

MINUTES OF VERYAN PARISH COUNCIL MEETING HELD IN THE COMMITTEE ROOM, VERYAN PARISH HALL ON MONDAY, 17th JUNE 2019

Minute No.

Action

128/19

APOLOGIES – Cllrs Chenoweth, Smith and Webb

129/19

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

11 members of the public

Mr F Trounce.

130/19

MEMBERS' DECLARATIONS

1. Declarations of Interest, in accordance with the agenda- none
2. Declarations of gifts over £25.00 – none.

OPEN PERIOD

131/19

1. Mr & Mrs Carroll voiced concerns about planning applications PA19/04364 + 04366, Morvah Cottage. Concerns about disturbance of the existing bridlepath, old walls/hedges and disturbing an existing bat roost.

132/19

2. Mrs Tinagate – concerns and arguments against the planning applications - PA19/04364 + 04366, Morvah Cottage.

133/19

3. Mr T Ashworth gave background info on the planning application for The Nare Hotel – PA19/03711

134/19

4. Climate Emergency – Mrs Sandy George had previously written to the council asking if the parish would consider declaring the climate emergency. The parish council asked her to come and talk to them about her concerns and the council could act. She addressed the meeting giving an overview of the points s she sees things, and how it will impact the parish council and what the parish council can do. The Roseland Environmental Reaction Team has been formed and working together with other groups will help to reduce the carbon footprint. Te parish council should declare the emergency and begin the discussion. REACT, working together with other small groups and other parishes in Cornwall have already declared the emergency, along with Cornwall Council who have made the claim to be carbon neutral by 2030. Groups can work towards providing electric charging points for vehicles locally; water refill points; re-wilding gardens / parks – reducing grass cutting etc in community spaces.
Points were re-iterated by other parishioners who urged Councillors to take the step and declare the emergency. Time is short and there is a huge task ahead; it is a huge task and will be a financial problem, but it needs to be tackled.

135/19

CO-OPTION OF NEW COUNCILLOR

Mr Frank Trounce was welcomed as a new member. He completed the new member declaration.

136/19

THE MINUTES of the meeting held on Monday, 20th May 2019 had been circulated previously and were agreed as a true record.

MATTERS ARISING

137/19

104/19 – Veryan toilets – no further forward with works needed to replace the Wallgates – Cllr Richards and Chenoweth not able to get workmen to site. Clerk to pursue other options. There has been complaints received about lack of washing facilities. The new drinking water tap has been installed outside the toilets for all to use – need to notify Plastic Free Roseland, and advertise.

138/19

106/19 – Climate Emergency. Following the address to the meeting in the Open Period, Cllrs further discussed the situation. Proposed Cllr Richards, seconded Cllr Trounce – Veryan Parish Council declares a climate emergency and promised to continue to put in place and support measures to counter act climate issues.

- 139/19 107/19 – Veryan Sports Club – The Club/ Cricket club were pleased to hear that the mower purchase would be supported by the parish council. Mr Jobson will be contacting the parish council when payment of grant is required.

CORRESPONDENCE

- 140/19
1. Mr & Mrs Smith – Morvah re: planning applications
 2. Climate Emergency – Holly Whitelaw
 3. Devon& Cornwall Alert – National Neighbourhood Watch Week 17-23 June
 4. CC – Chris Coldwell – AONB ‘ A Monumental Improvement’
 5. Pendower Beach Hotel – *Cllrs of Veryan and Gerrans parishes (neighbouring consultees for planning) are being invited to a presentation at Gerrans Memorial Hall by the Architects putting forward a new development scheme for the site. The proposed date is Tues. 25th June – but this will be confirmed by the Clerk, when she receives confirmation.
A public Open day on site at Pendower has been set as 3rd July for the public to visit the site.*
 6. Roseland Cluster meeting – *Veryan Cllrs are invited to the re-scheduled Roseland Cluster meeting on Wed. 26th June – 4.00pm at the Millennium Rooms, St. Mawes.*

