

GERMOE PARISH COUNCIL

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Minutes of an Ordinary Meeting of Germoe Parish Council held on Thursday July 4, 2019 at 7:00pm in Balwest Methodist Schoolroom.

Present:

Cllr Mrs K.Dooser	Cllr J.Pickles
Cllr G.Bell	Cllr Mrs G.Praed
Cllr D.Blencowe	
Cllr R.Johnson	Mr C.Chapman (Clerk)

Visitors: CCllr J.Keeling and Mr Francis.

The Chairman welcomed visitors and members to the July meeting.

1 APOLOGIES FOR ABSENCE

Cllr Molcher 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 Bell proposed, Cllr Blencowe seconded, Cllr Pickles and Cllr Mrs Praed being absent from the last meeting abstained and it was agreed that the minutes of the Ordinary Meeting held on Thursday June 6, 2019 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

Cllr Bell reported that he had again received adverse comments about the state of the bus shelter at Germoe cross-roads. The Clerk confirmed that he has asked Bob Sanders to undertake necessary maintenance.

Members noted that the locks on the notice-boards at Germoe and Great Work both require repair or replacement. The Clerk undertook to arrange for this to be done.

5 PUBLIC PARTICIPATION

Mr Francis told members that he wishes to build a new sustainable property in the grounds of Pengwins, his present home at Tresowes. He had submitted a pre-application and this had been returned with the comment that it would represent an extension of the built environment into the countryside, but that his deeds show that the land concerned was sold to the then owners by Lord Godolphin in 1922 for use as a garden. He wishes to build a sustainable, environmentally friendly home together with a workshop and garage. He intends that the house will be constructed of an insulated concrete formwork, which means it can be clad in whatever material is fitting within the neighbourhood – and he has a substantial amount of granite from the old Wheal Grey works which would match existing buildings.

6 CORNWALL COUNCILLOR'S COMMENTS

CCllr Keeling reported that

- in early June, the Planning Inspectorate had dismissed the applicants' appeal against Cornwall Council's decision to refuse permission for the construction of a chicken farm at Nancegollen
- at a meeting with a number of directors and senior Cornwall Council officers, he had raised the matter of dogs being banned from beaches in the summer months with Alan Hampshire (Service Director Public Health) when he had outlined his views, adding that any changes should be applied county-wide

Chairman's initials.....

- speeding and traffic issues were also aired at this meeting and he had made the point that rural roads are plagued by speeding and inconsiderate road users
- another meeting with the South Kerrier Network Councillors had included Homelessness and ways in which communities can help
- the Chief Fire Officer is running sessions on the dangers of all anti-social behaviour but particularly arson, by young people
- CORMAC is doing its best to make reporting of highway matters and issues easier with a link on Cornwall's website.

Replying to a comment concerning the Ashton to Greatwork road, Cllr Keeling expressed enthusiasm for a 'gateway' drawing motorists' attention to the discovery of China Clay on Tregonning Hill while at the same time warning of pedestrians, horse-riders and cyclists.

7 PARISH COUNCIL MATTERS

Germoe Parish Council, social media and the wider reporting of the Council's activities

Members noted that the Council receives a great deal of information from Cornwall Council that is not currently shared with our residents. Cllr Mrs Praed spoke of the 'Next Door' Closed Community Group App of which she is a member and suggested that it might be used to publicise both what the Parish Council and what Cornwall Council are doing. It was suggested that a monthly report on the Council's activities might be posted on the app in much the same way as a monthly report, prepared by Cllr Bell, is published in the local newsletter. Cllr Praed agreed to liaise with Cllr Bell about this. Cllr Bell and the Chairman agreed to work together to develop the existing Facebook page. Cllr Pickles suggested that the notice-boards might be used to encourage participation in much the same sort of way that other Parishes are using them to develop Neighbourhood Plans

Delegated Powers

Members considered awarding delegated powers to the Chairman and the Clerk to deal with day-to-day matters relating to the Parish Council during the month of August 2019. Following discussion, Cllr Blencowe proposed, Cllr Mrs Praed seconded, all others in favour that the Chairman and the Clerk should have delegated powers to deal with day-to-day matters relating to the Parish Council during the month of August 2019.

