

# GERMOE PARISH COUNCIL

www.germoeparishcouncil.org.uk

C.F.P.Chapman  
Clerk to the Council  
Chy Lean  
St Keverne Road  
Mawgan  
Helston TR12 6AY

telephone 01326 221648  
germoeparishcouncil@yahoo.co.uk

Minutes of the Ordinary Meeting of Germoe Parish Council held on Thursday April 7, 2011 at 7:00pm in Balwest Methodist Schoolroom.

**Present:** Cllr G.Ross  
Cllr S.Geake  
Cllr D.Blencowe  
Cllr Mrs E.Clark  
Cllr Mrs K.Doeser  
Cllr J.Taylor  
Mr C.Chapman (Clerk)

**Visitors:** CCllr Keeling, Mr Jeffrey (Cornwall Council's Affordable Housing Officer), Mr and Mrs Brook, Mr Coleman, Mrs Crookes, Mr Francis, Mr Harris, Mr Molcher, Mr and Mrs Pascoe and Mr Royds.

The Chairman welcomed members and visitors to the April meeting and invited Mr Jody Jeffrey (Cornwall Council's Affordable Housing Officer) to speak about the delivery of Local Needs Affordable Homes within the Parish.

Mr Jeffrey thanked the Chairman for his introduction and stated that he was present as the leader of the team tasked by Cornwall Council with the delivery of a pilot scheme for the provision of Local Needs Affordable Housing in the Helston and the Lizard Community Network Area. He noted that CCllr Clayton( in his rôle as the County Champion) had spoken at last month's meeting and made the following additional points

- as a result of a recent request for further information, just four of the twenty-four households identified on the HomeChoice Register as being in need of affordable housing had indicated that Germoe is the place where they would like to live
- once the results of Germoe's Local Needs Affordable Housing Survey are available, consideration will be given to identifying suitable sites within the Parish
- no landowner within the Parish has, as yet, submitted a site for consideration
- should both a need and sites be identified, he will submit a 'long' list of sites to the Council for consideration
- this process will result in the production of a 'short' list and he will then be in a position to talk to landlords
- following this, he and his team will plan out a specific model for the parish and offer help with its delivery
- there does appear to be a need for a small development of rented accommodation.

Speaking on behalf of the Council and those residents present, the Chairman thanked Mr Jeffrey for coming to speak at the meeting.

## 1 APOLOGIES FOR ABSENCE

PC Vaughan and PCSO Bell sent their apologies for absence.

## 2 DECLARATIONS OF INTEREST

### in items on the agenda

Cllr Ross declared a personal interest in agenda item 10 PA10/06383.

Cllr Mrs Clarke and Cllr Mrs Doeser each declared a personal and prejudicial interest in agenda item 10 PA10/06383

### 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 Blencowe proposed, Cllr Taylor seconded, Cllr Mrs Clarke being absent from the last meeting abstained, all others in favour that the minutes of the Meeting held on Thursday March 3, 2011 are a true record and the Chairman signed them as such.

## 4 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

There were no matters arising which were not covered on this agenda.

## 5 PUBLIC PARTICIPATION

Members noted concerns expressed by residents about planning applications PA11/01141 and PA11/01284. These included the beliefs that

- the application indicates that both the garage and the barn are outside the area designated for residential use by the Planning Inspector
- the dimensions of the proposed barn will detract from the character and appearance and therefore prejudice the World Heritage Site
- change of use of the site will result in the loss of a designated gypsy site
- change of use of the site will create a residence outside the development boundary
- the proposed barn will be clearly visible from the A394
- the calculations of increased gross internal floor-space are mathematically inaccurate
- the development is in both an Area of Great Landscape Value and the World Heritage Mining Site
- plans for the two applications appear to contradict each other
- there are doubts that the four conditions of the Planning Inspector's requirements have been met.

Speaking of his application for development PA10/06383, Mr Molcher offered his thanks to those members of the Parish Council who had visited the site and offered to show other interested people around. He added that

- it is not his intention to have 52 caravans on site
- he is aware that it is this number which has caused concern locally
- it is his intention to make the business viable and to do this he must increase the number of caravans
- he hopes to increase the number of electricity hook-ups for caravans from 14 to 22
- he intends to close the site from November to Easter
- he intends to limit noise after 10.00pm
- he will maintain Moors Lane to a high standard, though he has thought in terms of creating a new access off Tresowes Hill
- with advice and help from the Forestry Commission, he intends to plant screening blocks of trees.

It was explained to Mr Molcher that, despite what he might say, Germoe Parish Council can only comment on the application as it stands.