CIRCULATION

None

PLANNING

- 141/19 **PA19/03711 – Reserved matters application for appearance, landscaping and layout following outline planning permission PA13/00256 for proposed extension to car park, erection of extension to provide 4 additional suites to existing hotel, proposed replacement dwelling, swimming pool, new detached hotel holiday unit, demolition of the boat house and proposed hotel holiday unit. – Nare Hotel, Veryan**
Proposed Cllr Dunstone, seconded Cllr Bush
The parish council has no objection to the application for reserved matters relating to the car park provided that lighting is kept to a minimum to prevent light pollution in the sensitive coastal location, and that due consideration is given to the costal footpath so that it is not prejudiced by proposals.
Veryan parish council does however, have some concerns to the West wing extension proposals, in particular the round tower. It appears out of character to the existing, and proposed, appearance of the hotel which are of a more linear design with horizontal roof lines. The stated height of the tower (as shown on the plans) should not be exceeded, and technical confirmation received that this is the minimum height required for the lift-shaft .
Carried.
- 142/19 **PA19/04028 – Change of use for car park and yard extension – Chenoweth Business Park, Ruanhighlanes**
Veryan parish council has no objection in principal to the application provided that
a/ the particular band of the grade 3 land is determined – 3B land would be supported by the council (under The Roseland Local Plan 3A land should not have permission for development)
b/ the boundary of the proposed extension should be a Cornish hedge (as originally proposed in the 2013 application) which would be in keeping with all local field boundaries and provide an environmental corridor at the edge of the development.
Carried
- 143/19 **PA19/04364 – Hedgerow removal notice to make two access points to land, each 4m long – Morvah Cottage, Portloe**
Proposed Cllr Trounce, seconded Cllr Golding –
Veryan parish council have objections to the proposal
The agricultural character of the area is of stone Cornish hedges with a wealth of plant and animal life and their associated microclimates; removal will disturb the natural balance and wildlife habitats and disrupt the recognised patchwork scenery of the area.
The historical and archaeological nature of the coastal fringe is of small fields surrounded by

Cornish hedges in a patchwork over the headland. Removal of sections of hedge will disrupt ancient layouts and views.

The proposal sees the disturbance of the archaeological hedgerow to the east, and on the Western boundary hedge the disturbance of an established bat roost.

Carried.

144/19

PA19/4366 – Change of use from agricultural land to domestic, to be associated with Morvah Cottage – Morvah Cottage, Portloe

Proposed Cllr Trounce, seconded Cllr Leach –

The parish council has no objection in principal to the change of use given that

1) the land is identified as Grade 3b agricultural land,

2) the applicants identify that there are no reasonable alternatives to allowing a change of use of the land

3) should the application be favoured by planners the parish council would like to propose some conditions:

- a) That the existing Cornish hedges on the site are maintained, this is to preserve the conservation and landscape value of the area and to retain the current safe and sheltered length of bridleway*
- b) That the Cornish hedges on either side of the existing trackway and the land between the Cornish hedges which forms the bridleway is excluded from the area which is granted change of use to garden and that the surface of the bridleway is not metalled or otherwise altered from its current state: this is to preserve the current landscape value of the trackway and its utility as a rural bridleway*
- c) That a new Cornish hedge is constructed along the length of the northern boundary of the agricultural land: this is to preserve the landscape value of the area (as against the inappropriate to the area post and rail fence which is currently proposed) and to provide conservation value.*
- d) That the design of the new entrance structures is subject to agreement by the planning authority, in order to conserve the character of the landscape.*
- e) That no permitted development rights attach to the agricultural land: this is to prevent unsuitable ancillary domestic development on an exposed and highly rural coastal site and to require appropriately detailed plans for proposed development such as a ground source heat pump and borehole to be submitted to and approved by the planning authority.*
- f) That no lighting is permitted on the bridleway or agricultural land*
- g) That no exotic or non-native plants may be planted in the garden area: this is to preserve the landscape value of the surroundings and to prevent escape of potentially invasive plants into an area of high conservation and ecological value (permit native plants and heritage Cornish orchard trees)*
- h) That in light of the archaeological interest of the site conditions 4, 5 and 6 attached to the planning consent for 14/10521 shall be applied to the site and complied with, in particular before any ground works such as ground source heating or a borehole are started.*
- i) Current field shelter to be demolished and materials removed from the site.*

Carried.

