



## GWENNAP PARISH COUNCIL

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### MINUTES OF THE VIRTUAL MEETING OF GWENNAP PARISH COUNCIL HELD ON THURSDAY 17<sup>th</sup> December 2020

In attendance:

Cllr Sue Patton (Chair)  
Cllr Greg Foxwell  
Cllr Jan Hallett  
Cllr Lou Hitchens  
Cllr Dave Lanyon  
Cllr Richard Williams

#### 182/20 APOLOGIES

There were no apologies as all Councillors were present.

#### 183/20 DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS (DPI) AND OTHER SIGNIFICANT INTERESTS (OSI)

There were no declarations of interest

#### 184/20 OPEN FORUM

There were two members of the public present who, at the Chair's invitation, addressed the meeting:

Ben Salfield introduced himself as the prospective Conservative candidate for the new electoral division of Lanner, Stithians and Gwennap which comes into effect at the next Cornwall Council elections in May 2021. He wished to get to know the people who he will be meeting and working with, should he be successful in those elections next year. He thanked the Parish Councillors for giving up their time to serve the community.

Crispin Rosevear, Director of Purple Cornwall Limited, organisers of the banger racing, asked if everyone had received the email he had sent in concerning the Rum Maturation Plant planning application, which included a link to a video made by Adam Vincent. The Chair confirmed that it had been circulated to all Councillors.

He also stated that, in his opinion, the planning application should not be supported because consideration had been deferred until tonight in order to receive the updated guidance



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from the World Heritage Site (WHS) Planning Service. As this was strongly against the proposal, he assumed that all Councillors would follow that advice.

185/20 REPORT OF CORNWALL COUNCILLOR KACZMAREK  
Cllr Kaczmarek confirmed that he had circulated his report ahead of the meeting which is reproduced below.

*Report recirculated 13/01/2010 – ensuring every councillor had opportunity to review*

He reiterated that Jane and Tim were stepping down from the end of the year as the landlord and landlady of the Cornish Arms and that they had done so much for the village. He hoped that everyone would support their relatives who were taking over.

He confirmed that the Coombe Lane embankment issue is well on the way to being resolved.

4 x 4 vehicles have churned up a lot of vegetation by the engine house. This is being looked into.

In response to a question, the Chair advised those present that the Parish Clerk, Kate Mitchell, had, with regret, resigned from her position and the implications of this would be discussed in the Confidential section of the meeting.

The Chair thanked Cllr Kaczmarek for his report.

### 186/20 MINUTES OF THE VIRTUAL PARISH COUNCIL MEETING OF 19 NOVEMBER 2020

Cllr Lanyon commented that, under the debate about Planning Application PA 20/09415, it was recorded under draft Minute 162/20 that he had said 'He thought that the application did not make reference to the Gwennap NDP.' Cllr Lanyon wouldn't have said that because clearly the application did make reference to the Gwennap NDP.

Subject to the deletion of that sentence, it was MOVED by the Chair, SECONDED by Cllr Hallett and AGREED that the draft minutes of the Parish Council meeting of 19 November 2020 be APPROVED as a correct record.

### 187/20 MATTERS ARISING FROM THE MINUTES OF THE VIRTUAL PARISH COUNCIL MEETING OF 19 NOVEMBER



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The Chair advised that there was only one issue which was not otherwise covered under this Agenda.

It was noted that a quote for the replacement of the two topping stones of the cemetery wall had yet to be obtained and that would be picked up by the new Clerk, if appointed, in January.

### **188/20 CORRESPONDENCE**

Cllr Lanyon asked why all the correspondence that had been received by the Council since the last meeting had not been listed on the Agenda.

The Chair responded that this practice had been changed after a parishioner complained that they had been named and that they objected to this.

It was agreed that, in future, there would be a note under this item setting out the subject matter of the correspondence but with no reference to names.

The Chair confirmed that the Clerk had received 6 emails regarding the planning application concerning the Rum Maturation Plant. One was in favour with five against, all those objecting being concerned about the future of the banger racetrack.

The Chair had received a letter from Cornwall Council setting out the fees for the Parish Council elections next May, with it being £1500 more if the elections were contested.

George Eustice has offered to attend a meeting of the Parish Council next year to talk about Government Consultation. Date to be confirmed later in year.

An email was received from a parishioner complaining about the state of the byway adjacent to the Park area of the Richard Jory Playing Fields.

