



GWENNAP PARISH COUNCIL MINUTES

Minutes of the Ordinary Parish Council Meeting held on Tuesday 13th December 2022, 7pm

In attendance: Cllr Richard Williams {Chair} (RW), Cllr Greg Foxwell {Vice Chair} (GF),
Cllr Andrea Freeman {AF}, Cllr Steve Trelease (ST), Cllr Veryan Pascoe-Edward (VPE), Cllr Lynn Begley (LB),
Minute taker: Charlotte Caldwell (CC)

Seven members of the public were in attendance.

1. Apologies for absence were received from Cllr Norma Johns, Chris Ring (Clerk) and Cllr John Thomas. The Council expressed their sadness at the passing of the Clerk's mother.

2. Declarations of interest: RW stated that he had worked alongside Ben Wood's father in the past but he had only met Ben in connection with another planning application.

3. Public Session:

Ben Wood, planning agent for **PA22/09674** gave a short presentation regarding the Permission in Principle application. He stated the following;

- There are no detailed documents or statements as yet in respect of this planning application. He is awaiting comments on the level of housing need from Cornwall Council's Affordable Housing team.
- He confirmed that the Neighbourhood Development Plan will be taken into account when making any Technical Details application.
- He stressed that the applicant and their family wish to develop the land but only if there is sufficient housing need identified.
- He said that access, drainage and highways considerations all come later. This is an exploration into whether the development could be done and whether it was needed.
- He also stated that he did not know how many houses would be included within the development.

Various members of the public spoke about application **PA22/09674**

The following questions were asked;

- In what time period is the development likely to be decided?

BW said that he did not know if the applicant will proceed with the development. He said it could take some time due to the need for work to be done by the affordable housing team and exploration of capacity and technical issues.

- As the development is outside the development boundary in the NDP, 9 houses is a significant number. What if it is 9 or something more?

BW said that, as there is another planning application in the system for a site close by this one that has not yet been determined, it is difficult to comment. He said that a Section 106 agreement would be needed and, as this is a potential exception site, there must be a minimum of 50% affordable housing.

- Comments were made about why such development isn't taking place across the whole of the parish and not just Frogpool. The questioner also raised concerns about the general safety of the adjacent highway and for children on the road.
- GF asked BW to clarify what he meant by "affordable led" and why he contradicted himself by saying that a "proportion had to be affordable"?

BW said that build costs can make it difficult for developers to deliver a 100% affordable scheme. For rural exception sites, they need to have a minimum of 50% affordable.

- AF said that the Cornwall Community Land Trust (CLLT) have managed to bring forward a site that is 100% affordable in Gwennap so it can be done. She further asked if any developers had yet been approached? She also asked what is the commitment to the site being truly affordable?

One of the family members responded by saying they had spoken to an estate agent who had said that all the houses could be sold at an affordable price. It was difficult to approach developers until planning permission has been granted. BW also stated that the relevance of pre-app advice will diminish over a time period. The planning officer cannot make the decision until the information from the consultee in the affordable housing team has been received.

10. Planning: to consider the following planning applications:

PA22/09674 Permission in Principle

Proposal Application for Permission in Principle for rural exception site consisting of up to 9 residential dwellings.

Location Land East Of Trelise Frogpool Cornwall

Applicant Miss Patricia Bailey

- ST said it was hard to make a decision without sight of all the relevant information, given that there is another relevant adjacent application in the system as well. AF said that it is hard to see the 2 applications in isolation. LB said that 9 houses will change the village in a significant way.

Parish Councillors: R Williams Chair, G Foxwell Vice Chair
A Freeman, N Johns, S Trelease. L Begley, V Pascoe-Edward
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- RW said that he had re-read the NDP glossary and for a 'small-scale' development, the maximum number of affordable dwellings is 6 and for a truly affordable scheme it is up to 9. He said that he appreciated the neighbours' comments which had been eloquently presented and he respected all their reasonable objections. He further stated that, as a Parish Council, they needed to weigh up the need for truly affordable housing within the Parish against the objections that have been raised by members of the public. In summary, he felt that he could only support a scheme that is 100% truly affordable, as CLLT have made it work elsewhere.
- GF put on record his thanks to all respondents, who all have valid concerns. He said that if there is still a housing need then the PC would like to see small scale developments in each of the settlements of Gwennap, Frogpool and Crofthandy to balance the level and impact of those developments. He also raised the matter of trust with Cornwall Council as there have been examples where things have changed and the end result of developments have been far from what was intended.
- VPE said that she would support up to 9 dwellings, but only if they were all truly affordable.
- AF said that the housing needs to be truly affordable in perpetuity, and that landscape led design should be key to ensure long term sustainability.
- RW summarised the debate by saying that, if there was no objection, he would draft a statement that would be sent to Cornwall Council but the key issues for the Parish were that the site had to be 100% truly affordable, with environment-led design principles and sustainability underpinning the scheme.
- It was **MOVED** by RW to not object to the application on that basis only, **SECONDED** by VPE. The vote was 5 for, none against and 1 abstention.

