

**MINUTES OF VERYAN PARISH COUNCIL MEETING HELD IN THE UNITED
CHURCH, PORTLOE ON MONDAY, 21st OCTOBER 2019**

Minute No.

Action

241/19

APOLOGIES – Cllrs Chenoweth, Dunstone and Webb

242/19

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

243/19

MEMBERS' DECLARATIONS

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

OPEN PERIOD

244/19

1. Mr Chris Coldwell – Cornwall AONB – gave the meeting information on their new scheme 'Monumental Improvement'. He is looking to engage the community to come and help look after ancient sites throughout Cornwall – 240 sites need attention. Veryan has 2 sites – Veryan Castle and Carn Beacon. Discussed ways/ groups to be contacted to gain support / volunteers. Land owner / partnership agreements and potential backing by commerce in area – The Nare? Councillors were keen to be kept notified of progress and offer help where appropriate.

245/19

THE MINUTES of the meeting held on Monday, 16th September 2019 had been circulated previously and were agreed as a true record.

MATTERS ARISING

246/19

239/19 – Parish Council Vacancy – awaiting confirmation and advert from Cornwall Council

247/19

239/19 – Election of Vice-Chairman – following the resignation of Cllr Smith there is a vacancy for Vice-Chair that needs filling. Proposed Cllr Leach, seconded Cllr Bush that Cllr Golding be made Vice-Chair. Carried.

248/19

217/19 – Holiday lets – weekly roadside rubbish collection – this has been raised with Cornwall Council who are looking into the problem – they need to find out the properties that are not registering as businesses.

249/19

218/19 – Clerk is making investigations into cost of setting up a website – she is not happy to progress a DIY site – will soon become a necessity to be accessible online with basic parish council info as statutory.

250/19

237/19 – hedge trimming – Councillors need to target the sections that need notifying to Cornwall Council as untrimmed and dangerous to road users. Need to be reported using the on-line mapping system.

CORRESPONDENCE

251/19

1. Cornwall AONB – Chris Coldwell – attendance at October meeting – Monumental Improvement project.
2. Cormac – Highways & Environment – Road Hedge trimming
3. Sally Allen – Engineering Design Group – Veryan Speed Limit *–to be implemented during the end of October*
4. Affordable Housing Team – info on progressing need within a parish
5. Keep Briton Tidy Group – 'Dark Nights=Dog Poo Increases' new campaign
6. CCFF FREE Conference – Monday 4th November
7. Cornwall ALC – Community Governance Review – next steps – Stage 2 meeting – 16th October – Stage 3 10th December
8. NALC – Website accessibility regulations – August 2019
9. Cornwall Council – Incident report card training – update – *Clerk successfully completed the training and is now able to offer training to Councillors*
10. Localism & Devolution – Community Road Safety Forum

CIRCULATION

None

PLANNING

- 252/19 1. PA19/06974 – Residential development for 6 open market and 6 affordable dwellings
Land West of Elerkey Cottage, Veryan
*Officer agreed to extension for comments by the applicant's agent – to be heard at
November meeting.*
- 253/19 2. PA19/07773 Demolition of existing property and construction of replacement
dwellinghouse, to include provision of external garden amenity area, vehicular
parking, garage and septic tank - Trewithian Bungalow Ruan High Lanes Truro
Cornwall TR2 5JT
*Proposed Cllr Trounce, seconded Cllr Elliott - The parish council is fundamentally in
favour of the application, however there are concerns about the height of the newly
introduced two story building would have on the skyline in this very prominent site.
Within the Roseland Local plan HO8: the replacement of the dwelling unit would be
supported where it has been demonstrated that the new dwelling is in keeping with its
setting and does not intrude above the skyline any further than the current building
when viewed from a public space.
The reduction of the visual aspect of the proposed property by lowering the
foundations / site would alleviate the concerns and bring the application in line with
policies. Carried.*
- 254/19 3. PA19/04775 – Replacement dwelling and replacement garage - Aurigny, Trewartha,
Veryan
*Proposed Cllr Golding, seconded Cllr Bush -
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 objects to the proposed development on the grounds of the
effect on the amenity of neighbouring dwellings. The proposed development has been
placed as close to the boundary as practical to the property to the north and has the
bulk of both ground and first floors placed immediately along the boundary. In such a
rural area this will result in unacceptable impact on the amenity of that building. The
development of a second storey building with windows overlooking the neighbouring
properties and gardens will result in loss of privacy and light.
The proposed building does not show any attempt to blend into the distinctive
character of the hamlet of Trewartha and the Roseland and Veryan Parish Council
objects to the proposed building as being out of character and contrary to the policies
of the Roseland Plan.
Veryan Parish Council also objects on the grounds that the proposal does not*

constitute sustainable development. There is no evidence that the current building is uninhabitable, unstable or uneconomic to repair or there is a genuine need for a new dwelling.

