

GERMOE PARISH COUNCIL

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Minutes of a virtual Ordinary Meeting of Germoe Parish Council held on Thursday September 3, 2020 at 7:00pm using the Zoom facility

Present: Cllr K.Doesser Cllr J.Pickles
Cllr G.Bell Cllr G.Praed
Cllr D.Blencowe Mr C.Chapman (Clerk)

Visitor: Mr Curnow.

The Chairman welcomed members and visitors to the September meeting.

1 APOLOGIES FOR ABSENCE

Cllr Johnson and Cllr Molcher sent their apologies for absence, both citing reasons of work. The Chairman proposed and it was agreed to accept these apologies.

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 MEETINGS

Cllr Blencowe proposed, Cllr Bell seconded and it was agreed that, with the hand-written amendment, the minutes of the Ordinary Meeting held on Thursday July 2, 2020 are a true record.

4 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

There were no matters arising which were not covered in this meeting's agenda.

5 PUBLIC PARTICIPATION

The Clerk reported that he had received an e-mail from Mr Kerr writing on behalf of the Germoe Village Association. The Association asks if Germoe Parish Council has a specific wildlife policy in place and, in its absence, goes on to enquire if there is any possibility of either adopting or creating a village wildlife policy to encourage both a diversity in wildlife habitats and an increase in our natural flora and fauna. It was agreed to discuss this question further under Agenda item 8 Parish Matters (Climate Emergency) and also during the October meeting.

6 CORNWALL COUNCILLOR'S COMMENTS

Through the Clerk, Cllr Keeling reported that

- he has had a busy month dealing not only with the usual planning applications and enforcement issues but also with matters associated with the influx of so many visitors to the area
- the children return to school soon and he had participated in a briefing to cover some of the issues around this. Guidance constantly arrives from central government, but the key point is that one-size does not fit all
- he still has money in his Community Chest! He has have given money to Germoe School and, all being well, will give to Breage School, but there is still a small amount available for suitable local causes.

7 PARISH COUNCIL MATTERS

Publicity

Cllr Bell reported that he has posted much of the information forwarded to Members by the Clerk (including fourteen Covid-19 related posts) on the Parish Council's Facebook page. In the last twenty-eight days, there have been twenty-eight views.

Chairman's initials.....

8 PARISH MATTERS

Footbridge to the Church

The Clerk reported that, having completed the repair of the bridge, Roger McLean had recommended that, for reasons of safety, a crack in the slate slab meant that, for safety reasons, the bridge should be underpinned by a galvanised steel brace. This course of action had been agreed using delegated powers. Roger has already purchased the brace and will install it in the near future.

Gateway Scheme

Cllr Blencowe reported that he had nothing new to report, adding that the project is on Cornwall Highways' list of capital work for the year and that he believes it will be done.

Climate Emergency

Cllr Blencowe reported that consultation on Cornwall's proposed Climate Change Development Plan (which will become a supplementary planning document and will therefore affect all significant policies) is available on-line for public comment until September 25.

Following Germoe Village Association's comments, Cllr Pickles stated that it is his opinion that open spaces maintained by the Parish Council are, as a whole, cut too frequently and that grasses and wild flowers should be allowed to grow unchecked. Considerable discussion followed during the course of which it was noted that Germoe Parish Council does not own any land within the Parish: the roadside verges and the Public Rights of Way are the responsibility of Cornwall Council and the roadside hedges are the responsibility of landowners. All three areas of concern are therefore beyond the ultimate control of the Parish Council. It was agreed to continue the discussion at the meeting in October and, in the meanwhile, the Clerk was asked to forward a list of areas maintained by the Parish Council. Agreeing to do so, the Clerk reported that, during the summer months the open spaces are cut twice a month, whereas in the winter they are cut once a month.

Footpath information boards

Members considered updating the footpath information boards (possibly to include elements of the Cornish language). As a first step, it was agreed to take photographs of the boards and to forward them to the Clerk. It was agreed that the matter should be further discussed at the meeting in October.

9 PLANNING

Members noted the following planning applications received during August and returned using delegated powers with the attached observations

PA20/03928 Mr D.Musgrave – Change of use of land for domestic purposes and construction of a double garage – Hillside, Tresowes Hill. This application was returned marked

Comments further to our earlier objections

Germoe Parish Council notes the property is identified by the WHS Team as a "mineworkers smallholding". The Parish Council is concerned to ensure the authenticity of this "Attribute" of the WHS is conserved, and if possible enhanced, particularly because it is located in a prominent position on the Secondary Distributor road that provides access to this part of the Tregonning and Gwinear Mining District of the WHS.

Whilst the Parish Council is encouraged to see the overall size and height of the garage have been reduced, the revised position continues to cause significant visual harm to the "mineworkers smallholding" by incrementally reducing the size of paddock and by interrupting the established arrangement of open land surrounding a compact group of domestic buildings.

The arrangement of the smallholding detailed in drawing entitled "Existing Location and Block Plan - 080/L01r2" shows an area of curtilage contained within blue lines to the south west of the site. In addition the garage is sited outside the curtilage such that it is central within the smallholding.

It should be noted that the domestic area contained within blue lines includes a portion of land that has been recently converted from paddock to domestic garden. The established curtilage is identified within a land survey carried out in 2015 as part of PA15/02352 Existing Block Plan 305-An-02.

The proposed position of the garage would further reduce the proportion of open field in the smallholding and would be visually harmful to this defining characteristic of the smallholding.