145/19

PA19/04789 – replacement roof and frames to existing rear conservatory – Appletree Cottage, Treviskey, Portloe.

Proposed Cllr Elliott, seconded Cllr Richards – no objection. Carried..

146/19

PA19/04817 – Construction of 2 social rented affordable flats together with associated parking and landscaping – Land off Four Acres Road, Veryan

Proposed Cllr Golding, seconded Cllr Bush – support the application. Carried.

147/19

PA19/04775 – Replacement dwelling and replacement garage – Aurigny, Trewartha, Veryan

Proposed Cllr Golding, seconded Cllr Leach – object. Carried

This is a modest but sound bungalow, on the edge of a small hamlet. It is on high ground within the AONB and Heritage Coast and an SSSI Impact Risk Zone. The site is surrounded by farm land on two sides and a public footpath on the third.

Veryan Parish Council objects to the application on the grounds that it contravenes, without any justification, the following provisions of the Policy HO8 of the Roseland Plan regarding replacement dwellings:

(i) There is no genuine need for a new dwelling, as the current modest bungalow is not uninhabitable, unstable, or uneconomic to repair.

(ii) The volume of the existing single storey building is 96m² and the volume of the replacement two storey building would be 167m². This far exceeds the requirement that the volume of the replacement building does not exceed the volume of the existing building plus an allowance for permitted development. (The existing building has already had extensions built in the past.)

(iv) The design of the building does not grow out of the defining characteristics of the Roseland or enhance the character and distinctiveness of the Roseland

(v) The new building is not in keeping with its setting and does not respect the distinctive local character of the area in terms of bulk, scale, height and materials

(vi) the new building intrudes above the skyline much further than the current building when viewed from the public footpath that runs along the front of the plot.

Veryan Parish Council also considers that the amenity of neighbouring properties to the north and east of the site would be affected by the scale of the propose building, including by the blocking of sunlight to the building to the north and overlooking of the building to the south.

Carried

148/19 **PA19/04429 – Construction of 14 social rented affordable dwellings together with associated access road and landscaping – Churchtown, Farm, Veryan**

Proposed Cllr Richards, seconded Cllr Golding – Veryan Parish Council supports the application. Carried

149/19 **PA19/05089 – Change of use from office to retail (A1), Unit 3 Chenoweth Business Park, Ruanhighlanes**

Proposed Cllr Golding, seconded Cllr Trounce – the parish council have no objections. Carried.

150/19 **PA19/04924 – Proposed holiday let lodge to replace outbuilding – Melynclose, Camels. Veryan**

Proposed .Cllr Richards, seconded Cllr Leach – object - Carried

This is a semi-detached house, already considerably extended, on the edge of the small rural hamlet of Camels. The two semi-detached houses are on high ground in a highly rural area within the AONB and Heritage Coast. They are surrounded by farmland on three sides, and a public footpath crosses the field on the south side of the site.

Veryan Parish Council objects to the development for the following reasons:

The site of the building to be replaced, although on Melynclose land, is around a corner from the house at Melynclose and immediately at the rear of the neighbouring semi-detached property.

The loss of amenity resulting from this development would fall almost entirely on this neighbouring property, and the significant detriment to its amenity, including loss privacy and quiet, is unacceptable to Veryan Parish Council.