4. Cornwall Councillor John Thomas MBE – apologies but no report had been received.

5. It was **MOVED** by RW, **SECONDED** by GF and **AGREED** that the minutes of the meeting of held 8th November 2022 be approved as a correct record. The Chair signed the approved minutes of that meeting.

6. Matters arising from the minutes.

The new picnic benches need to be put in place but are very heavy. It was proposed that the Fire Service be asked to help.

RW to speak with another resident who has expressed interest in his land being used for affordable housing.

Water refill station – it was proposed by AF that a mural is painted on the wall to draw attention to the asset for the community to benefit. It was agreed this was a good idea and that the Clerk should investigate a solution and plan an opening of the water refill station for the Spring.

GF has taken photos of the hedgerows for the Newsletter– RW thanked him. Letters have been sent to a landowner to request that their hedge be cut back.

No-one had yet managed to attend the online Planning training, but they would endeavour to do so.

The 'free trees giveaway' had gone well, despite poor organisation from Cornwall Council. 80 trees had been given away successfully and Cath's Corner took the spares that were not collected on the day.

The Councillors will meet for a review and business planning on 7 January.

7 Correspondence:

7.1 A member of the public had written to the Clerk regarding the condition of stiles in the fields in the Pulla Cross Area. The Clerk had contacted Cormac for advice on standards for stiles.

GF had taken photographs of the stiles.

It was **MOVED** by RW, **SECONDED** by AF and **AGREED** that the Clerk writes to the landowner.

8.1 FINANCE: It was **MOVED** by RW, **SECONDED** by GF and **AGREED** that payments be made as shown in the Payments Awaiting Authorisation Report (shown below).

8.2 The PC had sent the Councillors a copy of the proposed budget for 2023/2024. This had been discussed and agreed in principle at the November meeting but now needed confirming.

It was **MOVED** by RW, **SECONDED** by AF and **AGREED** that the proposed budget for 2023/2024 be approved.

It was **MOVED** by RW, **SECONDED** by AF and **AGREED** that the Precept be set at £52,151. This would be a zero % increase per household.



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8.3 To consider the External Audit for 21/22. The External Auditors report had been circulated to the Councillors and published on the Parish Council Website in September.

It was **MOVED** by RW, **SECONDED** by LB and **AGREED** that the external audit be formally noted and accepted.

8.4 To consider the half-year Internal Audit, November 22. The Clerk had circulated the Internal Audit.

It was **MOVED** by RW, **SECONDED** by GF and **AGREED** that the internal audit be formally noted and welcomed.

9. Affordable Housing.

RW confirmed that with regard to the Gwennap village scheme, he has received confirmation that this is now in the Cornwall Council Planning System.

12. The following Planning decisions were noted:

PA22/02786 APPROVED

Applicant:- Mr Jonathan Payne

Location:- Land Off Trewelm Lane Trewelm Lane Crofthandy St Day Cornwall

Proposal Renovation Of The Barn Into A Residential Dwelling and Small Ground Floor Extension To The South Elevation and the Introduction Of A New Cesspit.

PA22/08916 APPROVED

Applicant:- Mr R Fraser

Location:- Greensplatt House Perranwell Station Truro Cornwall TR3 7LZ

PA22/08917 APPROVED

Applicant:- Mr P Collett

Location:- Longfield Perranwell Station Truro Cornwall TR3 7LZ

Proposal Application for Tree preservation order works to 5 x Ash Trees and 3 x Leylandii - early signs of Ash dieback and reshaping

PA22/09203 APPROVED

Applicant:- Mr. & Mrs. Wigley

Location:- Woodgrove Race Hill Bissoe Truro Cornwall TR4 8RH

Proposal Demolition of a open fronted barn and construction of self-contained annexe

PA22/07102 APPROVED

Applicant:- Liz Ford

Location:- Stenak Goongumpas St Day TR16 5JL

Proposal Outline application for construction of dwelling

13. Reports from Councillors in relation to meetings attended on behalf of the Parish Council:

RW had attended a Mining Villages Regeneration Meeting – of interest was a talk by Karen Jefferies of St Day regarding practical tips on helping people save energy, such as volunteers to help change to energy-saving lightbulbs as one example. AF suggested that Community Chest funding could be applied for such a project in the Gwennap parish.

RW and GF had undertaken an inspection of Wheal Maid with the Clerk to see the damaged signage.

A discussion took place about continued use of Wheal Maid by the Fire Service for vehicle driver training which they get free of charge.