8 PARISH MATTERS

Climate Emergency

The Chairman had previously sent Councillors a copy of a revised draft leaflet which explains ways in which individual members of the public can, if they wish, make a difference to the impact mankind is presently having on the climate and the world as a whole. She invited comments and suggestions and stated that, once the document is complete, it will be published both on the Parish Council website and on the Facebook page where individuals can be invited to sign up to the challenges.

Clean Cornwall

The Chairman presented members with a list of capital items which, once purchased, will enable volunteer litter pickers to keep Germoe litter-free. The question of 'poo bag' dispensers was raised, but members felt that the better option might be to purchase signs requesting owners to pick up after their dogs. The Clerk was asked to establish whether the grant had been paid into Germoe's bank account or whether paid invoices are to be present to the funder for reimbursement.

Public Rights of Way within the Parish of Germoe

The Clerk had prepared the necessary paperwork for landowners to make an Express Dedication at Common Law for gaps in

- PROW 11 over the yard to the adopted road in Germoe Churchtown
- PROW 13 through to the corner of the road (near Wheal Grey)
- PROW 14 through Trethewey Farm to the road.

It was noted that Mr Curnow had again intimated that he was unwilling to consider a solution to the break in PROW 22 through Rejarden to join footpaths 8 and 10.

The Clerk reported that he is pursuing the issue relating to PROW 9 (which needs continuing through to Germoe – and thereby also legitimising footpath 5).

9 PLANNING

To make observations on planning applications including the following

PA19/03410 Mr S.Neal – Erection of a Replacement Dwelling with variation of condition 2 of PA18/08639 (Amended) – Norbury, Tresowes. Cllr Johnson proposed, the Chairman seconded and it was agreed that this application should be returned with the following observation *Germoe Parish Council supports this application.*

Chairman's initials.....

PA19/04677 Mr and Mrs Musgrave – Proposed 2-storey extension and internal alterations to convert the Hillside dwelling and Hillside barn annexe into a single dwelling – Hillside, Tresowes Hill. *Germoe Parish Council supports this application.*

PA19/04752 Mr Benzing – Change of use of land to extend the holiday season of an established campsite – The Little Wild Campsite, Balwest. *Germoe Parish Council strongly objects to this proposal and requests Cornwall Council to refuse Planning Permission for development because the proposal would seriously conflict with the Cornwall Local Plan Policies 2, 5, 23 and 27 as explained in detail below.*

This set of small fields along with neighbouring fields in the immediate vicinity, between Balwest and Tresowes Hill, retain distinctive elements of the form of early enclosure. The site is highly consistent with the "Historic Landscape Character" described as "Agricultural heartland with farming settlement documented before 17thC AD and whose field patterns are metamorphically distinct from generally straight-sided fields of later enclosure, either medieval or prehistoric in origin" and should therefore be protected or enhanced as required by Policy 23.

The site is part of a mixed landscape that is made up of ancient and recent enclosures and farmland set between the hamlets and dispersed settlements that are scattered around the southwest slopes of Tregonning Hill. This landscape is completely consistent with Key Landscape Characteristics of the Mounts Bay East Landscape Character Area Descriptions. Consequently, this is a site with Landscape Significance and should be protected or enhanced in compliance with Policy 23.

Germoe Parish Council considers the presence of the campsite signs, tents, campsite paraphernalia, cars parked in the track and cars parked around the entrance would create a severe adverse visual impact in an otherwise tranquil countryside setting. When viewed within the open country-side there would be an additional cumulative adverse visual impact resulting from the collective view of the campsite together with existing agricultural buildings in the adjoining fields within this small holding.

