

# GERMOE PARISH COUNCIL

www.germoeparishcouncil.org.uk

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Minutes of an Ordinary Meeting of Germoe Parish Council held on Thursday January 7, 2016 at 7:00pm in Balwest Methodist Schoolroom.

**Present:** Cllr S.Geake Cllr R.Royds  
Cllr D.Blencowe Cllr J.Taylor  
Cllr W.Dear  
Cllr Mrs K.Doesser Mr C.Chapman (Clerk)

**Visitors:** Mrs Dear and Mr Dillon.

The Chairman welcomed members and visitors to the January meeting.

## 1 APOLOGIES FOR ABSENCE

CCllr Keeling, PCSO Fuller and Cllr Mrs Praed sent their apologies for absence.

## 2 DECLARATIONS OF INTEREST

### in items on the agenda

Cllr Dear declared a pecuniary interest in agenda item 9 planning application number PA15/10953.

### 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 Royds seconded, Cllr Dear, who was absent from the last meeting, abstained, all others in favour that, with the hand-written amendment, the minutes of the Ordinary Meeting held on Thursday December 3, 2015 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 the agenda.

## 5 PUBLIC PARTICIPATION

Speaking as a member of the public, Cllr Dear rehearsed the recent planning history of the annex to The Old Vicarage. He stated that the current use includes holiday letting and added that this income helps his family sustain its way of life within the community. He added that there are many such holiday lets round and about the village. He asked the Parish Council to support his application.

Mr Dillon stated that he was present simply to voice his support for Mr and Mrs Dear's application.

## 6 CORNWALL COUNCILLOR'S COMMENTS

Through the Clerk, CCllr Keeling reported that

- Cornwall Council has approved the revised Local Plan and returned it for approval and implementation. There are concerns among members about the delivery of so many new homes by 2030
- the fact that the revised Local Plan places such emphasis on Neighbourhood Planning suggests that there may well be merit in the creation of a Neighbourhood Plan
- the Boundary Commission appears to be determined to alter the electoral boundaries in Cornwall in time for the elections in 2017. There is no doubt that the issue is electoral equality and equal votes: it is evident that there will consequently be a serious appraisal of the number of councillors serving on Cornwall Council
- he will ask Cornwall Highways to move the solar powered Vehicle Activated Sign, presently at Leedstown, to Ashton on the A394
- there is extant planning permission in place from 2010 for the construction of holiday lodges on the site of the motel between Ashton and Praa Sands

*Chairman's initials.....*

## 7 POLICE REPORT

Through the Clerk, PCSO Ashley Fuller reported that a single crime had been logged within the parish in the last two months of 2015. In the same time there had been five calls to the Police.

## 8 PARISH MATTERS

### Projects within the Parish

The Clerk reported that he had broached the subject of a defibrillator to be sited in Germoe Churchtown with both the Parochial Church Council and the Village Association, but had heard nothing back.

### Maintenance of the Closed Churchyard at St Germoe's

Members considered the maintenance of the closed churchyard at St Germoe's. The Clerk reported that, until recently and on an annual basis, Cornwall Council has paid a (very) small grant for the maintenance of the closed churchyard to the Parochial Church Council. Cornwall now believes that this payment has been made contrary to the requirements of S101 of the Local Government Act 1972. A possible way around this impasse is for the Parish Council to claim the maintenance grant and to pass it on directly to the Parochial Church Council: however, this would mean that the Parish Council becomes responsible for the maintenance of the closed churchyard (although that responsibility can immediately revert to Cornwall Council if the Parish Council so requests). Following discussion, Cllr Blencowe proposed, Cllr Taylor seconded all others in favour that Germoe Parish Council should take on the responsibility for the maintenance of the closed churchyard at St Germoe and that that responsibility should immediately be passed to St Germoe Parochial Church Council.

## 9 PLANNING

### Applications

PA15/09250 Mr R.Fletcher – Demolition of existing motel with restaurant and owners accommodation. Proposed development of site into static caravan park with parking, swimming pools, refuse store and site manger accommodation. Provision of new bus stop – Ashton Motel, Main Road. Cllr Blencowe proposed, Cllr Dear seconded all others in favour that Germoe Parish Council should return this application marked *Germoe Parish Council makes no comment about the use of this site as permitted under the earlier application. (However, it would raise strong objections to the site being covered with residential caravans rather than the proposed wooden chalets.)*

*Nevertheless, bearing in mind the site's situation within the Cornwall Area of Outstanding Natural Beauty, the fact that it is adjacent to the World Heritage Site and the visual impact it will have on the view from the Conservation Area of Tregonning Hill, Germoe Parish Council would seek further, more effective, natural screening and an undertaking to minimise the impact of excessive artificial light pollution. No foul drainage plan has been submitted with this application and, accordingly, Germoe Parish Council reserves its position on the application as a whole.*

*Having declared a pecuniary interest in the following application, Cllr Dear left the room.*