### **189/20 PLANNING APPLICATIONS**

PA20/09415 – Land at United Downs TR16 5HU. Outline planning permission with some matters reserved (access) for mixed use zero carbon employment development comprising state-of-the-art rum cask maturation biome (Use Class B8); heat and power connection to off-site geothermal energy source; geothermal



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energy centre; and visitor centre including ancillary shop and café (Use Class E) and bar (Use Class sui generis); with associated site remediation, drainage (including attenuation pond and pumping station), landscaping, footbridge, bin store, access, car parking and electric vehicle charging infrastructure.

The Chair explained that before debating this planning application, she needed to say a few words.

'This is clearly a very significant proposed development which has aroused strong feelings and considerable local interest.

I need, therefore, to remind all Councillors that we need to approach this debate with an open mind.

It is perfectly acceptable to have a strong predisposition to a particular view but we all must approach the decision without being predetermined, as this would make our decision liable to challenge.

If any one of us feels that whatever our fellow Councillors might say, we will only vote one way then we should decline to take part in the debate and should not vote.

I imagine that each Councillor would like to have their say on this application so I will invite each of you, in turn, to express your initial thoughts having read the paperwork and listened to what was said at our last meeting.

I will then open up the meeting to a general debate.

For the benefit of members of the public, you will not be allowed to ask questions or otherwise take part in the debate. This part of the process is for Councillors only.

I shall go in alphabetical order and I shall speak last.'

With no Councillor declining to take part, the Chair invited Cllr Foxwell to speak.

Cllr Foxwell explained to the meeting that he had looked, in detail, at the pros and cons.

With regard to the former, he highlighted the following:



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- The use of the geothermal energy resource for up to 50 years
- It is an eco-friendly and, therefore, sustainable development
- The creation of 30 jobs
- Once the project is up and running, it will be extremely quiet.
- The preservation of heritage assets at ground level

On the opposing side, he drew attention to the following:

- The WHS were against the development as they did not consider that there were exceptional circumstances to justify it.
- There would be significant traffic, in addition to the 500 movements per day to the landfill site.
- There was no clarity about what sort of lighting would be used at night.
- The design is divisive with strong feelings for and against.

Those were his initial comments and he awaited with interest the views of fellow Councillors.

Cllr Hallett was the next to speak.

She empathised with much of what Cllr Foxwell had said.

She wasn't opposed to the development, in principle. It would be good for the community but she was strongly opposed to the design which was out of keeping with the area.

For Cllr Hitchens, two things stood out: 30 sustainable jobs and that the development was 'green' and environmentally friendly.

She was not sympathetic to the banger racing which was the complete opposite to the sustainable nature of the Rum Maturation Plant.



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Cllr Lanyon declared himself sceptical about the creation of jobs. He didn't believe that they were a firm commitment.

Even if they were created, there was no guarantee that they would be local as there was a suggestion that the business could be operated from a distance.

He questioned the sustainability aspects as the application clearly states that it would absorb natural energy and that the Geothermal energy would only be available for part of the year.

He also felt that there could be potential conflict with other more acceptable projects being turned away because there was no available heat.

He pointed out that the banger track was used by a lot of local people and it was a popular leisure facility.

Cllr Lanyon referred to a list of aspects where he thought that the proposal did not comply with the Neighbourhood Development Plan, which he had circulated to all Councillors prior to the meeting.

He also mentioned that the Parish Council had rejected other proposed development which was contrary to the WHS advice and it could be interpreted as 'perverse' to go against their strong advice on this application.

He was also concerned about the impact on local business which the proposed café could have were it to be successful.

He summed up his position as not being against the development, in principle, but that it could not be justified on this site.

Cllr Williams considered that this application was very much in the balance, for him. Like Cllr Foxwell, he was still not entirely clear which way he would vote.

With regard to the banger racing, he thought that to be a 'red herring.' The decision was on a planning application and the current use of the land and the arrangements of the occupiers with Cornwall Council were not relevant. However, having read



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all the objections put forward by those supporting the banger racing, it was clear how popular the facility was and that should the application be successful, the Parish Council should lobby Cornwall Council to ensure it could identify an alternative location in Cornwall for the racing.

In his opinion, traffic was not a defining issue as the Highways Service of Cornwall Council had not deemed it to be such and if the landfill site closes, which has been indicated, the traffic movements for this site would be a lot less.

He also felt the design should not be the determining issue. As Cllr Foxwell had said, it would divide opinion and he did not feel qualified to pass judgment.

