

GERMOE PARISH COUNCIL

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Minutes of the Special Parish Council Meeting of Germoe Parish Council held on Thursday July 14, 2010 at 7:00pm in Balwest Methodist Schoolroom.

Present: Cllr G.Ross (Chairman) Cllr Mrs E.Clarke
Cllr S.Geake (Vice-Chairman) Cllr J.Taylor
Cllr D.Blencowe Mr C.Chapman (Clerk)

Visitors: Mr and Mrs Bax, Mr and Mrs Boreham, Mr and Mrs Francis, Mr Gail and Mr Concannon.

The Chairman welcomed members and visitors to this Special Meeting.

1 APOLOGIES FOR ABSENCE

CCllr Keeling and Cllr Mrs Doeser sent their apologies for absence.

2 DECLARATIONS OF INTEREST

in items on the agenda

There were no declarations of interest in items on the agenda

of gifts (received as a result of being a member of the Council) of a value greater than £25

There were no declarations of gifts of a value greater than £25.

3 CONFIRMATION OF MINUTES OF THE LAST MEETING

Cllr Geake proposed, Cllr Mrs Clarke seconded, all others in favour that the minutes of the Meeting held on Thursday July 1, 2010 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

Cllr Geake reported that the 'tell-tales' for the roof of the adit have been delivered and are awaiting installation.

5 PUBLIC PARTICIPATION

In respect of the Planning Application for Trebarwith it was noted that

- those present were representative of a larger number of the inhabitants of Tresowes
- at a time when central government is pressing the cause of 'localism', the Planning Authority has chosen to take no notice whatsoever of the views either of the Parish Council or of local people
- evidently the Planning Authority has no concept of what the impact the size and scale of this building will have on a small rural community
- because the Planning Officer, in consultation with the applicant, has previously agreed what will be an acceptable development it is no wonder that he is now prepared to grant permission for it
- when the application went to the Planning Committee, the Planning Officer concerned refuted each and every argument against development by stating "in my opinion" or "in my judgment"
- 'delegated powers' means simply that a single individual (the Planning Officer) can over-ride any objections from any number of people
- the present application is being handled by the same Officer who has given permission for development
- an extension is secondary to a main building and, by definition, cannot more than double the size of the original
- Cornwall's own planning rules state that ridge heights must not be increased
- the developer is aware of the rules and has circumvented them
- the original building was a good sized single storey building – in need of substantial repair and renovation
- building work is continuing at the developer's risk
- no amount of screening can disguise what is already an imposing building

- the new building looks to have been constructed closer to the road than the old
- there is no justifiable reason for an increase of 2.2 metres in the height of the ridge
- the construction of this dwelling sets a dangerous precedent for the village
- no consideration has been shown by the developer or the applicant to the feelings of local residents
- new build homes are zero rated for VAT: extensions pay 17.5% VAT. By altering the planning application from an extension to a new build, the developer is gaining a significant financial advantage and, through their taxes, local people are underwriting the cost of a building they do not want
- builders' cars and vans are partly blocking the lanes: delivery lorries are damaging hedges, trees and pavements
- the residential mobile home that has been placed on site has been done so without planning permission being sought or granted
- the small community at Tresowes does not wish there to be any ill-feeling and offers a compromise solution. It will withdraw its objections if the ridge height is reduced and if any garage addition is sited at the rear of the dwelling.

6 PLANNING

Applications

PA10/03511 Mr S.Neal – Erection of a replacement dwelling – Trebarwith, Tresowes. Cllr Mrs Clarke proposed, Cllr Taylor seconded, all others in favour that Germoe Parish Council should return this application marked with the following observation

“In October 2009 referring to PA09/01193/F (for Mr S Neal – Erection of extensions, raising of roof to form first floor level and erection of detached domestic garage at Trebarwith, Tresowes Green) Germoe Parish Council observed

“Germoe Parish Council considers that the existing size and scale of the existing bungalow on this surprisingly prominent site is in keeping with the surrounding residential area. More generally, Germoe Parish Council is sympathetic to the idea of improving existing residential accommodation.

“However, the size and scale of the ‘extensions’ proposed in this application are such that they can only be considered to represent an overdevelopment of the site and, as such, are completely inappropriate within the ‘townscape’ of the immediate area. By increasing both the footprint and the height of the existing building by such a massive extent the proposal can only be considered to be seriously detrimental to the visual amenities of the surrounding area. Notwithstanding the comments submitted concerning the level of the peripheral screening to the site (and there is no guarantee that such screening will be maintained) the introduction of so many windows at first-floor level will create problems of overlooking and privacy in adjoining houses and must be considered to be prejudicial to the reasonable enjoyment of those properties. For these reasons Germoe Parish Council raises strong objections to this application.

“Germoe Parish Council notes that the design of the building and level of accommodation proposed is such that, with relatively small alterations, two separate units could be provided. The application states that this is not the current intention; however, once the size of the proposal is accepted Germoe Parish Council feels that it would be very difficult to resist an application for more than one unit. Therefore, in the event of planning permission being granted, Germoe Parish Council requests the imposition of a legal agreement ensuring that only one unit is permitted on this site and further that planning conditions be incorporated into the permission which remove permitted development rights concerning additional extensions or buildings.”

At the subsequent site meeting there can be no doubt that many local residents were of the same opinion as Germoe Parish Council, however it was stressed by the officer attending on behalf of Cornwall Council that the application must be viewed as being one for extensions to an existing building and as such planning permission was eventually granted.

Having seen the scale of demolition immediately following this permission, Germoe Parish Council is not surprised to receive this application.

Germoe Parish Council can only repeat its strong objections, fully set out above, to the current proposal. As the application now effectively represents an extremely large, dominant and overpowering new building within the village envelope, Germoe would also wish to raise objection on the grounds of the unfortunate precedent that this will create within the village.

For all these reasons Germoe Parish Council requires the Planning Authority to refuse permission for development.

Councillors have noted that a residential caravan is now parked and in use within the curtilage of Trebarwith and request that Planning Enforcement action is taken against it.

Decisions

PA10/00085/F Notice of Conditional Permission for Development (alterations and refurbishment of wash-house and construction of a porch link) – Foxfield, Tresowes – *noted*

PA10/00205/F Grant of Conditional Planning Permission (conversion of outbuilding into holiday/annexe accommodation) – Chygwins, Tresowes – *noted*

PA10/03029 Grant of Conditional Planning Permission (two-storey extension to dwelling) – Coppernoon, Germoe – *noted*

7 CHAIRMAN’S COMMENTS

The Chairman brought the following invoice to members’ attention as a being of an urgent nature.

	GROSS	VAT
The Audit Commission	£ 158.63	£ 23.63

Cllr Geake proposed, Cllr Blencowe seconded, all others in favour that the above account should be paid.

DATE AND TIME OF NEXT MEETING

The next Ordinary Parish Council Meeting will be held on Thursday September 2, 2010 at 7.00pm in Balwest Methodist Schoolroom.

Signed.....

Dated.....