The development would not be a re-use of a redundant building, as provided for in Policy HO3 of the Roseland Plan, as the current building is proposed to be demolished. In any case, the current building is not in keeping with its surroundings and sympathetic to the character of the location, as would be required by Policy HO3 to allow re-use of the site for residential purposes.

.The development creates an annex to the house at Melynclose contrary to the following provisions of Policy HO9 of the Roseland Plan:

There is significant adverse impact upon the residential amenities of the adjoining property through loss of privacy and visual intrusion.

The design of the building is not sympathetic to the design of the semi-detached houses

(Iv) The development is not in keeping with this highly rural and agricultural area and does not respect the distinctive local character of the area

(vii) The annex is not physically attached or closely related to the existing dwelling and is not of a size and layout to facilitate its eventual integration into the main house.

(viii) The proposed use of the development as a holiday let is contrary to the purpose of an annex which is occupation by relatives or dependents.

The development's use as a holiday let would be a commercial development which would be contrary to the following provisions of Policy CD1 of the Roseland Plan:
 (iii) *The development would be within the Fal and Helford zone of influence under Natura 2000*
 (v) *the development does not respect the character of Camels hamlet*
 (vii) *the development affects the character and appearance of the open countryside*
 (ix) *the development is on a high and visually exposed site*
 (xiv) *the development would cause a new source of light pollution*
 Contrary to Policies LA1, LA2, GP1 and GP2 of the Roseland Plan, the development does not conserve and enhance the AONB landscape, does not respond to the local landscape character, does not contribute to sustainable development and is not sited and designed so as to comply to Policy GP2 (iii) and (iv).
 Carried.

FINANCE

151/19	<u>Invoice</u>	£
	1. C Davidson – grass cutting Grass cutting + strimming hedges Old School Garden	250.00
	2. SW Water – Veryan toilets	47.05
	3. Lewis Annear – 1 st coastal paths	3,200.00
	4. Bob Berridge – push button outside tap and fixing - Veryan toilets	145.00
	5. Roseland Tree Service (T Trounce) – tree works Veryan - As identified – Tree survey	1332.00

Receipts

Car Park Donation Box takings £ 697.00

Proposed Cllr Elliott, seconded Cllr Leach to pay the above accounts – Carried

152/19 **Completion of Accounts 2018-19** - Clerk presented the annual return for 2018/19.
 152/19a The council approved the annual governance statement for 2018/19.
 152/19b The council approved the accounting statements for 2018/19
 Accounts have been passed to External Auditor.
 Period of Exercise of Public Rights Advertised. – 24 June – 3 August
 Carried

153/19 **CHURCHTOWN FARM UPDATE**
 Cllr German has received an invitation from Donna Tonkin to liaise with the parish council to come up with suggestions for a name for the new development that can be passed to the Address Management Team. There are some guidelines to the name format.
 Councillors agreed to think of suggestions and item to be on agenda for discussion, at July meeting.

154/19 **PLAY AREA REPORT**
 Area tidy and strimming completed.
 Tree works completed.

155/19 **CORNWALL COUNCILLOR'S REPORT**
 Cllr German reported to the meeting.
 Highway issues of the parish have been taken care of.
 Notice as been served on the landowners of the land at Nine Acres Lane – National Trust – to cut hedges.
 Land Trusts are progressing sites at Trewithian, St Just in Roseland
 Broadband roll out has taken place and surrounding Ruanlanihorne – and further roll outs will be taking place.

Councillors were concerned about the quality of the road from Bessybeneath to Veryan, despite the Highways Technical confirmation.

OTHER PARISH BUSINESS

156/19

1. Tree works – Veryan. Cllr Dunstone reported that all the work identified in the recent tree survey has been completed – but another oak has been identified whilst the work was being carried out. Will need to keep a check on it. Ex Cllr Grigg needs to be thanked for his help with the operation – provided a lot of support.

THE DATE OF THE NEXT MEETING WAS GIVEN as Monday, 15th July 2019. The chair thanked Councillors for their attendance , and declared the meeting closed.