The potential jobs for the area was a plus but he agreed with Cllr Lanyon that they were far from guaranteed, particularly the specialist roles.

The use of geothermal energy was to be welcomed.

As for the choice of site, the developer was stuck between two options, one of which had been ruled out because of concerns around land stability and this one, which had WHS concerns. Having to use geothermal power meant the options were limited.

Cllr Williams felt that it all came down to whether you accepted the advice of the WHS Planning Service. Although it is only 'advice' and could, therefore, be rejected, he considered it to be logical and well-reasoned and he was not convinced that the overall benefits to be provided by this development justified the harm which the WHS had expressed would result.

In particular, he was concerned that the benefits would primarily be for a private company not the public.

The Chair agreed with Cllr Williams that this was not a matter of choice between banger racing and a Rum Maturation Plant.

She echoed the positives raised by other Councillors: a sustainable business, carbon neutral and an intention to create 30 jobs.



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She felt strongly that the creation of local jobs, at a time of a pandemic and with a huge amount of employment deprivation, was extremely important.

She took on board the points made by the WHS and that, if there was to be significant harm to heritage assets, there had to be demonstrable benefit.

She believed that the application showed a commitment to look after the WHS assets, which nobody would want to see demolished.

She was strongly in favour of the design which was better than trying to create something more in keeping with the existing buildings.

The Chair had been impressed by the Developer who had been open and honest and answered every question.

On balance, she was moving towards the view of offering her support.

The Chair then opened the meeting up to general debate during which the following points were made:

- The industrial site adjacent to United Downs had been considered initially but was not big enough.
- The problems of increased traffic are of concern to many residents.
- It is difficult to be certain about the extent of use of the geothermal energy as the science was developing.

The Chair then proposed that Councillors moved to the vote and Cllr Lanyon asked that it be recorded.

It was proposed by Cllr Foxwell and supported by Cllr Hitchens and the Chair that the application be supported. Cllrs Hallett, Lanyon and Williams voted against. The Chair indicated that she would exercise her second vote in favour of the application.

It was, therefore, **MOVED** by Cllr Foxwell, **SECONDED** by Cllr Hitchens and **AGREED** that there be no objection to application PA20/09415.





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PA20/01038 - Land NE of Rose Villa, Fernsplatt, Bissoe, Truro TR5 8RJ. Change of use of agricultural land to accommodate a caravan club with up to 16 pitches and associated works. Retention of hard standing, wash facilities and additional pitch for applicant's camper van to be used as a site office.

Whilst the majority of Councillors noted the Heritage Statement and positive public comments for this development and were happy to support, a minority were concerned about the WHS objections and that the application did little to address these through the Heritage Statement.

It was **MOVED** by Cllr Foxwell, **SECONDED** by Cllr Hallett and **AGREED** that there be no objection to application PA20/01038.

PA20/09539 – Primrose Farm, United Road, Carharrack, Redruth TR16 5HW. Certificate of Lawfulness for full residential use as a private dwelling contrary to the agricultural occupancy condition (condition 2) of the conditional permission for development dated 25/06/62

The meeting noted that the planning condition was nearly 60 years old and that the breach of the relevant condition had lasted for more than 10 years without any enforcement action being taken.

It was **MOVED** by Cllr Williams, **SECONDED** by Cllr Lanyon and **AGREED** that there be no objection to PA20/09539.

PA20/08400 – Land adjacent to Poldice Way, Chenhale, Carharrack, Redruth TR16 5RB. New dwelling.

Councillors were unsure as to the status of this application as its relationship to a similar application from last year was unclear.

It was agreed that the Clerk would investigate the circumstances in greater detail and that a decision would be made via email.

### **190/20 PLANNING DECISIONS**

The planning decision set out on the Agenda was formally noted.



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### 191/20 HIGHWAYS AND PUBLIC RIGHTS OF WAY

Cllr Foxwell advised that the flooded byway, which was the subject matter of correspondence referred to earlier, had been reported to CORMAC and he was due to meet their representative on site next week.

### 192/20 BANGER RACING

The Chair reported that a full response had been sent to Purple Cornwall Limited following the letter received on 19 November 2020.

### 193/20 RICHARD JORY PLAYING FIELD

It was confirmed that all Councillors had received the annual inspection report on the play area.

Cllr Lanyon confirmed that there had been some confusion in respect of the work that Greens had been asked to carry out and what exactly was included within the quote. In particular, this related to the pruning work to the trees adjoining the highway.

