

**MINUTES of A MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 19 JUNE 2018 in TREGREHAN METHODIST CENTRE at 6.00pm**

**Present:** Cllrs Fran Taylor, Mike Thompson, Alan Moore, Paul Trudgian, Graham Entwistle

**In attendance:** Julie Larter (Clerk), 20 members of the public.

**(18/023) Apologies for Absence**

Apologies were received from Cllr Ann Taylor and Cllr Tom French CC.

**(18/024) Minutes of the Annual Meeting of the Parish Council held on 15 May 2018**

It was **RESOLVED** that the minutes of the Annual Meeting of the Parish Council held on 15 May 2018 be signed as an accurate record of the meeting.

**(18/025) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(18/026) Chairman's Announcements**

The Chairman said that she would accept comments from members of the public on planning application PA18/03952 when the matter came up for discussion on the agenda.

**(18/027) Public Participation**

A member of the public commented on the positive way traffic management on the A390 was being dealt with. He also referred to proposals to redevelop 83 and 85 Sea Road and explained that the owner of 85 Sea Road had been trying to sell his house for 2 years, but due to the adjacent Ocean House development, had been unable to find a buyer, forcing him to sell to the new developer.

A member of the public thanked the parish council for the loan of parking cones which he felt have greatly helped parking problems with the beach. Residents of Sea Road North have had a site meeting with Cornwall Council and it looks as if adoption of the road may take place in January but this has yet to be confirmed. Trees between Wheal Regent and the Sea Road crossroads are heavily laden with leaves and are obstructing pedestrians. The Clerk will contact Cornwall Council.

**(18/028) Cornwall Councillor's Report**

In his absence, the Clerk read Cllr French's report:

I note that the Pine Lodge application has dealt with a number of previous objections but I will be interested to hear the Parish Council's view. The Parish Council will be disappointed that the Football Golf application was approved by the Central Planning Committee, this after Cllr Taylor made a very clear presentation which was strongly supported by one of the Committee. In the end the application was approved by 10 votes to 2. I note there were no major parking problems near the beach over the bank holiday weekend, I have not been able to get CEG to open the bottom car park to anyone except the disabled during the summer holidays. Finally the Boundary

Commission has published their interim review for the Cornwall Council divisions and the current plan keeps the whole of the St Austell Bay Division together and adds Mevagissey and the ward of Pentewan. I would suggest this is good news for the Parish Council.

### **(18/029) Devon and Cornwall Police Report**

The Clerk informed the meeting that PCSOs were no longer assigned an area and are sent wherever the need arises. She said she has spoken to PCSO Carpenter and due to the reduction in numbers of PCSOs it is unlikely that she will be able to attend future parish council meetings or provide a regular crime report.

### **(18/030) Planning Applications and Related Matters**

(a)

(i) PA18/04536 – Pine Lodge, 51A Sea Road: Demolition of existing dwelling and construction of 5 apartments and parking

Members considered the application and made the following observations: 12 parking spaces and 2 visitor parking spaces is inadequate; the development would go against the neighbourhood plan currently being developed - the public has given a firm steer against the further conversion of houses into flats; 91% of respondents to the recent second parish questionnaire agreed that any future development should not increase significantly the housing density of Sea Road; 95% agreed that development should preserve existing views and landscapes; 91% did not want to see multiple dwellings replace single dwellings; the design is not sympathetic to neighbouring properties.

Members of the public made the following comments: On the plans the positioning of one of the trees is incorrect: the site was formerly tennis courts belonging to the Porth Avallen hotel and when planning permission was granted for the current dwelling there was a stipulation that a single storey building would be the only form of satisfactory development on the site; because if the former use of the land, windows in the Porth Avallen look out over the development site; homes in this part of the road are predominantly private homes occupied all year round; quality homes are needed for business people; loss of light and restriction of views; loss of residential amenity; the rear of the proposed property should be softened in appearance; it is in an elevated position; the car park in front of the proposed building will be an eyesore and it would be inappropriate for cars to be parked on Sea Road as this is a pinch point; the revised plans only drop the building by 1 metre yet under-croft parking has been removed.

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council objects to the proposal for the following reasons:

- 1. The impact on neighbours both behind and adjacent**
- 2. Based on current housing needs figures for the parish there is no requirement for 4 additional homes**
- 3. On the plan provided, the location of one of the trees is incorrect. If it were in the correct position it would be impossible to develop the site in accordance with the root protection zone proposed.**

**The Planning Department will be aware of the emerging Carlyon Neighbourhood Plan. An exceptional return rate from residents (217) established (a) 91% agreed that any future development should not increase significantly the housing density of Sea Road (b) 95% agreed that development should preserve existing views and landscapes (c) 91% agreed that they don't want multiple dwellings replacing single**