The visual impact will be harmful to the Landscape of Significance set within the Area of Great Landscape Value, contrary to the requirements of Cornwall Local Plan Policy 23

The visual impact will be harmful to the Historic Landscape Character Significance set within the Area of Great Landscape Value contrary to the requirements of Cornwall Local Plan Policy 23

The proposal would result in the loss of agricultural land that is part of open country-side that forms a valuable element of the local distinctiveness and character of the area and consequently does not protect, conserve or enhance the natural and historic landscape contrary to the requirements of Cornwall Local Plan Policies 2 Spatial Strategy and Policy 23 Natural Environment.

The change of use of the land from farming to tourist amenity would increase pressure on the landscape to accommodate future expansion of the tourist facility and therefore increase the likelihood of further harm to the landscape character in the future, contrary to the intentions of Policies 2 and 23.

There are no arrangements for parking on the site therefore parking is likely to be on the road which would cause significant danger to users of the road. Further, the site entrance is dangerous due to the lack of visibility to the left for vehicles leaving the site. The proposal does not provide a safe and suitable access and would cause significant adverse impact on the public highway contrary to the requirements of Cornwall Local Plan Policy 27.

The site is in a remote location that necessitates access by car. There are no bus services, public facilities or shops within reasonable walking distance therefore these facilities and tourist attractions would inevitably be visited by car. The quality of tourist facility is of a very basic standard offering space for camping plus toilet and shower. Consequently the proposed change of use would not comply with the essential requirement of Cornwall Local Plan Policy 5 which details requirements for high quality sustainable tourism facilities, attractions and accommodation that are accessible by a range of transport modes.

Germoe Parish Council considers the potential economic benefit of one full time employee for 6 months a year plus the limited economic benefit to the local community would not outweigh the potential significant harm to the environment.

For all the above reasons Germoe Parish Council requests the Planning Authority to refuse permission for development.

Decisions

PA18/10308 APPROVED – Partial demolition, extension and conversion of existing redundant rural building to form a single dwelling and installation of a domestic packaged sewage treatment plant – Stony Acres, Balwest – noted

PA18/11446 REFUSAL – Single storey dwelling to replace residential caravans – Tresheba Caravan, Main Road – noted

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10 FINANCE

A copy of a statement of Germoe Parish Council's financial position as at July 4, 2019 was placed before members and is attached to these minutes.

The following accounts were presented for consideration:

	GROSS	NET	VAT
R.Sanders (Cut and trim greens)	£ 102.00	£ 85.00	£ 17.00
Colin Chapman			
Salary (June)	£ 241.72		
travelling	£ 10.00		
telephone	£ 21.99		
office expenses	£ 43.48		
use of home as office	£ 20.00		
total	£ 337.19		

Cllr Johnson proposed, Cllr Mrs Praed seconded and it was agreed that the above two accounts should be paid.

11 REPORT OF CLERK AND CORRESPONDENCE

Correspondence

Cornwall Council Rural Housing Enabler letter of introduction – *noted*

Clerks and Councils Direct newsletter – *noted*

12 MEMBERS' QUESTIONS

Cllr Bell drew members' attention to the fact that neither Tresowes nor Trewithen have immediate access to a defibrillator. Continuing problems with the unit in Germoe (and more particularly with the cabinet) were noted and Cllr Blencowe agreed to inspect it and to report back to the Council.

Speaking of the Climate Emergency, Cllr Pickles wondered if there is a way in which the Parish Council might encourage local people to let their hedges grow a little more wildly.

Cllr Blencowe reminded Members that Cornwall Highways need prompting if the Parish Council is to continue seeking ways of slowing traffic on the Great Work to Ashton road.

13 CHAIRMAN'S COMMENTS

The Chairman reported that she had received an invitation to attend the Helston Town Council's Civic Service and would accept.

14 MATTERS FOR INCLUSION AT FUTURE MEETINGS

No matters for inclusion on the agenda at future meetings were raised.

DATE AND TIME OF THE NEXT MEETING

Thursday September 5, 2019 at 7.00pm in **Balwest Methodist Schoolroom**.

Signed.....

Dated.....

Chairman's initials.....