It was agreed that the Clerk would seek to resolve the confusion and would report back.

The Chair confirmed that the work to repair the car park had been carried out and was considered to be of good quality.

### 194/20 PARISH ROOMS

The Council is yet to receive 2 quotes for the decorating work required for the toilets.

Cllr Lanyon has been in contact with the company due to supply the preferred storage Container. Because it is not possible to view the Container prior to purchase, it is important to know what we will be getting. As we have to pay 50% of the cost up front, it is important to be clear that they will be able to gain access to the site.

He asked that an order be placed.

Although it could be possible for the Container to be placed on the grass adjacent to the Paris Rooms, it was not thought, by the majority, to be the best location.



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### 195/20 PARISH COUNCIL FUNCTIONS AND INSURANCE

It was MOVED by the Chair, SECONDED by Cllr Williams and AGREED that the public liability insurance for the caretaker and litter pickers would be purchased by the Council.

### 196/20 WHEAL MAID

Cllr Williams confirmed that, although insurance had been obtained for most aspects of the Parish Council's work and assets, this did not include Wheal Maid.

It had been agreed, in principle, at the finance workshop, that the Parish Council would take out a year's public and environmental liability cover in respect of Wheal Maid, at a cost of between £9k and £10k.

This was being pursued by the Council's brokers but could not be guaranteed and the terms of any insurance cover would have to be carefully checked.

### 197/20 BOSTOL'S FIELD AND PAYNTER'S POND

This item was deferred until the next meeting.

### 198/20 REPRESENTATION OF THE PARISH COUNCIL AT OTHER MEETINGS

This item was deferred until the next meeting.

### 199/20 LMP/SWCP 2021/2022

The Chair confirmed that the funding from the Local Nature Partnership is £2993.95

### 200/20 CORNWALL COUNCIL AGENCY AGREEMENT

This item was deferred until the next meeting.

### 201/20 BANKING

This item was deferred until the next meeting.

### 202/20 BUDGET/PRECEPT



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It was MOVED by Cllr Foxwell, SECONDED by Cllr Hallett and AGREED that the forward budget for 2021/2022 and the increase in the precept, as set out on the attached paper and provisionally agreed at the financial workshop earlier this month, BE APPROVED.

### 203/20 FINANCE

Date	Bacs	Account Payable	amount
22/1/21	Bacs	Young People Cornwall	
22/1/21	Bacs	Greens repair play equipment	
22/01/21	Bacs	Greens hedge trimming	
22/01/21	Bacs	Greens Car Park work	
22/01/21	Bacs	Bartlett boiler for hot drinks	
22/01/21	Bacs	Cornwall Council Printing and posting	
22/01/21	Bacs	The Handyman Can painting toilets	
22/01/21	Bacs	Clark Jenner Angove	
22/01/21	Bacs	HMRC	
22/01/21	Bacs	Clerk Payroll Danny	
22/01/2021	Bacs	Clerk Expenses	
22/01/2021	Bacs	Abbotts	
22/01/2021	Bacs	FJ Kemp & Sons	
22/01/2021	Bacs	Robert Hallett litter picking	
22/01/2021	Bacs	Ann Gazzard	
22/01/2021	Bacs	Alan Collins litter picking	

It was MOVED by the Chair, SECONDED by Cllr Hallett and AGREED that the income received BE NOTED and that the payments circulated in advance to all Councillors, BE APPROVED.

### 204/20 AUDIT 2019/20

It was agreed that the Clerk would circulate the Audit findings after this meeting.

### 205/20 ANY OTHER URGENT BUSINESS



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The Chair advised that there were two items of urgent business that would need to be addressed in closed session, but she also wanted to place on record her thanks to Kate Mitchell for all her hard work and to wish her good luck for the future. These sentiments were echoed by all Councillors.

### 206/20 FUTURE AGENDA ITEMS/MATTERS TO CARRY FORWARD

- The replacement of the topping stones
  - Playing Field pruning
  - Decoration of the toilets
  - Ordering the Container
  - Wheal Maid insurance
  - Bostol's Field and Paynter's Pond
  - Representation of the Council at other meetings
  - Cornwall Council Agency Agreement
  - Banking arrangements
  - Audit findings
  - Re-opening of Parish Rooms
- 
- The Chair thanked all Councillors for their support and teamwork over the past year, wished everyone a Happy Christmas and declared the meeting closed.