

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
colinchapman@lineone.net

Minutes of an Ordinary Meeting of Germoe Parish Council held on Thursday April 6, 2017 at 7:00pm in Balwest Methodist Schoolroom.

Present: Cllr Mrs K.Doesser Cllr J.Taylor
Cllr D.Blencowe Cllr Mrs D.Whitehead
Cllr Mrs G.Praed Mr B.Doesser (Acting Clerk)

Visitors: CCllr J.Keeling and Mr A.Felstead.

Thanking Mr Doesser for his offer to act as Clerk in the Clerk's absence, the Chairman welcomed members and visitors to the April meeting.

1 APOLOGIES FOR ABSENCE

Cllr Geake sent his apologies for absence.

2 DECLARATIONS OF INTEREST

in items on the agenda

There were no declarations of interest in any 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 MEETINGS

Cllr Mrs Praed proposed, Cllr Mrs Blencowe seconded all others in agreement that, with the hand-written amendment, the minutes of the Ordinary Meeting held on Thursday March 2, 2017 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

Cllr Mrs Praed asked if there had been any further developments concerning dogs and sheep. None had been recorded.

5 PUBLIC PARTICIPATION

Members noted residents' concern about

- the speed of traffic (particularly that of large tractors) using the Tresowes Hill road and
- the practice adopted by some householders of placing granite boulders on the highway verge outside their dwellings in an attempt to dissuade parking.

6 CORNWALL COUNCILLOR'S COMMENTS

In his final report as a member of the current Cornwall Council, CCllr Keeling reported that he hopes to be re-elected and thus continue to provide help and service to the Parishes and Communities in the Ward. The Neighbourhood Planning Bill has now completed its third reading in the Lords and he spoke of his ambition to see Neighbourhood Plans in place in the parishes of his Ward. Issues such as the provision of infrastructure, the allocation of land for new homes and the design of those new homes can all be covered in a Neighbourhood Plan. He finished by saying that he will continue to work on matters of planning, enforcement and the advancement of community initiatives right up to the 4th of May.

In answer to a question he stated that, contrary to what had been asserted in planning application PA17/02648, he had not been consulted by either the applicant or his agent.

The Chairman thanked CCllr Keeling for his support for the parish over the past four years.

Chairman's initials.....

7 PARISH MATTERS

Germoe Green (Registered Common Land)

Members noted that Bob Sanders has recently cut Germoe Green and that it looks very good. It was further noted that the Secretary of the Parochial Church Council will be writing to the Clerk with questions concerning the maintenance of Germoe Green and of the Closed and Open Churchyards.

Public Rights of Way

Members considered an invitation from Cornwall Council to continue with the Local Maintenance Partnership scheme. The grant offered for the year to March 31, 2018 is £1,197.13 (or 100% of eligible costs, whichever is the lower). Cllr Blencowe proposed, Cllr Taylor seconded all in favour that Germoe Parish Council should accept the terms relating to the Local Maintenance Partnership as offered by Cornwall Council for the year to March 31, 2018.

St Germoe Closed Churchyard

Members considered an offer to extend the contract with Cornwall Council for cutting the grass in the closed churchyard of St Germoe for a further year at an annual rate of £76.22 (the same rate as last year). Cllr Blencowe proposed, Cllr Mrs Praed seconded all others in favour to continue with the maintenance of the closed churchyard at St Germoe.

8 PLANNING

Applications

PA17/01410 Mr W.Edwards – Replacement of a container with a building for storage of motor vehicles, tools and associated paraphernalia – Land adj to Tregonning Brea, Trewithen Terrace. Cllr Blencowe proposed, Cllr Mrs Whitehead seconded all others in favour that Germoe Parish Council should return this application marked *Germoe Parish Council supports this application.*

PA17/02648 Mr K.Hough – Proposed Agricultural Groundworks Store – Land opposite Trewithen Terrace. Cllr Mrs Praed proposed, Cllr Mrs Whitehead seconded all others in favour that Germoe Parish Council should return this application marked *Germoe Parish Council would like to draw the planning officer's attention to the following factual errors and omissions within the Planning Application documents. Contrary to paragraph 4.6 of the Planning Statement, dated March 2017, neither Germoe Parish Council nor the "Local Member" (Councillor John Keeling MBE) have been consulted about this application by the Applicant or by the Agent at any time. The necessary Hard Standing Area connecting the on-site access road to the Contractors Machinery Store is omitted from the submitted drawings.*

Germoe Parish Council strongly objects to this application because of the following material considerations.

By virtue of the height, size and mass of this building, it is of a scale inappropriate to this location, contrary to the requirements of Cornwall Local Plan Policy 5 para. C.

No overriding locational or business need to be located at this site, such as farm diversification, has been demonstrated, contrary to the requirements of Cornwall Local Plan Policy 5 para. C.

The development would constitute a visual intrusion which would be detrimental to the natural environment and does not sustain local distinctiveness and character contrary to the requirements of Cornwall Local Plan Policy 23 para. 1.

By virtue of the scale, mass and design the building and associated infrastructure do not recognise or respect the landscape character of the area, contrary to Cornwall Local Plan Policy 23 para. 2.

