

MINUTES OF VERYAN PARISH COUNCIL MEETING HELD IN THE COMMITTEE ROOM, VERYAN PARISH HALL ON MONDAY, 17th FEBRUARY 2020

Minute No.

Action

24/20

APOLOGIES – none

25/20

PRESENT were Mr P Tregunna (Chair), Mrs N Bush, Mr J Chenoweth, Mr L Dunstone, Mr R Elliott, Ms A Golding Mr J Leach, and Mr F Trounce. Cllr Julian German (CC)

26/20

MEMBERS' DECLARATIONS

1. Declarations of Interest, in accordance with the agenda- Cllr Dunstone – Planning- appl PA19/10273 – Thatched Cottage, Treviskey
2. Declarations of gifts over £25.00 – none.

27/20

NEW HOUSING DEVELOPMENT – PENDOWER ROAD – UPDATE /INFO SAM IRVING CC

Sam Irving and Anna Sheppard gave an update on the progress and how things will proceed. 14 homes have been given consent at Pendower Road site, and 2 more at Four Acres Road, Veryan.

He gave updated info on the current situation. All homes will be social rented – a new generation of council housing.

Anna Sheppard will be managing the site when the work starts, hopefully early March.

Key points:

- Funding from central government has been allocated
- Contract work is nearly complete
- During construction phase there may be some road disruption, but will do best to mitigate this, but there will be warning
- Four Acres site- work will start in April approx.
- Parish council will be asked to help with the allocation process when construction is nearing completion

Parish Council was asked to nominate a Councillor to act as point of contact – Cllr Webb agreed.

Councillors raised a couple of points:

Bus stop at entrance to Four Acres – will disrupt the use of this and the bus turning at this junction – CC to contact bus operators

Water off the site – particularly drainage through Pendower Road and further down in the village. There are problems during heavy rainfall normally – CC noted.

Allocation – CC will hold an event in the village to give, and get information etc.

Applicants will need to prove all connections to the area and allocation will only go through the Cornwall Home Choice system – so need to be registered.

Both officers thanked for coming and talking to the council.

OPEN PERIOD

10 members of the public were present

28/20

1. Application PA20/00652 – Mrs Smith, applicant gave information regarding the proposals in the re-application for the property at Morvah, Portloe – and the changes made since the previous application.

29/20

2. Application PA19/10273 – Mr Burley, applicant, gave information regarding the application.

30/20

3. Mr R Dennett – gave the council information on the shared ownership properties at Park an Dreas and the ongoing difficulties with selling – part shares – and obtaining mortgages – younger people are unable to access under current situation. There needs to be a change and a ‘Deed of variation’ to progress the situation. Cllr German will take the information back and discuss with Housing .

31/20

4. MRs Bowditch was concerned about a large structure appearing on skyline that she could not find info re: planning about. On discussion it was property at Morvah – and

permission has been sought and granted.

32/20 **THE MINUTES** of the meeting held on Monday, 20th January 2020 had been circulated previously and were agreed as a true record.

MATTERS ARISING

33/20 09/20 – Co-option – Notice was received from Cornwall Council that no election was called and co-option process to begin.

Notices have been placed from 25th January– with closing date of 16th February asking for letters of interest from parishioners to fill co-option.

Request has been received from Mr N Bennett, Lower Penrose, Portholland.

After discussion – proposed Cllr Webb, seconded Cllr Chenoweth – Carried.

34/20 12/20 – Rundle’s Walk – There has been further information and advice received about the area – in particular the path, which should comply to 1.8m width for wheelchair access, and not 1.5m as previously suggested. This will add to previous quotes, so agreed to put forward a new worked specification to contractors to allow for additional widening, re-boarding, re-surfacing (non-permeable surface) and additional drainage, plus change to access at either end and kissing gates changed. Clerk and Cllr Bush to liaise and prepare for inspection at March meeting.