The parish council believes that the current single story building, on the edge of a very rural hamlet, an appropriate response to the AONB landscape and heritage coast and farmland surrounding it. A two storey house of such proportions and dominance is clearly contrary to the statements and policies of the Roseland Plan.' Carried.

- 255/19 4. Planning Committee notification:
PA19/04924 – Proposed holiday let lodge to replace outbuilding – Melyclose, Camels, Veryan
Meeting – Mon 28th October – 10.00am Council Offices, Penwinnick Road, St Austell

FINANCE

Invoice

- | | | |
|--------|---|---------|
| 256/19 | 1. Chris Davidson – grass cutting – Veryan & Churchyard cutting | £445.00 |
| | 2. David Truscott – Healtley Gardens maintenance Apr – Sept 19 | £742.45 |
| | 3. Portloe United Church – hire | £30.00 |
| | 4. Moneysoft – Annual Payroll subscription – Mrs M Symons | £86.40 |
| | 5. Printerbase – replacement printer/scanner – Mrs M Symons | £404.64 |

Receipts

Car Park Donation Box takings £371.00

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

Veryan Public Toilets

- 257/19 Clerk has received 2 quotes for the work to replace the automatic hand washing system. Agreed to accept the quote from P Andrew for £2700.00. Carried

OLD TELEPHONE EXCHANGE

- 258/19 Both organisations have been contacted, and Christmas Lights and Veryan Players are in agreement in principle to sharing the building for storage purposes. The community will benefit by having them both centrally and in situ.
The organisations will have the responsibility for the maintenance of the building / keeping it in a good state of repair / ensure all contents are insured / covering electricity costs.

PLAY AREA REPORT

- 259/19 Agreed that the trees in Moor Launder need to be looked at - the constant cover does not allow the area to dry out sufficiently despite the drainage. Need more light. To discuss further next month. Agenda item
The Clerk is in discussion with Schoolscapes as no further advice / work etc has been forthcoming.
Unfortunately our case has been held up as the employee with the company dealing with it has left abruptly and they are trying to catch up with issues. Have been promised support and progress within next couple of weeks.

CORNWALL COUNCILLOR'S REPORT

- 260/19 Cllr German reported to the meeting information on the forthcoming cluster meeting. Will be discussing updates to the Roseland Plan – 4 planning officers will be attending.

OTHER PARISH BUSINESS

- 261/19 1. Veryan Watergardens – bridges. Councillors asked how far the project has progressed? Work needs to be done shortly before all bridges will be out of action as being unsafe. Cllr Leach will get a professional to visit and give opinion on way forward. Agenda item
- 262/19 2. Rundles' Walk footpath – surface is breaking up – needs resurfacing. Agenda for next Agenda item

- month.
- 270/19 3. Drain under the footpath has been deliberately dammed up again – causing problems.
- 271/19 4. The replacement tree on Veryan Green has been planted by Cllr Bush – it is a ‘Hoheria’.
- 272/19 5. The ‘no-mans land’ triangle at the end of the pub’s garden has been collecting rubbish / garden waste – not the responsibility of anyone it seems. Apparently doesn’t lie within the pub’s deeds. Agreed to write again to St Austell Brewery to check and to Cornwall Highways. Should the parish council look at registering the area?
- 273/19 6. Highway ditch maintenance – what is the routine with now? Drains and ditches urgently need attention with the heavy rain – maintenance doesn’t seem to be happening.
- 274/19 7. Construction traffic through the village of Veryan serving the Nare Hotel seems to be getting conflicting comments – good and bad! Will keep it under surveillance.
- 275/19 8. Re-routing of the coastal footpath – there are concerns that the temporary agreement with the re-routing of the coastal footpath away from the Nare Hotel and along the road; may remain after work to the hotel is concluded. Parish Council to keep abreast of the situation.
- 276/19 9. It was noted that pot-holes in the parish have been filled and repaired recently. Parish Councillors sent their thanks to Cornwall Council.

THE DATE OF THE NEXT MEETING WAS GIVEN as Monday, 18th November 2019.
The chair thanked Councillors for their attendance , and declared the meeting closed.