

# Crowan Parish Council

## MINUTES OF AN EXTRAORDINARY MEETING

### HELD IN THE PARISH ROOMS, CROWAN

### ON THURSDAY, 9<sup>th</sup> AUGUST 2012 @ 7.15pm

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Present:	Cllr. Cooke (Chairman) Cllr. Henwood Cllr. Roberts	Cllr. Blewett Cllr. Dr. Jenkin (PC/CC) Cllr. Tripp	Cllr. Christophers Cllr. Mrs Muriel
In Attendance:	Mrs Thompson (Clerk)		
Apologies:	Cllr. Hosken Cllr. Keeling	Cllr. Trevan	Cllr. Ward

Minute	AGENDA ITEMS	Action
	Prayers – the Chairman advised that anyone not wishing to participate may leave the room and rejoin the meeting later. He then led the meeting in prayers.	
141/2011	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, particularly the members of the public in attendance.</p> <p>Mr Mike Hawkey spoke regarding 144e/2012 (PA12/06725). His property neighbours this application site. He spoke to the background and said he is not objecting as such. There had been previous extensions to the property, the external appearance of which he praised. Externally, the extension was as per the granted planning permission but internally it was not. In fact in his opinion it should have had a 'change of use' and is, in fact, a separate dwelling. It was pointed out that the 'change of use' forms part of the current application. He would have no objection if the separate building is tied to the existing dwelling, but he would have issues if it were to become a holiday let. He controls access to the site, therefore, there are legal issues that need to be resolved.</p> <p>Mr Bott spoke on behalf of the applicant of 144b/2012 (PA12/06246). He explained what was planned. The applicant wishes to downsize from his current property and live in the smaller bungalow, which it is proposed to erect in the garden. He summarised by saying it was in keeping with neighbouring properties and complies with all relevant legislation.</p>	
142/2011	<p><u>Apologies for Absence</u> – Cllrs. Hosken (leave); Trevan (prior engagement) and Ward (unspecified reason). Cllr. Butcher was not present.</p> <p>County Cllr. Keeling sent his apologies and a written report (copy on file), which was circulated to Members.</p>	
143/2011	<p><u>Members' Declarations</u> – the Chairman reminded Members of the need to complete their Financial Interests' forms as a matter of urgency. Failure to do so is a criminal offence, with a possible fine of up to £5,000.</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Jenkin declared a pecuniary interest in 144e/2012 and Cllr. Christophers in 144b/2012.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</i> – none.</p> <p>c. <i>Declaration of Gifts</i> – Members must not accept any gift or hospitality with a value in excess of fifty pounds.</p>	
144/2011	<p><u>Planning Applications Received</u> –</p> <p>a. <i>PA12/06057, The Old Antique Shop, The Square, Leedstown</i> – extension of dwelling and creation of a flat. Members had concerns about the access, as it appears that the access to the back of the property is now blocked by a garage. Members had <b>NO OBJECTION</b>, but did have serious reservations about additional parking at the front of the property and the close proximity to the junction.</p>	

- b. *PA12/06246, Shaftsbury, Binnerton Road, Leedstown* – construction of detached dwelling and associated works. Cllr. Christophers declared a pecuniary interest and left the room. Cllr. Henwood said there are a number of discrepancies with the application including:
- The plans state there is no contamination, but there has been mining in/near the site.
  - The application says there will be a natural slate roof, but Mr Bott had mentioned red tiles.
  - It was pointed out that there is trade waste (grass cuttings) and rubbish being tipped on the site. This needs to be addressed.
  - The plans say there is no transformer on site, but this is not the case.
  - The plans says the existing septic tank will be used, but the applicant has said this is not the case there will be two tanks, one for the existing dwelling and the other for the new bungalow.
  - The site is on the world heritage site, but there is no mention of this in the application.
  - All neighbouring properties have septic tanks and in some cases these are filling with drainage from properties at a higher ground level – as this new property would be. This needs addressing.
  - The application states there are no trees on the site, but the road is cutting through two trees.
  - The development site is visible from a public right of way. The plans say it will not be.
  - It would set a precedent for all the properties in Binnerton and Horse-downs Road to apply to build behind the existing dwellings. The area is characterised by lineal housing and Members wish to retain this distinction.

