

Crowan Parish Council

MINUTES OF THE PLANNING COMMITTEE MEETING

HELD IN THE PARISH ROOMS, CROWAN

ON THURSDAY, 28th OCTOBER 2010 @ 7.15pm

Present: Cllr. Cooke (Chairman) Cllr. Butcher Cllr. Christophers
 Cllr. Mrs Muriel Cllr. Trevan Mrs Thompson (Clerk)
 Cllr. Clayton

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – in the absence of Cllr. Tripp, Cllr. Cooke the Chair and welcomed those present.	
PL45/2010	<u>Apologies for Absence</u> – Cllrs. Blewett and Mrs Jeffery (both with personal commitments); Hosken (attending PC training); Dr Jenkin (business commitment); Tripp and Roberts (leave). Cllr. Keeling.	
PL46/2010	<u>Members' Declarations:</u> a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Trevan in PL47a and PL47b/2010 b. <i>Declarations of Gifts over £25</i> – none	Clerk to record
PL47/2010	<u>Planning Applications Received</u> – a. <i>PA10/05624, Kirthen Farm, Townshend</i> – conversion of barns to form three dwellings and installation of septic tank. Cllr. Trevan took no part in the discussion or voting. Members are minded to have NO OBJECTION , but request that the recommendation, regarding the nesting birds is adhered to and no building take place from March to September. b. <i>PA10/05781, Kirthen Farm, Townshend</i> – LBC, conversion of barns to form three dwellings and installation of septic tank. As PL45a/2010 above. c. <i>PA10/06236, 22 Fore Street, Praze</i> – conservatory extension to dwelling. NO OBJECTION.	Clerk Clerk Clerk
PL48/2010	<u>Other Planning Matters</u> – a. <i>Housing Needs Survey</i> – Minute A4725a refers. The Clerk reported she had been in touch with Mr Jody Jeffery, and had only today received a response. Cllr. Clayton said CC has plans to carry out a brief survey, comprising three questions, across the whole of the community network. He advised caution as circulating an affordable housing needs survey could raise expectations which (if there is no matching exception land available) would lead to disappointment. He asked the Clerk to provide him with a breakdown of the costs of carrying out a full survey, as some financial assistance may be available from CC. It was AGREED to defer final arrangements to the Full Council Meeting, to enable Cllr. Clayton to feedback after a meeting he is to hold on 2 nd November.	Clerk Cllr. Clayton

	<p>b. <i>PA10/04956, The Bungalow, Lower Cargenwen</i> – at their September Meeting, Members had no objection to the diversion of the public right of way, but felt they could not comment on the retention of the dwelling because they have insufficient case history to make an informed decision. Ms Chantal McLellan, Planning Officer has emailed additional background information (Clerk’s covering letter refers).</p> <p>c. <i>Planning Consultation</i> – Minute A.4724e refers. Ms Vivienne Nicholas, CC Planning Service has emailed to explain the time constraints they are under, which means they are unable to time the sending of planning application to coincide with the Parish Council’s Planning Meetings.</p> <p>d. <i>PA10/03387, 4 Tregonning View, Townshend</i> – Cllr. Keeling reports he has spoken to CC’s Planning Control and discussed at length the issues put forward by Crowan PC. In conclusion, following further discussions with the Senior Planning Officer and Nicola Stinson (Chief Planning Officer) it was decided to allow the application to go to delegated power for the following reasons.</p> <ul style="list-style-type: none"> • The S106 planning obligation will remain in perpetuity, the extension is solely for an expanding family (from two to three bedrooms). This means that the property will remain an affordable house for local needs and be available to a local family requiring that size of house. • It is demonstrated in the emerging DPD (Draft Planning Document) for development of local needs housing that a mixture of housing sizes are acceptable to accommodate the different family sizes. <p>On this basis it would be very difficult to justify refusal at committee level.</p>	
<p>PL49/2010</p>	<p><u>Matters Raised by County Councillors</u> –</p> <p>a. <i>Cllr. Clayton</i> – asked if in future the Clerk could deal with him over planning matters and send copies of the Parish Council’s planning responses to him.</p> <ul style="list-style-type: none"> • <u>Minor Traffic Works</u> – Minute PL29a/2010 refers. Cllr. Clayton said he is doing his best to carry forward some/all of the items currently under consideration and he is working hard to retain cash from the budget. Members were asked to set a priority order for the next Planning Meeting. <ul style="list-style-type: none"> ○ <i>Townshend</i> – <ul style="list-style-type: none"> ▪ <u>30mph Speed Restriction</u> – (1) on Bosence Road on the Relubbus side of the lane to Kirthenwood Barn; (2) on the Leedstown Road to include the dwellings at Little Water by the bend sign; (3) to include the full extent of the Village Hall parking area. ▪ <u>Parking</u> – measures needed to restrict indiscriminate parking in the vicinity of the Square blocking visibility and impeding vehicle and pedestrian movement. ▪ <u>New Pedestrian Footway</u> – from the Village Hall paper bank to the Square. ▪ <u>Speed Visor</u> – regular inclusion in the parish rotation programme. 	<p>Clerk</p> <p>All Members</p>