Members noted neighbours' concerns about PA10/06383 and in particular

- the resultant increase in traffic along the single track road from Ashton
- the detrimental effect on Moors Lane caused by the increase in vehicle movement along it
- the impact of a possible 200 visitors to this area
- the disposal of foul water which may inconvenience people further down the hill
- the increase in noise nuisance
- the visual impact on the Conservation Area of Tregonning Hill.

*The Chairman proposed and it was agreed to discuss agenda item 10 Planning at this point.*

## 10 PLANNING

### Applications

*As the owner of a similar holiday-based business (but one with different objectives) in Germoe, Cllr Ross declared a personal interest in the following application. He remained in the room and took part in both the discussion and the voting.*

*As owners of homes overlooking the proposed development, Cllr Mrs Clarke and Cllr Mrs Doeser each declared a personal and prejudicial interest in the following application and left the room.*

PA10/06383 Mr & Mrs Molcher – Provision of 52 touring caravan and camping pitches – Tremorvu, Tresowes Hill. Cllr Geake proposed, Cllr Blencowe seconded, all others in favour that Germoe Parish Council should return this application marked “Germoe Parish Council considers that, given the current use of the application site as a Camping and Caravan Club certified site, it would be difficult to object to the principle of an unfettered caravan site at this location. The application, however, is for the creation of 52 pitches that would be available for use throughout the year and lacks necessary detail both concerning screening and landscaping and of the associated ancillary facilities that almost certainly will be required for a site of this size. Germoe Parish Council considers that 52 pitches is far too high a number and that the application as submitted represents an over-development of this site and therefore objects to the proposal on these grounds. Moreover, the site is located within an Area of Great Landscape Value and lies within the designated Tregonning and Trewavas Mining District World Heritage Site. Further, it adjoins and is readily visible from the designated Tregonning Hill Conservation Area. The number and location of the proposed

pitches would, in the opinion of the Council, be prejudicial to the visual amenities of both the immediate area and of the wider landscape and Germoe Parish Council also objects to the scheme on these grounds. There is evidence that in the past adjoining residential properties have been affected by noise nuisance from this site and the proposed increase in pitch numbers will surely increase the potential for nuisance detrimental to the reasonable amenities of adjoining residential properties. The increased traffic generation would, it is considered, be prejudicial to the free flow of traffic on the adjoining public highway, and, more importantly, would be likely to be prejudicial to the safety and the quiet enjoyment by users, and be likely to damage the surface and drainage of the designated bridleway (Bridleway 32) along which access to the site is gained. In the absence of detail as to the ancillary facilities which the Council feels will certainly be required, it finds it difficult to comment constructively. However, it does feel strongly that the number of pitches proposed will result in drainage and refuse problems both for this site and the immediate locality.”

*Cllr Mrs Clarke and Cllr Mrs Doeser returned to the room*

PA11/01141 Mr E Barker – Change of use of land to domestic and erection of a double domestic garage – Tresheba, Main Road. Cllr Geake proposed, Cllr Mrs Doeser seconded, all others in favour that Germoe Parish Council should return this application marked “Germoe Parish Council notes that the permitted use, dating from April 2010, of this site is that of mixed agriculture and the stationing of two caravans for residential use and that the residential use is strictly conditioned, both as to occupancy and area. Germoe Parish Council further notes that the Planning Inspector required details to be submitted to and approved by the local planning authority and that evidently these requirements have been fully complied with. Germoe Parish Council is somewhat surprised that, given the contentious nature of this site, they were not advised of these details, nor do they seem to be readily available for public inspection. However, the details required included ‘areas of hard standing, access roads, parking and amenity areas’ (so quite clearly the Inspector was thinking in terms of a typical caravan site). In the absence of these plans, Germoe Parish Council can only assume that the drawing and detail approved by the Planning Authority included adequate provisions for the Inspector’s requirements. The Council notes that, in this application, no case has been made to explain why, a year later, these requirements are no longer suitable nor why the proposed double garage cannot be erected within the approved residential area. Additionally, the application contains no justification either for the extension of the area or for the erection of a permanent structure on a site where the emphasis of the appeal decision was solely on caravans and temporary structures. The Council therefore objects to the extension and consolidation of the permitted residential use, as applied for, and the erection of a permanent structure which will consolidate this change in use.”