CORRESPONDENCE

- 35/20
1. CC Sharon Richards – Casual vacancy – no election called- Co-option process to be applied.
 2. CC Standards Committee – Appointment to Cornwall Council’s Standards Committee
 3. Bev Hunkin, Chaos Group – application for funds and support –*discuss next meeting.*
 4. Sara Penter, Cornwall partnership NHS Foundation Trust – enquiring about availability of Office Space - Tregony / Roseland
 5. CC – 2020 Off-street Parking Order
 6. CC – Coming into force of public path order – Highways Act 1980 – Crohans Close and Tregonhawse Farm
 7. N Bennett – co-option application
 8. Veryan Parish Hall Agreement -2020- *completed*
 9. Parish Council WCAG 2.1 – Mark Holton
 10. CC – Public speaking registration form
 11. Playsafety RoSPA– Notification of play area inspection – April
 12. Zurich Municipal – Insurance for 1 April 2020- 31 Mar 2021
 13. St Austell Brewery- confirmation of Land Registry title – Veryan Churchtown- *confirmation the land is not in Brewery ownership - unregistered*
 14. CC Confirmation - waste land – not highway
 15. Old School Gardens use – Lowenna Spears – *Cllrs agreed to use of the gardens for the charitable event being run at the parish hall – to be used in conjunction with the fundraising afternoon.*
 16. Community Briefing - Cornwall stage of the Tour of Britain – 3 March @6pm Pydar Pop-Up
Tour of Britain – 6th September – riding through parishes – Feock, Kea, Truro and Kenwyn
 17. Fuglers – Portloe – *advice about safeguarding safety of the property against the highway – contact CC*
 18. Gordon Grey – re: planning Rocksborough Cottage – *no planning application received so far – parish will comment when received and in process with CC*

CIRCULATION

None

PLANNING

- 36/20
1. PA19/10273 – Listed building consent for replacement of synthetic slate roofs with natural slate, installation of conservation skylights to the north elevation within slate

section, removal of a shower room and modern partition from the ground floor, installation of new shower room to the first floor, installation of underfloor heating to the ground floor, replacement of north casement window and rainwater goods. – Thatched Cottage, Road from junction at Trethennal Cottage to the Yard, Treviskey, Portloe

37/20

Proposed Cllr Golding, seconded Cllr Chenoweth – no objections.

2. PA20/00652 – Change of use of land from agricultural use to amenity land, ancillary to the use of Morvah Cottage together with associated landscaping. Retention of hedgerow opening and access track to form alternative vehicular access to Morvah Cottage. – Morvah Cottage, Portloe.

38/20

*Proposal is contrary to neighbourhood, local and national planning policies
This proposal is contrary to numerous policies in the Roseland Neighbourhood Plan, the Cornwall Local Plan and the National Planning Policy Framework.*

The creation of the new access point through the existing hedge plus new driveway and new parking for four vehicles is contrary to Roseland Plan policies LA1 (it does not meet objectives of AONB Management Plan), LA2 (it does not respond to local landscape character, which is open, coastal, agricultural), GP1 (it is not sustainable development as it does not meet the economic and social needs of the community, does not conserve our special environment, has no climate change benefits and is not sensitive to local character and distinctiveness), GP2 (it does not respond to the design and character of the Roseland). It also fails to comply with policies 23 and 24 of the Cornwall Local Plan Strategic Policies 2010 - 2030, policies LA1, LA2 and LA5 of the Roseland Neighbourhood Development Plan 2015 - 2030 and paragraphs 170, 175 and 197 of the National Planning Policy Framework 2019.

Harm created by the proposed development

In particular, the proposed development will do the following harm:

(a) The creation of a new driveway of approximately 120 metres which duplicates an existing track just the other side of a hedge is unnecessarily destructive to the environment and uncharacteristic in the highly rural landscape.

(b) As pointed out by the AONB in relation to a previous application:

a. the hedge at the western end where the new entrance is proposed is considered to be important as it has existed for over 30 years and meets criteria 1, 4a and 5 (a and b) of Part II of Schedule 1 of the Hedgerows Regulations 1997

b. The removal of the hedgerow will have a significant adverse impact on the historic and natural character of the area, which is not outweighed by any clear benefit

c. The removal of the hedgerow would erode the landscape beauty and character, negatively impacting on the experience for users of the public bridleway.

(c) The proposed new entrance to a domestic driveway would change character of the area, being a suburbanising element in an open and exposed coastal agricultural landscape contrary to Local Plan policies 2 (respecting and enhancing quality of place” and 23 “sustain local distinctiveness and character” and NPPF para 172 “great weight given to conserving landscape and natural beauty of AONB.

(d) The land which is subject to the application is currently agricultural pasture and classified as mainly Grade 3. The Roseland Plan, Policy GP2(v), states

“Proposals will be supported where they have demonstrated that the development... does not involve building on good quality agricultural land (Grades 1, 2, or 3a) or, where reasonable alternatives can be identified,

Grade 3b agricultural land”. As the land is identified as Grade 3b it would then be necessary to determine that there are no reasonable alternatives to the proposed change of use. The existing access lane immediately to the south of the land is a reasonable alternative to the creation of a new domestic driveway across the agricultural land, and the continuation of the existing

curtilage of Morvah Cottage is a reasonable alternative to the change of this agricultural land to an addition of amenity land which is unnecessary to meet planning requirements.