The current Heritage Impact Assessment does not recognize this property as a "mineworkers smallholding", consequently no mitigation measures have been proposed to offset the visual harm caused by the proposed development.

The Parish Council considers the visual harm caused by the development would be reduced by positioning the garage further to the north west such that it is largely within the curtilage area contained within the blue lines detailed in drawing number 080/L01r2.

Chairman's initials.....

Germoe Parish Council supports the work of the World Heritage Site Management Team in their effort to conserve and where possible enhance the character of The Tregonning Hill Conservation Area and this valuable attribute of the Outstanding Universal Value of the Mining World Heritage Site.

It was noted that, following submission of the above application, the Cornish Mining World Heritage Site team had withdrawn its initial objection and that therefore Germoe Parish Council's views are at odds both with the views of the WHS and with those of the Planning Officer. In the circumstances, it was agreed that the following paragraph should be returned to the Planning Officer concerned *Whilst Germoe Parish Council maintains its objections to this application, it notes that the Cornish Mining World Heritage Site Team has dropped its original objection. Germoe Parish Council will therefore agree to disagree with your recommendation for approval.*

PA20/04967 Mr Stone – Proposed Conversion of Outbuildings to form dwelling and 2 holiday lets – Higher Chygwins, Main Road. This application was returned marked *Germoe Parish Council supports the application subject to the provision of a defined garden area for the open market property "Unit 1" in accordance with the requirements of CLP Policy 16.*

PA20/05866 Mr R.Abbott – Subdivision of the east garden of Wayfield Cottage and construction of a new self-build home and associated works. With variation of conditions 2 and 4 in relation to PA18/06424 – land East of Wayfield Cottage, Newtown. This application was returned marked *Germoe Parish Council supports the application.*

To make observations on planning applications including the following

PA20/05686 Mr and Mrs R.Curnow – The conversion of three former agricultural barns to residential dwellings – Rejarden, Germoe. Cllr Blencowe proposed, Cllr Bell seconded and it was agreed that this application should be returned with the following observation *Subject to Cornwall Council's confirmation that the proposal meets the requirements of CLP Policy 7 regarding the reuse of redundant buildings in the countryside Germoe Parish Council supports the application.*

Decisions

PA20/02772 APPROVED – Construction of stable block. The building will comprise of 3 x stables, 1 x tack room and 1 x barn/feedstore – Fox Cottage, Tresowes – *noted*

PA20/03234 APPROVED – Listed Building Consent for:-Replacement of the six sash windows on the front/south elevation – Foxfield Tresowes, Ashton – *noted*

PA20/04621 APPROVED – Proposed first floor extension – Wayfield Cottage, Newtown – *noted*

Correspondence

The Chairman drew members' attention to the three Local Council Planning Conferences scheduled for September, October and November of this year all with differing agendas. Cllr Blencowe, Cllr Bell and Cllr Praed offered to represent Germoe Parish Council at each of these conferences.

10 FINANCE

A copy of a statement of Germoe Parish Council's financial position as at September 3, 2020 was placed before members and is attached to these minutes.

Members noted the award with effect from April 1, 2020 of a 2.75% pay rise in the Clerk's salary

Members noted payment using delegated powers of the following invoices received

	GROSS	NET	VAT
Roger Mclean (Bridge repair Germoe Green)	£ 677.00		
R.J.Williams (Mini-Digger for bridge work)	£ 480.00	£ 400.00	£ 80.00
R.Sanders (Open spaces and waste-bins installation)	£ 366.00	£ 305.00	£ 61.00
Penwith Fabrications (Galvanised brace for bridge)	£ 66.00	£ 55.00	£ 11.00
Biffa (Direct Debit)	£ 22.27	£ 18.56	£ 3.71

The following accounts were presented for consideration:

	GROSS	NET	VAT
HMRC	£ 181.20		
Biffa Waste Services Ltd (2 litter bins to 31.03.2021)	£ 178.18	£ 148.48	£ 29.70
Colin Chapman			
Salary (July)	£ 241.72		
Salary (August)	£ 241.72		
telephone	£ 54.67		
office expenses	£ 28.58		
use of home as office	£ 40.00		
total	£ 621.08		

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Cllr Praed proposed, Cllr Blencowe seconded and it was agreed that the above three accounts should be paid.

11 MEMBERS' QUESTIONS

A member noted that both PROW 23 and 26 are presently challenging for walkers: the Clerk stated that PROW 23 is a Bronze path and that no funding for its upkeep is available and that the landowner concerned has undertaken the maintain PROW 26. He will ask Cornwall Countryside if the status of PROW 23 might be upgraded.

12 CHAIRMAN'S COMMENTS

The Chairman drew members' attention to the recent exchange of e-mails concerning a request to return to face-to-face meetings. Central Government advises local councils not to hold physical council meetings – indeed has legislated for virtual meetings to continue until May 7, 2021. The balance of opinion amongst those Councillors present was that the Zoom meetings are working well

13 MATTERS FOR INCLUSION AT FUTURE MEETINGS

Consideration of the management of the open spaces for which Germoe Parish Council makes itself responsible and of the adoption of a Parish-wide Wildlife Policy.

DATE AND TIME OF THE NEXT MEETING

Thursday October 1, 2020 at 7.00pm. This meeting will be held using the Zoom facility.

Signed.....

Dated.....

Chairman's initials.....