PA11/01284 Mr E Barker – Construction of agricultural storage barn – Tresheba, Main Road. Cllr Geake proposed, Cllr Mrs Clarke seconded, all others in favour that Germoe Parish Council should return this application marked “Germoe Parish Council notes that in the very recent past the agricultural use of the remainder of the site has been in connection with other land and not in connection with the residential use as permitted. The application as submitted does not indicate the ultimate use of this agricultural land nor does it contain any justification for the proposed barn. Given the application's site relatively small agricultural area the Council does feel that a separate agricultural use might be difficult to sustain. It certainly considers that the size of the proposed barn is too large for such a potentially small small-holding. The site is located within an Area of Great Landscape Value and within the designated Tregonning and Trewavas Mining District World Heritage Site, it is also readily visible from the designated Tregonning Hill Conservation Area and it is for the reasons of size, design and adverse visual impact on the immediate and adjoining landscape areas that the Council objects to this application. Germoe Parish Council notes that the line of the proposed wire fence and shrubs crosses the line of Footpath 17”

PA11/01384 Mrs V.Marshall – Erection of agricultural building – Merry Hill Farm, Trewithen Terrace, Balwest. Cllr Mrs Clarke proposed, Cllr Geake seconded, all others in favour that Germoe Parish Council has no comments.

PA11/01601 Mr G Thomas – Two storey extension to dwelling – Rosemary Cottage, Germoe. Cllr Mrs Clarke proposed, Cllr Blencowe seconded, all others in favour that Germoe Parish Council supports this application.

## **Decisions**

PA10/04294 Grant of Conditional Planning Permission (conversion and extension of barn to form self-contained holiday accommodation) – Trennal Barn, Trewithen Lane – *noted*

PA10/05854 Grant of Conditional Planning Permission (conversion and extension of barns to form a dwelling) – barns at Higher Lane, Ashton – *noted*

PA10/06376 Notice of Refusal of Planning Permission (erection of a replacement dwelling without compliance with Condition 3 of Decision Notice Number PA10/03511 dated 25<sup>th</sup> August 2010) – Sundance, Tresowes – *noted*

PA10/06381 Notice of Refusal of Planning Permission (retention and completion of toilet block) – Tremorvu, Tresowes Hill – *noted*

## Correspondence

CC notification of report of alleged breach of condition 3 of W2/PA05/01092/F with relation to holiday occupancy at Tremorvu – *noted*

Mr Francis copy of letter of objection to Cornwall Council (PA10/06383 – Provision of 52 touring caravan and camping pitches at Tremorvu, Tresowes Hill) – *noted*

Mr Harris and seven others copy of objections to PA11/01141 and PA11/01284 sent to Cornwall Council – *noted*

## 7 POLICE REPORT

Through the Clerk, PC Vaughan reported that no crimes had been reported to the Police in March 2011 which compares well with the five reported during the same period last year.

Once again he warned residents of the increasing incidence of theft both of heating oil from insecure tanks and of metal objects and he urged everyone to take steps to secure property.

## 6 CORNWALL COUNCILLOR'S COMMENTS

CCLlr Keeling reported that

- it has again proved to have been a very busy month: he has attended twenty-five meetings and engagements
- he was disappointed by Central Government's recent decision not to provide funding for the "lifeline service" to the Isles of Scilly. Ultimately, it is the responsibility of Government (and not Cornwall Council) to ensure that this service is maintained
- a petition with some 11,000 signatures supporting a Stadium for Cornwall was recently submitted to County Hall. At this time of financial uncertainty, the proposal is not without its critics, but a commitment of £120K to continue with the project was approved by the cabinet last month
- the office accommodation rationalisation programme is designed to reduce the existing 78 Cornwall Council offices to about 30 with redundant properties being put up for sale. Clearly, maintenance costs will reduce dramatically and indeed £450,000 has already been saved. Sales to date have realised £4m .
- Equality and Diversity training is becoming embedded into the culture of the Unitary Authority.
- the newly published draft beach management strategy concentrates on activities such as cleansing, community engagement, environmental management, signage and the management of demand and usage. Given the importance of beaches to Cornwall, the draft strategy identifies areas of work which should be undertaken by the Council, backed up through the development of partnerships involving community as well as voluntary and statutory organisations. He added that Praa Sands has been singled out for a pilot scheme and that he will be in touch with local groups of volunteers once details are available
- proposals to reduce the financial support available to larger scale solar-produced electricity have been published by the Government as part of plans to protect financial support for homes, communities and small businesses. The consultation follows the launch in February of a fast-track review into how the Feed-in-Tariffs (FITs) work for solar photovoltaic (PV) over 50 kW after evidence showing that there could already be 169 MW of large-scale solar capacity in the planning system – equivalent to funding solar panels on the roofs of around 50,000 homes if tariffs are left unchanged. It is expected that if and when these new tariffs are introduced, applications for developments up to 5MW (which each cover some 40 acres of land) will come to a halt.

