

St Pinnock Parish Council

Minutes of the Meeting of St Pinnock Parish Council held in the Room at Connon Chapel on Monday, 15th January 2024 at 7.30pm

Present. Cllrs. Miss C Spear (Chairman), D Mills (Vice Chairman), H Knapman, J Emmerson, Mrs J Philp, J Dingle.

Also attending: Mrs J Hoskin (Parish Clerk)
Cllr J Pascoe (Cornwall Council)
Ten members of the public

Item No.		Action by												
1	<p>Public Session for items on the agenda (10 minutes). Meeting then closes to the public, but parishioners and visitors are welcome to remain if they so wish. The Chairman opened the meeting and invited the members of the public to speak. Representative for and against planning application PA23/09811 (agenda item 8b) addressed the council. The applicants thanked the councillors who has attended a site meeting.</p>													
2	<p>Apologies for absence were received from Cllrs A Jevons, D Stevens.</p>													
3	<p>Members Declarations of Interest on items on the Agenda. Cllr Mills declared an interest on agenda item 8a) planning application PA23/09206 having submitted comments to CC Planning as a private individual and local resident.</p>													
4	<p>Report from Cornwall Council – Cllr J Pascoe presented her report wishing everyone a Happy New Year. Cllr Pascoe spoke about the changes to the chargeable waste items at Connon. The next Full Council meeting at Cornwall Council was being held on the 16th January.</p>													
5	<p>To approve the Minutes of the Meetings held on the 20th November 2023. The minutes of the meeting held on the 20th November 2023 were approved and signed by the Chairman. Proposed by Cllr Mills, seconded by Cllr Knapman and unanimously agreed by those who attended.</p>													
6	<p>Matters arising from the Minutes. None.</p>													
7	<p>Accounts / Financial Matters –</p> <p style="padding-left: 20px;">a) To approve the accounts presented for payment. The council approved the payment of accounts presented. Proposed by Cllr Spear, seconded by Cllr Dingle and unanimously agreed.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 40px;">Ch 1055</td> <td style="padding-left: 20px;">J Hoskin – clerks payment Nov / Dec</td> <td style="text-align: right;">= £ 350.88</td> </tr> <tr> <td style="padding-left: 40px;">Ch 1056</td> <td style="padding-left: 20px;">HMRC</td> <td style="text-align: right;">= £ 81.48</td> </tr> <tr> <td style="padding-left: 40px;">Ch 1057</td> <td style="padding-left: 20px;">Zurich Municipal – Insurance renewal</td> <td style="text-align: right;">= £ 902.05</td> </tr> <tr> <td style="padding-left: 40px;">Ch 1058</td> <td style="padding-left: 20px;">Connon Methodist Church – room hire donation</td> <td style="text-align: right;">= £ 250.00</td> </tr> </table> <p style="padding-left: 20px;">Proposed by Cllr Philp, seconded by Cllr Mills and unanimously agreed.</p> <p style="padding-left: 20px;">b) To approve the renewal of the insurance premium. Dealt with under 7a)</p>	Ch 1055	J Hoskin – clerks payment Nov / Dec	= £ 350.88	Ch 1056	HMRC	= £ 81.48	Ch 1057	Zurich Municipal – Insurance renewal	= £ 902.05	Ch 1058	Connon Methodist Church – room hire donation	= £ 250.00	
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8	<p>Planning Applications – to record the council’s response on the following applications and consider any further applications received between the publication of the agenda and the meeting.</p>	
	<p>a) PA23/09206 SUEZ Recycling & Recovery Ltd, Connon Bridge Waste Transfer, East Taphouse – Non material amendment in relation to decision notice PA20/11531 dated 21/12/2021 namely to condition 4 to install a ventilation system into the new waste reception facility at Connon Bridge. Object – request a full application, not an amendment. Proposed by Cllr Philp, seconded by Cllr Dingle and unanimously agreed. Cllr Mills abstained.</p> <p>b) PA23/09811 Land to the East of Trago Farm, East Taphouse – Continued use of the land as a private gypsy site consisting of five pitches including 5 mobile homes, 5 touring caravans, 5 utility buildings and associated works. Object, as before, Proposed by Cllr Mills, seconded by Cllr Dingle and carried by four vote. Two Councillors were against this decision. The proposal entails the change of use of the land from agricultural to residential</p> <p>It proposes the siting of 5 mobile homes, 5 touring caravans, 5 utility buildings and associated works. As the touring caravans are used as living accommodation, this application should be viewed as for ten units of living accommodation – which is significant over development of the site. The site is within an area of Area of Great Landscape Value (AGLV) and is close to an isolated Grade II listed farmhouse (Trago Farm) and also the Grade II Listed Stone Hedge 150 metres east of Trago Farm (NHLE No.1329300). The development is profoundly incongruous and therefore significantly harms the character of the area. It is clearly visible not only from the nearest properties, but also a substantial number of properties on the north and eastern sides of East Taphouse. It is a loss of 2.96 acres of agricultural land. The site does not form part of an otherwise continuous built-up frontage and therefore would not represent an infill the plot cannot be considered suitable for rounding-off of previously developed land adjoining a settlement. It is significantly outside of the delineated extent of East Taphouse and is substantially detached from it and development on the site would certainly visually extend the built form well into the countryside and any dwellings would appear as isolated and incongruous. The application site apparently measures some 4,418 square metres (2.96 acres) in extent. Upon which are being sited five foul sewage drains from the mobile homes into <u>septic tanks</u> – one serving each pitch with an estimated total throughput of 3000 litres per day. In addition, run-off rainwater from the development is disposed of into <u>on-site soakaways</u>. <u>Aco drains</u> are provided down the length of the access drive, to ensure that run-off water will remain on-site and not drain into the lane serving the site and the dwellings located to the west.</p> <p style="padding-left: 40px;">This is a considerable amount of foul and surface water being disposed of by soaking away on the site which could lead to substantial waterlogging which could have a detrimental impact</p>	