(e) The proposal for a Bore Hole with Bore Hole Shed at the western end of the application land is unexplained in location, the environmental effects of a new borehole in this location are unknown, and the size and appearance of the shed and its impact on the landscape are unspecified, making it impossible to quantify the extent of harm to the environment and landscape that could be created by this part of the proposed development.

(f) The proposal for earth bunds at the western entrance and along the northern boundary of the application land is out of character for the landscape in this location where boundary treatments are exclusively Cornish hedging: only Cornish hedges of traditional local form and materials would be acceptable in this landscape.

The suggested benefits of the proposal do not outweigh these significant harms, as follows:

a. The reduction in traffic on the bridleway as a result of the new entrance and roadway will be insignificant, as once construction is completed this traffic will be a single family's domestic traffic only, over a stretch of bridleway which will continue to be used by 2 other households, one of which goes right to Morvah entrance. Farm traffic will also continue to use the lane. The reduction in use of the bridleway by one household will not make a significant difference in the use of the track. Further, as this is a replacement dwelling rather than creating additional usage, it is relevant that there have been no reports of any problems with the pre-existing level of traffic along the bridleway at any point in the past.

b. The issue of potential access for fire engines is a matter for Building Regulations: requirement B5. Building Regulations requirements are not a relevant consideration for planning purposes.

- 39/20
3. PA20/00342 – Listed building consent for replacement of the cross on the roof of the building – Round House East, Pendower Road, Veryan
Proposed Cllr Webb, seconded Cllr Elliott – no objections.
 4. Planning Committee report – PA19/04775 –Aurigny, Trewartha –*further site meeting, and another Planning Committee meeting for decision.*

FINANCE

	<u>Invoice</u>	£
40/20	1. Chris Davidson – grass cutting – Veryan & Churchyard	160.00
	2. SW Water – Portloe	13.40
	3. PA Plumbing & Heating – removal of wallgate +replacement and tiling	£3120.00 (£2600 +vat)
	4. Mrs M Symons – laptop refurb works	304.95
	5. Mrs M Symons – expenses	43.06

Proposed Cllr Dunstone, seconded Cllr Bush to pay above accounts. Carried

Receipts

Car Park Donation Box takings £261.79

AJH Services –tender for the coming year received.

41/20

PLAY AREA REPORT

No further information received.

Area very wet at moment.

42/20

CORNWALL COUNCILLOR'S REPORT

Cllr German reported to the meeting.

Hedge cutting – contacting landowners is ongoing, notices have been issued – wants to get a site visit to look at the problems.

Cluster Meeting – reminder that the Roseland Cluster meeting will be held on Wed. 26th February at St Mawes – Planning matters and discussing Enforcement.

OTHER PARISH BUSINESS

43/20

1. Over-grown hedges – there are concerns for walkers around Carne

44/20

2. Road from Veryan to Pendower /Carne beaches – potholes become very bad - becoming worse with the heavy vehicles travelling / contractors

45/20

3. The wall opposite Homeyard Homes entrance is beginning to collapse into the road – additional rain will make it very precarious . Need to alert landowner about their boundary.

46/20

4. Veryan village pond has been cleared finally – 3 attempts were needed this year. Additional help is needed to speed up the job.

47/20

5. Veryan Green has been strimmed and will be sprayed later.

48/20

6. Portloe car park – work on maintenance – with the help of Chris Davison.

49/20

7. Portloe car park – suggesting that regular users / residents etc should be able to purchase a season ticket – many now not paying at all. Additional notice should be placed at the Sunny Corner entrance to village advertising the Public Car park.

50/20

8. There is a dangerous branch at Pendower Road – it get struck by lorries going to and fro from The Nare site – needs to be removed as it is below height.

51/20

9. Buses – Can the Roseland have connectivity between all the know villages and hamlets? Could be a service for out-lying areas to main bus hub.

52/20

10. Resurfacing of Portloe car park- need to discuss the matter

53/20

11. Portholland sea defences – need to put more pressure on Cornwall Council cannot afford to loose the links between between the two villages

54/20

12. Footpaths previously examined by Councillors and Penny Hodgson CC – no further forward with plans for improvement. Clerk to contact to find out progress.

55/20

13. Redecoration of toilets – Veryan. Need to produce a rolling programme between Portloe and Veryan.

56/20

14. The War memorial and paths in the Old School gardens have been treated to remove moss for safety.

57/20

15. Situation regarding the Anglican Church on the Roseland and in particular Veryan was brought to the attention of the parish council. A difficult situation which could lead to closure of some congregations.

58/20

16. Veryan, Churchtown – triangle of unregistered land – need to be an agenda item next meeting.

THE DATE OF THE NEXT MEETING WAS GIVEN as Monday, 16th March 2020. The chair thanked Councillors for their attendance , and declared the meeting closed.