In answer to a question concerning the absence of a warning sign (or chevrons) on the Ashton to Great Work road at the junction to Boscreege, CCLlr Keeling said that he will be dealing with this shortly.

## 8 PARISH MATTERS

### Local Needs Housing Survey

The Clerk reported that he had posted two hundred and seven questionnaires: one to each of the households identified on the Register of Electors and that, to date, he has received seventy replies. He added that he considered the opportunity to respond should remain open until the end of April, which meant that he would be in a position to report on the answers given in Part One at the Annual Meeting in May.

### Local Maintenance Partnership

Members considered an invitation to renew partnership working with Cornwall Council with the offer of a grant of £990.00 (or 100% of the eligible costs whichever is the lower). In the year to March 31, 2011 Germoe Parish Council's costs for cutting footpaths and open spaces amounted to £1,385.34 and £694.34 of Cornwall's offer of £791.00 was claimed. Cllr Mrs Doeser proposed, Cllr Geake seconded, all others in favour that Germoe Parish Council should accept Cornwall Council's invitation to renew partnership working.

## 9 PARISH COUNCIL MATTERS

The Clerk reported that the resident who had expressed interest in standing for co-option as a Parish Councillor had written to say she has had second thoughts. It was noted that an article written by Cllr Blencowe for *The Messenger* had sought volunteers for co-option.

## 11 FINANCE

The Clerk presented the accounts for the year April 1, 2010 – March 31, 2011. Cllr Blencowe proposed, Cllr Mrs Doeser seconded, all others in favour that, subject to audit by the Internal Auditor, Mr Peter Richards (former Senior Auditor with Kerrier District Council), Germoe Parish Council accepts the accounts for the year April 1, 2010 – March 31, 2011.

Discussion followed concerning the cost of the 1 tonne dumpy bag of salt bought in February and the Clerk was asked to obtain a breakdown of the charges involved.

Parish Councillors considered the Statement of Assurance required for the Annual Return for the year ended March 31, 2011. Cllr Blencowe proposed, Cllr Taylor seconded, all others in favour that Germoe Parish Council should answer “Yes” to each of the questions posed by the Statement of Assurance which forms part of the Annual Return for the year ended March 31, 2011.

Members considered a request from Cruse Bereavement Care for help with funding their work of supporting bereaved families. Following discussion, it was agreed that Germoe Parish Council is unable to accede to this request.

The following account was presented for consideration:

	<b>GROSS</b>	<b>VAT</b>
HM Revenue and Customs	£ 152.00	
C.F.P.Chapman (Housing Survey)	£ 159.18	
RTS (Garden Services) Ltd	£ 114.00	£ 19.00
Colin Chapman		
Salary (March)	£ 202.50	
telephone	£ 16.45	
office expenses	£ 20.70	
travelling	£ 8.60	
use of home	£ 20.00	
total	£ 268.25	

Cllr Geake proposed, Cllr Mrs Clarke seconded, all others in favour that the above four accounts should be paid.

Members noted the following receipt

CC Precept 1st instalment	£ 3,950.00
---------------------------	------------

## 12 REPORT OF CLERK AND CORRESPONDENCE

### Correspondence

**SW Ambulance Service** Twentyfourseven newsletter – *noted*

**Interlink Cornwall** newsletter – *noted*

**Cancer Research** advertisement for the Relay for Life at Mullion School Saturday July 9 – *noted*

**Mr and Mrs Davies** public acknowledgement of the help afforded to them by PCSO Sadler – *noted*

## 13 MEMBERS' QUESTIONS

Cllr Mrs Doeser reported that the Community Network proposes to change its name to the Helston and the Lizard Peninsula Community Network Area and that unless the Council had a different opinion she would recommend that meetings are held on a quarterly rather than a bi-monthly basis.

## 14 CHAIRMAN'S COMMENTS

The Chairman made no comments at this stage of the meeting.

## 15 MATTERS FOR INCLUSION AT FUTURE MEETINGS

An update on the signage at the Boscreage junction.

A report on the ownership of Moors Lane.

## DATE AND TIME OF NEXT MEETING

Annual Parish Meeting – Thursday May 5, 2011 at 7:00pm in Balwest Methodist Schoolroom

Annual Meeting – Thursday May 5, 2011 following the Annual Parish Meeting in Balwest Methodist Schoolroom

Signed.....

Dated.....