**OBJECT** on the grounds:

1. The plans are inaccurate;
2. There are a number of septic tanks on the site, which are not shown on the plan;
3. The drainage plans are incomplete. This is particularly important because it is known there are existing drainage issue with surrounding properties;
4. It would set a precedent in that all the properties in Binnerton and Horsedowns Road could apply to build behind the existing dwellings.
5. The area is characterised by lineal development and Members wish to see this retained;
6. There is almost certain to be land contamination as mining was carried on here and there is also the question of grass cuttings and rubbish; and
7. The property is much larger than the neighbouring, existing dwellings, though the applicant claims he is downsizing.

Cllr. Muriel abstained.

There are three caravans on the site (not one as stated in the application), all of which appear to be connected to services and used for residential purposes. It was **RESOLVED** to report this as an enforcement issue.

Clerk

- c. *PA12/06550, Land off Praze Road, Leedstown* – overhead electricity line and associated works. **NO COMMENT.**
- d. *PA12/06648, Barrons Court, Praze* – alterations to existing dwelling comprising replacement rendering of the external walls; alterations to the roof on the north elevation; extension to sun room and construction of paved terrace with concrete balustrade. **NO OBJECTION.**
- e. *PA12/06725, The Dairy, Tremayne, Praze* – listed building consent for the conversion of existing utility storage building to utility room and additional

	bedroom (ancillary to main house). Cllr. Jenkin declared a pecuniary interest and left the room. <b>NO OBJECTION.</b> Cllrs. Blewett, Christophers, Cooke and Muriel abstained.	
145/2011	<p><u>Planning Permission Granted by Cornwall Council</u> – information only.</p> <p>a. PA11/07285, <i>Trenerth Road, Leedstown</i> – construction of four dwellings (two affordable and two open market) for provision of vehicular access and car parking.</p> <p>b. PA12/04388, <i>Adj. to Sunrise, The Square, Townshend</i> – construction of detached dwelling garage and associated works including installation of sewage treatment unit and soakaway disposal (amended design of PA08/00958/F and extension of time application PA11/03165).</p> <p>c. PA12/05454, <i>53 Trethannas Gardens, Praze</i> – garage conversion and first floor extension.</p>	
146/2011	<p><u>Praze Public Conveniences</u> – Minute 131a/2012 refers. Noted the Parish Council is being asked to cover the cleaning costs, Members to consider:</p> <p>a. <i>Cleaning Costs</i> – currently this costs CC £3,593.61. The Clerk reported she had obtained one quotation, to give Members an idea of the likely costs were they to take on cleaning of the public toilets; this is for £30.00+VAT per visit. If Members were to consider reducing the service during the winter months, or even just having the disabled toilet open during this time then the off season costs would be £20.00+VAT per visit.</p> <p>It was <b>RESOLVED</b> that Cllr. Jenkin will arrange a meeting with Ms Aisha Blake and Cllrs. Cooke to establish ‘facts, figures and timescales’.</p> <p>b. <i>Contract with CC</i> – this has to be ratified by CC’s Cabinet and will run from 31<sup>st</sup> March 2013. The position regarding further funding from CC is not known.</p> <p>c. <i>Capital Works</i> – Mr Jon James, CC reports they are currently working their way through each public convenience and assessing the condition and cost of the required works. They have not yet got to the facilities at Praze but will provide details as soon as possible. In the meantime, he had provided a copy of the design brief CC have supplied to Cormac and the condition survey, which was carried out in 2011.</p> <p>d. <i>Letter from Newquay Town Council</i> – copy circulated at the Meeting.</p>	Cllr. Jenkin
147/2011	<u>Grass Cutting</u> – it was pointed out that the grass will now be cut more frequently and it is hoped this will solve some of the problematic issues. For further discussion in September.	
148/2011	<u>Emergency Payments</u> – none.	
149/2011	<p><u>Information Only / Items for Future Agendas</u> –</p> <p>a. <i>PCC Grant</i> – September 2012.</p>	Cllr. Blewett

Signature: ..... (Cllr. Cooke)  
Chairman

Date: 13<sup>th</sup> September 2012

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