

Minutes of Warleggan Parish Meeting of 7th August 2012 at the Jubilee Hall, Mount

Important note:** the following is a transcription of the minutes for the above meeting, as approved at the meeting following, held on 4th September 2012. Note that this version may yet contain errors or omissions, and that the names of those present are not given in this transcriptions of minutes (these can be seen in the Parish Clerk's copy). **In the event of any discrepancies, it is the hand-written version held by the Parish Clerk that shall be deemed the approved minutes.

A list of those present was collated via a requested sign-in basis book passed around the meeting with those present asked to identify the parish where they live, i.e. pay council tax. (see Parish Clerk's copy of the minutes for list of those attending, and apologies received)

The meeting commenced with a **presentation of plans by Ocean Housing** for Affordable Homes / cross-subsidy homes for the site adjoining Rosevean, Mount. The plan was for 4 open market and 6 affordable homes. Of the affordable homes, 3 would be for rent and 3 for shared ownership. Ocean Housing urged those interested to come forward as a matter of urgency to get themselves registered. There appeared to be unanimous opposition to these plans as a result of 10 houses rather than the original 6 being proposed. Points/issues raised included:

1. Original site was not included within the permitted development and only gained approval as a result of affordable homes project
2. This development overshadows the size of the village which is approximately 40 houses in Mount now; 10 more is a 25% increase.
3. This is an estate type development which is out of character with existing development in Mount
4. Whilst it is quoted that there is need within the parish for this size of development our surveys show that only 1 family has shown an interest.
5. There is significant destruction of a traditional hedgerow on this proposal to increase visibility on exit from the site.
6. The road to the A38 is too narrow for this development.
7. Ocean Housing's use of this site was challenged as being uncreative with houses tending to be presented in lines.
8. The staggering of this development increases the presentation to existing houses within Mount
9. Concern was expressed over the capacity of the sewer pipe even if, as described by Ocean Housing, they would be contributing to the increased capacity of the sewage treatment works.
10. Ocean Housing explained that they would dig deeper soakaways to enable the size of development; however, concern was expressed as to if they would be sufficient.
11. It was suggested that if changes in the funding for affordable homes makes the existing plan unviable, then they should postpone development until funding changes.

Ocean Housing agreed to re-consider the proposal, however could not give any reassurances that the plan would not be submitted. The parish meeting was generally uncompromising in any plans for an excess of 6 houses.

The **minutes of 13th June** were read and agreed as a true record.

Matters arising

1. Complaints continue to be made over the collection of **garden waste**.
2. The work on the **war memorial** will continue shortly.
3. Problems with **animals placed on Glebe land** continues. Mrs Phillipps read a letter from the Archdeacon of Bodmin acknowledging the problem and stating that “the Diocese of Truro is determined that the situation should be brought to an end as soon as possible”. Since then, Mr Flynn reported that bullocks had been put into the field and the gate closed. There is no water in the field and some of the residents in Warleggan had to assist them to obtain water. It was suggested that if this occurs in the future the RSPCA should be contacted as this may result in some action against the animals’ owners.

Other business

Application by SJ Smeeth and Son for the installation of **one small scale wind turbine** with a hub height of 36.5m, blade diameter of 19.2m, overall height 46.1m at Bofindle Farm, Mount.

Mrs Phillipps explained the procedure for this meeting including that this is for the residents of Warleggan Parish to be able to speak, and those from adjoining parishes will be able to listen but will not be able to speak. Mrs Phillipps then read the planning procedure guidance. Mr G. Smeeth was then invited to speak in support of his application. Mr Smeeth described his application and gave various justifications including that it is supporting renewable energy and how his meat outlet (M&S) looks at their farmers’ green credentials. Mr Smeeth explained that he had looked at alternatives but wind power gave the greatest benefit. Mr Smeeth described the benefits of this wind turbine and how he had taken Mr Martin (clerk) to witness the closest similar system at St Mabyn and how this is seen as among the quietest turbines available.

Mr D. Flynn spoke of the positive aspects of Mr Smeeth’s character, however described various reasons why this application should be rejected including that it is in an Area of Outstanding Natural Beauty, how the health of those within 1 mile of the turbine is likely to be affected by headaches, stress disorder, depression and migraine, and that some Cornish GPs are investigating problems associated with turbines. Whilst we could not comment on the effect on the value of houses, it was reported that the rateable value can be reduced on appeal to the council. Mr Flynn described this as an inaccurate and shoddy application criticising facts and the lack of community involvement indicating where he believed council and government guidelines had not been followed, including no wildlife survey. The noise was also raised, being described as a pulsatory throb as the blades pass the tower. Mr

Flynn explained that Cornwall Council's new planning strategy is out in September and urged that the meeting adopts the following proposal, that was seconded by Mr Watson, but was opposed by Mr Wells:

"This Parish Meeting strongly urges the Parish Planning Sub-Committee to recommend the rejection of the planning application for a wind turbine at Bofindle Farm, Mount. This Meeting would like the parish's formal response to Cornwall Council – whatever that response is – to be accompanied by the following explanation:

"The Parish Meeting of Warleggan views the application PA12/05060 as incompatible with the importance and protection afforded to an Area of Outstanding Natural Beauty in current national and local planning policies. As these are due shortly to be superseded, we believe the application could be resubmitted at that time for fresh consideration in the light of those policies and that, unlike the present application, adequate consultation with nearby residents is carried out and recorded according to the Council's own guidelines."

Many members of the parish were then able to speak with most speaking against the proposal, but there were a few in favour. Mr Flynn's proposal was then put to the parish meeting (those within Warleggan Parish on the electoral register). The vote was 36 in favour of the resolution and 9 against.

The Planning Sub-Committee then met to discuss the application (Mr G Smeeth left the meeting due to his vested interest, as per our code of conduct). Mrs D Watson overviewed. All were able to express their views and a vote was taken. 3 opposed the application, 2 were in favour and 2 abstentions. So the decision was to object to this application with the statement that "we object on a majority decision". At the conclusion of voting, some members present spoke of feeling under huge pressure from the meeting, particularly from those outside the parish who were loudly responding to issues being raised to support their personal views. It was suggested that we could discuss this at a next meeting.