PA15/10953 Mr Bill Dear – Certificate of Lawfulness existing use: Existing Family Annex change of use to permit six months' holiday use and six months as family annex. Holiday use from Easter Holidays through to the end of September – The Old Vicarage, Germoe. Cllr Blencowe proposed, Cllr Mrs Doerer seconded all others in favour that Germoe Parish Council should return this application marked *Firstly, Germoe Parish Council notes that this application is absent from the statutory register (as made available to view on Cornwall Council's website).*

*Secondly, having noted that this is an application for a holiday let for six months of the year (and is therefore for a material change of use of the property), Germoe Parish Council believes it requires consideration as a full planning application.*

*Germoe Parish Council would add that it has serious concerns that, if the holiday use of the annex occurs at the same time as The Old Vicarage is in residential use, there will be problems associated with vehicle parking, which will impact upon the reasonable enjoyment of the neighbouring properties. It would therefore request that, in the event of planning permission being granted, a condition is imposed to mitigate against this problem.*

*Cllr Dear returned to the room.*

PA15/11285 Mr Geoffrey Sullivan – Notification of proposed tree works in a Conservation Area (felling of two Monterey Pine trees – North-Easterly plot at West Point, Tresowes Hill. Members noted that the Planning Authority has already decided not to make a Tree Preservation Order on these two trees.

PA15/11503 Mrs P.Batten – Application for Removal of Section 106 agreement attached to Decision Notice PA03/01140/F dated 25/02/2005 relating to holiday accommodation – Nevada House, Tresowes Hill. Cllr Royds proposed, Cllr Blencowe seconded all others in favour that Germoe Parish Council should return this application marked *Germoe Parish Council makes no observations.*

PA15/11443 Mr and Mrs van Horn – Proposed extension, alterations and new garage – Robmart Villa, Tresowes. Cllr Blencowe proposed, Cllr Dear seconded all others in favour that Germoe Parish Council should return this application marked *Germoe Parish Council makes no observations.*

*Chairman's initials.....*

## Decisions

PA15/09168 WITHDRAWN – new 3 Bedroom Dwelling – St Marys, Helston Road – *noted*

PA15/11285 DECIDED NOT TO MAKE A TPO – Notification of proposed tree works in a Conservation Area (felling of two Monterey Pine trees – North-Easterly plot at West Point, Tresowes Hill – *noted*)

PA14/11356 APPROVED – Retrospective change of use of land for the keeping of horses and the Erection of two stable blocks – Chywoon, Rosudgeon – *noted*

PA15/08951 APPROVED – Removal/Variation of Condition 2 of Decision PA03/01140/F dated 25/02/2005 to allow the property known as Honey Bee to be occupied as permanent residential accommodation – Nevada House, Tresowes Hill – *noted*

## 10 FINANCE

A copy of a statement of Germoe Parish Council's financial position as at January 7, 2016 is attached to these minutes.

Members considered a request from the Cornwall Air Ambulance for financial help. Cllr Blencowe proposed, Cllr Geake seconded all others in favour, that, using the General Power of Competence (adopted by Germoe Parish Council on May 9, 2013), the sum of £75.00 should be made sent to the Cornwall Air Ambulance.

The following accounts were presented for consideration:

	GROSS	VAT
Ronnie Richards Memorial Charity (certificates etc)	£ 44.00	
R.Sanders		
Footpath to War Memorial	£ 452.00	
Greens, well, boundary stones, bus stop	£ 535.00	
	£ 1,184.40	£ 197.00
Colin Chapman		
Salary (December)	£ 219.11	
travelling	£ 10.00	
telephone	£ 17.40	
office expenses	£ 24.15	
use of home as office	£ 20.00	
	total £ 290.66	

Cllr Blencowe proposed, Cllr Taylor seconded, all others in favour that the above three accounts should be paid.

Members noted the following receipt

Cash for RRMCC certificates etc	£ 44.00
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## 11 REPORT OF CLERK AND CORRESPONDENCE

**Clerks and Councils Direct** newsletter – *noted*

## 12 MEMBERS' QUESTIONS

The Clerk was asked to reply to the Planning Enforcement Officer's e-mail concerning the present state of OS Field 7075 at Balwest. Members noted that the requirements of the original Enforcement Notice were that the caravan and the other buildings should be removed from the site. If, as the Officer suggests, the buildings and the caravan are necessary for (in her words ancillary to) continued working on this agricultural field then it was felt that the County Land Agent should be involved. These structures can only properly be described as an eyesore within the Conservation Area of Tregonning Hill. Germoe Parish Council would like this matter to be properly resolved, rather than simply dismissed as being not expedient.

## 13 CHAIRMAN'S COMMENTS

Other than to wish everyone present a happy new year, the Chairman stated that he had nothing to add to what he had already said during the course of the meeting.

## 14 MATTERS FOR INCLUSION AT FUTURE MEETINGS

No matters for inclusion at future meetings were tabled.

## DATE AND TIME OF THE NEXT MEETING

Thursday February 4, 2016 at 7.00pm in Balwest Methodist Schoolroom.

Signed.....

Dated.....

*Chairman's initials.....*