	<p>on the health and wellbeing of any travellers that may locate there.</p> <p>It is understood that water is provided to a nearby property by a borehole. There is a risk that this might be contaminated by this abundance of foul water.</p> <p>Contrary to the applicant’s assertions, the proposed development is not ‘adjacent to a range of other houses’ and it will not only dominate the local settled community, it will overwhelm it.</p> <p>It is understood that vehicular access to the site is wholly over private roads. It is of concern that the additional use of them by vehicles attendant upon this site could lead to its premature degradation.</p> <p>It is understood that the applicant and their family were resident at the Gypsy site at St Ive Road, Pensilva and voluntarily left it to establish this site.</p> <p>The application makes no mention of what business activities (if any) may be carried on at the site – this could render it contrary to Cornwall Local Plan Policy 5, paragraph c):</p> <p style="padding-left: 40px;">in the countryside and smaller rural settlements, be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification;</p> <p>(see also Cornwall Local Plan Policy 11, paragraph 4: - Provide safe road access and sufficient space within the site for parking and turning of vehicles as well as the storage of equipment, and for transit sites, are located reasonably close to, or easily accessible from the primary or county road network. Also Paragraph 7: Provide opportunities for travellers to live and work from the same location where this can be sensitively designed to mitigate potential impacts on the site surroundings or other residential uses near to the site;)</p> <p>Cornwall Local Plan issues:</p> <p>Policy 3 Role and function of places:</p> <p>Other than at the main towns identified in this Policy, housing and employment growth will be delivered for the remainder of the Community Network Area housing requirement through:</p> <p style="padding-left: 40px;">identification of sites where required through Neighbourhood Plans;</p> <p style="padding-left: 40px;">rounding off of settlements and development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;</p> <p style="padding-left: 40px;">infill schemes that fill a small gap in an otherwise continuous built frontage and do not physically extend the settlement into the open countryside.</p> <p style="padding-left: 40px;">rural exception sites under Policy 9</p> <p>This application meets NONE of these conditions and therefore fails Policy</p> <p>Policy 5 Business and Tourism:</p> <p>To ensure a continued supply of appropriate business space, proposals for new employment land and uses should be:</p> <p style="padding-left: 40px;">well integrated with our city, towns and villages; or</p>	
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	<p>within areas that are well served by public transport and communications infrastructure; or in the countryside and smaller rural settlements, be of a scale appropriate to its location or demonstrate an overriding locational and business need to be in that location such as farm diversification; or an extension to an existing business where re-location would be impractical or not viable.</p> <p>This application does not meet any of these criteria.</p> <p>Policy 7: Housing in the countryside The development of new homes in the open countryside will only be permitted where there are special circumstances. New dwellings will be restricted to: Replacement dwellings broadly comparable to the size, scale and bulk of the dwelling being replaced and of an appropriate scale and character to their location; or the subdivision of existing residential dwellings; or considered appropriate to retain and would lead to an enhancement to the immediate setting. The building to be converted should have an existing lawful residential or non-residential use and be ten years old or greater; or Temporary accommodation for workers (including seasonal migrant workers), to support established and viable rural businesses where there is an essential need for a presence on the holding, but no other suitable accommodation is available and it would be of a construction suitable for its purpose and duration; or Full time agricultural and forestry and other rural occupation workers where there is up to date evidence of an essential need of the business for the occupier to live in that specific location.