCHYARD / FROGPOOL CEMETERY

144.1 In accordance with Minute Ref 18/127.1, upon receiving the formal notice served by the Parochial Church Council on the Parish Council to take over responsibility for maintenance of the church yard (see 18/138.5), the Clerk had, in writing, formally served notice on Cornwall Council to take over responsibility of maintenance on behalf of the Parish Council, in accordance with the Local Government Act 1972 part IX Section 215, Subsections (1), (2)A and (a). The Clerk had received correspondence from a Mr Jon Mitchell of Cornwall Council advising that he was seeking legal advice since he suspected the 3 months notice refers to the closure date of the churchyard (1855). The Clerk has challenged his interpretation of the Local Government Act, instead asserting that the 3 months refers to the issue of the notice. She awaits a response.

### 18/145 PARISH ROOMS AND PLAYING FIELD

- 145.1 Play Park Project – Cllr Furnish updated the Council on the financial status of the Play Park Project, following the successful grant applications to SITA Cornwall Trust and Geothermal Community Fund. There is still a £10k shortfall of the total project cost. Cllr Furnish proposed that he and the Clerk try to negotiate further with the play equipment contractor and that the Parish Council pay any remaining shortfall in order that it can proceed with the whole project. The Council RESOLVED to delegate the negotiation and decision to Chairman Cllr Furnish and the Clerk, and to pay any shortfall if necessary (up to £10k). Quote Ref. CD021376v3 £81,788.04 exc VAT.
- 145.2 The monthly playpark inspection for November had not yet been received.
- 145.3 The Clerk presented a quote from 1<sup>st</sup> Stop Interiors for acoustic panels for the Parish Rooms. She also circulated a sample panel and the corporate literature. The Council requested that she obtain a comparative second quote. Clerk to action.
- 145.4 The Clerk presented a quote from Bartlett to supply and fit a replacement tank to the Lincat water boiler. The Council asked the Clerk to investigate the cost of purchasing a new water boiler. Clerk to action.
- 145.5 The Clerk was asked to obtain two quotes to replace the dividing fence across the playing field. Clerk to action.

### 18/146 FINANCE

- 146.1 The Council noted the Certified Annual Return for the year ending 31/03/18, and associated comments. Some action points still remain, which the Council must address before the next Annual Return.
- 146.2 Income received since the last meeting: Room hire £133, Advertising £42, Rural Payments £4,981.50, Community Chest £365 (total £5,521.50)
- 146.3 November's petty cash spend of £90.27 was noted. Transfer of £150 to the petty cash account was approved.
- 146.4 The following payments were authorised:

15/11/2018	CHEQUE	Royal British Legion Poppy Appeal	Remembrance Day wreath	£19.25
15/11/2018	CHEQUE	Suez R&R	Third Party Contribution	£4,200.00
15/11/2018	BACS	Kea Parish Council	Contribution to Bissoe defibrillator	£200.00
15/11/2018	BACS	Naturally Green	Treeworks at playing field	£240.00
15/11/2018	BACS	Mr R Cook	Litter picking rounds Oct & Nov	£230.07
15/11/2018	BACS	Mr R Cook	DIY - litter pin post, Frogpool	£75.38
15/11/2018	BACS	A Gazzard	Playing field duties Nov 2018	£160.55
15/11/2018	BACS	Cornwall Wood Treatment	2 no. Cornish Broadfield Benches	£387.77
15/11/2018	BACS	FJ Kemp & Sons	PAT test	£40.80
15/11/2018	BACS	PKF Littlejohn LLP	Audit fee - AGAR 2017/18	£360.00
15/11/2018	BACS	Came & Company	Insurance premium	£1,556.08
15/11/2018	BACS	Mrs F Barnard	Salary & expenses Nov	926.48
<i>Total BACS/DD authorised</i>				<u>£8,396.38</u>

### 18/147 ANY OTHER BUSINESS / MATTERS TO CARRY FORWARD TO NEXT MEETING

- 147.1 Community Land Trust
- 147.2 Devolution/list of assets
- 147.3 Parish Council Precept for 2019/20

The meeting closed at 9.50pm

Signed.......... Chairman (13<sup>th</sup> December 2018)