**dwelling. I attach the draft Character Assessment for the road for your information.**

**Furthermore, when planning permission was granted for the existing bungalow, Restormel Borough Council specifically said that a bungalow was the only form of satisfactory development that would be permitted on the site. The Parish Council wonders whether there is still a restriction on the type of development permitted on what was formerly the tennis courts belonging to the Porth Avallen Hotel.**

**The Parish Council hopes that Cornwall Council will take the very high level of objections to the proposal into account when determining the application.**

(ii) PA18/03952 – 101 Sea Road: Extension to include refurbishment and modernisation (Amended Plans)

**It was RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the renovation of this single dwelling the scale and design is questionable.**

(iii) PA18/04869 – 3 Boscundle Close: Single storey extension to the rear and side to create a larger kitchen/dining area along with an enclosed porch

**It was RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the proposal.**

(iv) PA18/03543 – 5 Fairway: Demolition of garage, conservatory and associated works to 5 Fairway and erection of new 2 bedroom single storey dwelling

**It was RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the proposal.**

(v) PA18/04296 – Alavale, 9 Meadowside, Tregrehan Mills: Proposed 2 storey extension to create 2 additional bedrooms, enlarged kitchen and demolition and rebuilding of garage

**It was RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the proposal.**

(vi) PA18/04323 – 32 Gloucester Avenue: Removal of existing utility room, construction of single storey extension, raised patio and alterations to existing dwelling

**It was RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the proposal.**

(b) PA17/10037 – Cornwall Football Golf: Application for Outline Planning Permission with all matters reserved for construction of a manager's dwelling – It was noted that this application was approved by the Central Area Sub Planning Committee on 11 June.

(c) The Planning Inspector's decision in relation to APP/D0840/D/18/2197087 – 35 Sea Road was noted - Appeal dismissed.

### **(18/031) Neighbourhood Plan**

Cllr Entwistle reported that 7 of the 9 character assessments are now in draft form. The remaining 2 will be completed before the next meeting. The group will shortly be sending their proposed map of green areas and recreation spaces to Cornwall Council. The Chairman thanked everyone who is working behind the scenes on policies.

The next meeting of the Steering Group will be on 11 July.

### **(18/032) Electoral Review of Cornwall Council**

The draft recommendations of the Local Government Boundary Commission were noted.

### **(18/033) Tregrehan Playing Fields**

A resident of Tregrehan asked Cornwall Council to put a Tree Preservation Order on an Oak tree in the playing field as she has concerns about the spoil from the building site. Cornwall Council refused the request and the Chairman has spoken to Cornwall Council about the matter. The Chairman was told that the tree is not of sufficient significance to warrant protection.

The Clerk has been chasing Cornwall Council regarding the proposed improvements to the field entrance.

### **(18/034) Carlyon Recreation Field**

There were no matters to report.

### **(18/035) Beach Development**

The Clerk has written to Jon Kenny asking CEG to permit parking on the beach over the summer but has received no response. It was noted that the use of traffic cones had been successful and the purchase of more cones will be discussed at the July meeting.

### **(18/036) Highways Matters**

The Highways Manager has forwarded a draft proposal for yellow lining at the entrance to Wheal Regent and Fairway in line with the Parish Council's bid for funding from the Community Network Panel Highways budget to help alleviate parking problems over the summer. The matter will now go to the Community Network Panel for prioritisation. Complaints have been received about an Allens Travel mini-bus that regularly parks in the traffic calming buildout in Tregrehan. The Clerk has reported the matter to PCSO Carpenter. A complaint has been received about a coach parking in Cypress Avenue and this has also been reported to PCSO Carpenter.

### **(18/037) Internal Audit**

It was **RESOLVED to appoint Linda Coles as the Council's Internal Auditor for the forthcoming year.**

### **(18/038) Financial Matters**

Current balances were noted and the following payments were authorised:

<u>Automated Payments</u>			£
BACS	Lyreco	Stationery	66.71
BACS	HMRC	PAYE collected April – June	*
BACS	Mrs J Larter	Expenses	272.25
BACS	Mrs J Larter	June salary	*
BACS	Cornwall Pension Fund	EE and ER pension contribution	*

\*Publication of salary payments is excluded under the Data Protection Act

### **(18/039) Correspondence Received**

A list of correspondence had previously been circulated. In addition, the following had been received since publication of the agenda

- Invitation to attend Cruse Bereavement AGM on 13 July
- Details of Resilient Cornwall 2019-22 IRMP Engagement draft

The Clerk reminded to consider whether they need to amend their Register of Members Interest form

**(18/040) Meetings/Training Attended**

11 June – The Chairman attended the Central Sub Area Planning Committee meeting

**(18/041) Dates for the Diary**

28 July – St Austell and Mevagissey Community Network Panel meeting

**(18/042) Dates of Forthcoming Meetings**

(C) – *Charlestown Primary School*, (T) – *Tregrehan Methodist Centre* – 17 July (C), 21 August (T) (if required), 18 September (C), 16 October (T), 20 November (C), 18 December (T)

The meeting closed at 7.09 pm

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Chairman

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Date