- Road Width Restrictions – priority single carriage-way for outgoing traffic on the classified road at the suggested new positions for the 30mph signs.
- Crossroads – install warning signs.
- Mini Roundabout – investigate the practicality of installing one at the Square.
- *Leedstown* –
 - Interactive Speed Sign (ISS) – placement of two sockets, one on the Hayle approach and one on the Praze approach, to permit the placement of an ISS.
 - New Road Narrowing – at Hayle end of the village, just inside the 30 mile limit, similar to those at Helston end and possibly some sharks' teeth road markings (see enclosed plan).
 - Praze Road – remove existing bollards on the right-hand side, approaching the cross roads by Melrose House. On the left-hand side, extend bollards into the road and install a footpath from Chapel Engineering to Rosehill Farm Lane to make a continuous footpath to the village (see encl. plan).
 - Crossroads – restrict parking on edge of pavement in the front of the former antique shop to allow better vision when approaching the crossroads from Townshend (see enclosed plan).
 - Corner of Horsedown Road – some restrictive parking on the corner, it causes a bottle neck, as there is almost continuous parking here (see enclosed plan).
 - Helston to Hayle Road – extend the 30 mile limit towards Helston, to reduce speed on this approach to the village.
- *Nancegollan* –
 - ISS – shared here with the two Leedstown sites. Depending on siting, this may just be in Sithney.
- *Praze* –
 - Extend Double Yellow Lines – past Fish and Chip shop by 50m. Drivers from the school are immediately on the wrong side of the road trying to navigate past the row.
 - Bus Stops – to be relocated to original site at the end of St Aubyn arms.
 - Speed Limit Signs – new, large and clear signs on all four entrances to the village.
 - Additional Parking – (1) created within the outer wall of the new surgery on the waste ground; (2) purchase of (Willoughby) land at top of Fore Street and conversion of communal parking area.
 - Parking – outside of Philps Bay removed OR double yellow lines opposite – to prevent parking at narrowest point;
 - Trethannas Gardens – weight limit on vehicles parking at narrowest point.

	<p>b. <i>Cllr. Keeling</i> –</p> <ul style="list-style-type: none"> • <u>Polcrebo Downs</u> – Minute PL17b/2010 refers. Cllr. Keeling reported, through the Clerk, that he has spoken to the Police and Countryside Access and no further issues have been brought forward. However, he intends to pop up there over the weekend just to observe the situation. 	
PL50/2010	<p><u>Permission Granted by Cornwall Council</u> –</p> <p>a. <i>The Oaks, Old Rail Road, Crowan</i> – approval has been given for the formation of a field entrance. NOTE – planning permission not normally required for such a development.</p> <p>b. <i>PA10/00012, Crewenna Vean, Crowan</i> – conversion and extension of dwelling to form two dwellings and erection of a new dwelling.</p> <p>c. <i>PA10/03770, Releath Farm, Releath</i> – extensions to dwelling.</p> <p>d. <i>PA10/04296, Cornish Tree Surgery, Horsedowns Road, Leedstown</i> – erection of a replacement dwelling.</p>	
PL51/2010	<p><u>Permission Refused by Cornwall Council</u> –</p> <p>a. <i>PA10/04380, Trevolankan Farm, Crowan</i> – modification of condition 2 of PA09/00503/F dated 23rd June 2009 to allow use of stables and land to be used for horse riding and equine education by members of the public.</p>	
PL52/2010	<p><u>Information Only Items</u> –</p> <p>a. <i>E-planning Local Council Task and Finish Group: Initial Workshop</i> – Wednesday, 3rd November 2010 from 6:30-8:30pm at the Council Chamber, Carrick One Stop Shop, Truro. Noted this is a change of date. The purpose is to discuss issues regarding electronic consultations with the Planning and Regeneration Service.</p> <p>b. <i>West Cornwall Community Wheels</i> – their new website is on: www.wccw.org.uk. Series of launch events to be held, between 11am–3pm, including The Crown Inn, Crowtown on Friday, 5th November 2010. Complimentary buffet.</p> <p>c. <i>Sustainable Village of the Year Competition</i> – Cllr. Dr. Jenkin reported she had attended the award ceremony and had received 4 oak trees and 5 swamp cypresses to plant in the village. Members felt one oak could go on The Plan, Praze. The Clerk to ask the school if they would be interested in having some/all of the trees. Cllr. Jenkin had been presented with a solar torch, as one of “those who filled in the forms”.</p> <p>d. <i>War Memorial</i> – it was reported this has been cleaned and the letters repainted and is much improved in appearance. Members thanked Cllr. Blewett for his efforts.</p>	Clerk

Signature: (Cllr. Roberts)
Parish Chairman

Date: 11th November 2010