</p> <p>None of these criteria are met in this application</p> <p>Policy 9: Rural Exceptions Sites Development proposals on sites outside of but adjacent to the existing built-up area of smaller towns, villages and hamlets, whose primary purpose is to provide affordable housing to meet local needs will be supported where they are clearly affordable housing led and would be well related to the physical form of the settlement and appropriate in scale, character and appearance.</p> <p>The number, type, size and tenure of the affordable dwellings should reflect identified local needs as evidenced through the Cornwall Housing Register or any specific local surveys completed using an approved methodology.</p> <p>The purpose of such developments must be primarily to provide affordable housing. The inclusion of market housing will only be supported where the Council is satisfied it is essential for the successful delivery of the development based on detailed financial appraisal (For example to fund abnormal development costs or to deliver a balanced, sustainable community).</p> <p>Market housing must not represent more than 50% of the homes or 50% of the land take, excluding infrastructure and services. The Council will secure the first and future occupation of the affordable homes to those with a housing need and</p>	
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	<p>local connection to the settlement or parish in line with the Council’s adopted local connection policies.</p> <p>None of these criteria are featured in this application</p> <p>Policy 11: Gypsies, Travellers and Travelling Showpeople Proposals for new residential and transit sites and extensions to existing sites will be approved where they: Are of appropriate size and proportionate in scale to and avoid dominating any nearby settled community; Provide opportunities for travellers to live and work from the same location where this can be sensitively designed to mitigate potential impacts on the site surroundings or other residential uses near to the site;</p> <p>This application does not meet either of these conditions. Reuse of suitably constructed redundant, disused or historic buildings.</p> <p>c) PA23/09819 Land adjoining Pendower, Eat Taphouse – Application for permission in principle for the construction of maximum nine dwellings. Object – the parish council do not support this application. The site is not considered to be rounding off, is not a rural exception site, and there is no element of affordable housing. It is outside the delineated extent of East Taphouse. The development would visually extend the build form into the countryside and any dwellings would appear isolated and incongruous. Proposed by Cllr Mills, seconded by Cllr Spear and unanimously agreed.</p> <p>(Members of the public thanked the council and left the meeting)</p> <p>d) To note any pre-applications submitted to Cornwall Council (the Parish Council are not asked to comment on this type of application) and receive any application decisions, enforcement actions or appeals. Nothing to report.</p>	
9	Playing Field, East Taphouse -to report on inspections and identify any work required. The Chairman continued to inspect the playing field and equipment. No matters reported with the equipment and the field although access was currently shut off owing to the installation of electricity cables for the adjacent housing development where the builders had dug a trench across the path.	
10	Community Area Partnership Meeting – to confirm the date of the next meeting. The next CAP meeting was being held on 5 th March 2024. Venue to be decided.	
11	Correspondence to be noted. Noted.	
12	Connon Bridge Landfill Site – update on matters relating to the site. The next Landfill Site meeting was being held on the 30 th January 2024. Health & Safety matters were mentioned, stating that men were working in the shed which according to SUEZ required ventilation.	

13	Neighbourhood Plan – feedback and resolve if a plan would benefit the parish. Item deferred.	
14	Parish Matters / Items for the next Agenda <ul style="list-style-type: none"> ○ Trevelmond Notice Board – finding for the notice board was discussed and Cllr Stevens will be asked to feedback from the Trevelmond Community meeting, their requirements for a new notice board. ○ Trevelmond grit bin – Cllr Dingle reported the grit bin was almost full. 	
15	Review of Parish Council policies – Standing Orders. Item deferred.	Clerk/ DM
16	Date of the next Meeting – Monday, 19 th February 2024.	
17	To close the Meeting. There being no further business the meeting closed at 8.35pm	

Dated. 19th February 2024

Signed.