After a debate about the impact on the land and whether the Fire Service should be allowed continued use, RW **MOVED** that an extension to 30 June 2023 be granted with a review thereafter, **SECONDED** by ST. The proposal was carried on the Chair's casting vote.

AF had attended a GPEG meeting and has put the action plan together, which will be looked at on 7 January 2023. There will be a consultation workshop on 21 January 2023. RW to send details of case studies from Rame and Falmouth to AF. An electric car club in Carnon Downs was also discussed. It was agreed that all these ideas need to be included in the next newsletter.

14. Public open spaces:

14.1 RW, GF and the PC had visited Wheal Maid with Wheal Jane consulting



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There is an opportunity to explore with the University of Plymouth a planting scheme for contaminated land, which could possibly attract grant funding. It was **MOVED** by VPE, **SECONDED** by LB and **AGREED** to let the University do initial soil analysis into the extent and areas where this may work.

14.2 The PC had received a quote for boulders to be placed North of the Twelveheads Tunnel to restrict 4 wheeled drive access to Wheal Maid. This was agreed as part of the Finance Payments..

15. Parish rooms.

There has been concern expressed about the cleanliness of the kitchen cupboards. A schedule of works will be looked at by the Clerk.

16. Highways and public rights of way.

16.1 Stiles as above – It was resolved that the clerk will write to the landowner as above.

16.2 Salt bins – this has been actioned.

17. Climate Change:

AF reiterated the Action Plan work that is underway.

18. Winter Newsletter:

The Clerk had set a deadline of 15th December with a view to publish early January but this will be put back following his bereavement..

GF had provided info on verges and hedges.

It was agreed that all the climate action information and ideas including the consultation needs to be within the newsletter. It was also agreed that information on allotments, use by the Fire Service of Wheal Maid and the upcycling of containers competition needs to be promoted. RW asked that the Unsung Heroes nominations also be part of the newsletter. Diary Dates also need to be included in the Newsletter for the rest of the year.

19. Any other business: At the Chair's discretion to discuss any other urgent business not available to include on the agenda at the time of its publication.

AF suggested finding out how many businesses consider themselves as green in the parish, it was resolved that this should form an article in the newsletter with the question of "What are you doing to make your business greener?"

20. Date of next Meeting, Tuesday 10th January 2023 to be held at Crofthandy Village Hall.

13 December 2022 (2022-2023 THIS YEAR)

Gwennap Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
197 Grants / Projects	13/12/2022	Dec 8.1	Current Account		Christmas Lights Community C	Christmas Lights Group	X	504.32		504.32
188 Parish Rooms Sundries	14/12/2022	Dec 8.1	Current Account		broom	amazon rev Flinoft	S	8.32	1.67	9.99
190 Office Equipment	14/12/2022	Dec 8.1	Current Account		Printer Ink	HP Smart	S	8.32	1.67	9.99
194 Wheal Maid Inspections	14/12/2022	Dec 8.1	Current Account		Wheal Maid Inspection	Wheal Jane Services	S	290.00	58.00	348.00
196 Wheal Maid Maintenance	14/12/2022	Dec 8.1	Current Account		Wheal Maid repair	Cormac	S	697.50	139.50	837.00
193 Frogpool Cemetery Grounds	14/12/2022	Dec 8.1	Current Account		Ground Works	Chegwidden	S	220.00	44.00	264.00
193 Playing Field cutting & groun	14/12/2022	Dec 8.1	Current Account		Ground Works	Chegwidden	S	454.50	90.90	545.40
200 Parish Rooms Caretaker	14/12/2022	Dec 8.1	Current Account		Caretaker	Team Gazzard	X	378.53		378.53
192 Litter Picking	14/12/2022	Dec 8.1	Current Account		Litter Pick	Robert Hallett	X	56.30		56.30
191 Litter Picking	14/12/2022	Dec 8.1	Current Account		Litter Pick	Clare Wicks	X	106.65		106.65
189 Clerk's Expenses	14/12/2022	Dec 8.1	Current Account		Clerk Expenses	Chris Ring	X	33.77		33.77
195 Payroll costs	14/12/2022	Dec 8.1	Current Account		Payroll	Jayne Angove	X	10.00		10.00
198 Play Area Inspections	14/12/2022	Dec 8.1	Current Account		Play Area Inspection	Southwest Playground Safety	S	210.00	42.00	252.00
199 Play Area Inspections	14/12/2022	Dec 8.1	Current Account		Play Area Inspection	Southwest Playground Safety	S	45.00	9.00	54.00
202 NI & PAYE cost	23/12/2022	Dec 8.1	Current Account		HMRC P32	HMRC	X	4.15		4.15
201 Clerk's Salary	23/12/2022	Dec 8.1	Current Account		Clerk Salary	Chris Ring	X	1,060.12		1,060.12
Total								4,087.48	386.74	4,474.22

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