In particular the Landscape Character Area Description for Mounts Bay East CA06 paragraph titled "Condition" describes the area as follows "The scatter of buildings throughout this Landscape Character Area is very much part of its landscape character and any large scale development potentially constitutes a visual intrusion". The development would impose built features in replacement of a small area of open green pasture land. This area of green pasture currently provides a valuable break between the built features along Trewithen Terrace and the built features comprising Great Work Farm and the recently built Store / Workshop at Boscreege Caravan Park.

The building and infrastructure would result in serious harm to the authenticity and integrity of the Outstanding Universal Value of the site within the Cornwall and West Devon and Mining Landscape World Heritage Site – Area 3 The Tregonning and Gwinear Mining Districts with Trewavas, contrary to the requirements of Cornwall Local Plan Policy 24 para. 2.

The OUV referred to above states "Within this Area the Outstanding Universal Value of the site is generally expressed in a low-key fashion, its settlements being small scale and locally-focused, though there are unexpected discoveries to be made, a number of viewpoints which give extensive views over the surrounding landscape, in particular from Godolphin and Tregonning Hills.

Chairman's initials.....

In particular the resultant accumulation of buildings, plant, equipment and infrastructure on and around this site would constitute a severe visual intrusion when viewed by the public from the top of Godolphin Hill and Tregonning Hill.

The increase in Heavy Goods Vehicle movements and journeys would be detrimental to the safety of road users. The narrow road highway network that serves this location is routinely used by pedestrians, cyclists, horse-riders, commuters, school children and agricultural traffic.

Germoe Parish Council considers that this development is not sustainable because it would be of no benefit to the economic, social and environmental conditions in the area, contrary to the stated intentions of Cornwall Local Plan Policy 1.

Decisions

PA16/11209 REFUSED – Removal of condition 2 (agricultural tie) in relation to decision notice W/KR/60/11967 dated 03.04.1962 – Land-Dew, Tresowes – *noted*

PA16/11209 APPROVED – Proposed self contained annex – 3 Trewithen Terrace, Ashton – *noted*

9 FINANCE

A copy of a statement of Germoe Parish Council's financial position as at April 6, 2017 was placed before members and is attached to these minutes.

Members considered a request from Germoe Village Association for payment of the £250.00 grant towards the cost of the new well cover which was discussed and agreed at the meeting on January 5, 2017. Noting that the conditions attached to that grant have now been met, Cllr Blencowe proposed, Cllr Taylor seconded all in favour that a cheque for the full amount should be forwarded to Germoe Village Association.

Parish Councillors considered the Statement of Assurance required for the Annual Return for the year ended March 31, 2017. 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, 2017.

The Clerk reported that Mr Peter Richards, Germoe Parish Council's Internal Auditor, has signed off the Annual Return for the year to March 31, 2017 making no comments, observations or suggestions.

The Clerk presented the accounts for the year April 1, 2016 – March 31, 2017. Cllr Mrs Praed proposed, Cllr Blencowe seconded, all others in favour that Germoe Parish Council accepts the accounts for the year April 1, 2016 – March 31, 2017.

The following accounts were presented for consideration:

	GROSS	VAT
R.Sanders (open areas)	£ 168.00	£ 28.00
J.P.Richards (Internal Auditor)	£ 143.00	
Colin Chapman		
Salary (March)	£ 223.57	
travelling	£ 37.00	
telephone	£ 21.11	
office expenses	£ 38.44	
use of home as office	£ 20.00	
	total	£ 340.12

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

10 REPORT OF CLERK AND CORRESPONDENCE

Correspondence

Cornwall Community Land Trust meeting local housing need in Germoe Parish – *noted*

Rt Hon John Bercow MP notification that UK Parliament week will take place between 13 – 19 November, 2017 – *noted*

11 MEMBERS' QUESTIONS

Members noted that

- there has been renewed activity on field OS 7075 particularly late at night
- a shepherd's hut has appeared on land at Stoney Acres.

12 CHAIRMAN'S COMMENTS

The Chairman, Cllr Mrs Doeser, stated that she had received representations concerning the future of the lay-by at Wheel Grey from members of the Fishing Club who are worried that, with the forthcoming sale of the Works,

Chairman's initials.....

their present parking arrangements may be removed. It was noted that the sale particulars and the Land Registry documents differ in the boundaries (the sale prospectus shows the lay-by as being in the ownership of Ms Burkett and the Land Registry document shows her boundary ending at the hedge-line) and agreed that the Clerk should contact Ms Burkett personally in an attempt to clarify the position.

The Chairman drew members' attention to the Code of Conduct training which Cornwall is organising on Tuesday May 23 in Penzance

Speaking of their valuable input, the Chairman publically thanked Cllr Dear, Cllr Geake and Cllr Taylor who have respectively served on the Parish Council for 2½, 14 and 10 years. Finally and on behalf of the Council, she expressed her thanks to Mr Doeser for taking notes during the course of the meeting.

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

No matters for inclusion on next month's agenda were tabled.

DATE AND TIME OF THE NEXT MEETING

Annual Parish Meeting – Thursday May 11, 2017 at 7:00pm in Balwest Sunday School

Annual Meeting – Thursday May 11, 2017 following the Annual Parish Meeting in Balwest Sunday School

Signed.....

Dated.....

Chairman's initials.....