

DRAFT MINUTES

Minutes of Warleggan Parish Meeting ANNUAL GENERAL MEETING 18th April 2019, at the Jubilee Hall, Mount

Important: the following is a transcription of the handwritten draft minutes for the meeting, and may contain errors or omissions. Where the draft minutes are difficult to read, this is indicated by '(?)'. The surnames of the people mentioned in the minutes are not given in this transcript (check Parish Clerk's copy for full details). If you wish to advise of any errors or omissions, make your observations at the next parish meeting, when the minutes will be read out.

Present / Apologies - see Parish Clerk's copy of the minutes for list of those (22 people) recorded as attending, and of the (5) apologies received.

Prior to the meeting, Steve Edson, our **police community support officer** addressed the meeting. He spoke of our need to be alert to thefts. Texts and emails sent out via community messaging are helpful in catching offenders and reducing crime. If we identify suspicious activity, try to get registration numbers, descriptions of persons, direction of travel etc. Whilst some attending were sceptical of the ability of the police to respond, we were encouraged to send details in, as this will place pressure on police management to act. The marking of property was encouraged. Speeding through Mount was raised; this was thought mostly to occur between 5-9 am and 5-9 pm. Community speed watch is currently on hold, but speeding would be discussed later in the meeting.

The minutes of the Parish Meeting AGM of 12th April 2018 were read and agreed as a true record.

Matters Arising

1. Neighbourhood watch: no one was able to attend
2. Land adjoining Colliford Tavern: occupants still present, enforcement still proceeding.
3. The meeting elected 9 people to the planning subcommittee last time; however, our constitution stipulated a maximum of 8 persons, so Ms K Morgan agreed to stand down and we would review later at this AGM.

Chairman's Report:

Mr John K thanked people for the support he received during the year.

Treasurer's Report:

Mr Andy M explained that we brought forward £3,781.98 into the financial year 2018/2019, and received a precept of £1,100 and a community support grant of £26.98.

Our expenditure amounted to £1,971.40. This was allocated as follows:

Mr CE Jennings, Warleggan verge cutting	£49.50
Defibrillator monitoring ¹	£720.00

¹ Made up of two payments covering 2018 and 2019, £378 and £342 respectively

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Chairperson expenses	£125.00
Clerk/Treasurer expenses	£125.00
Parish website management	£100.00
Parish magazine printing donation	£100.00
Reading room electricity reimbursement for parish lighting	£75.00
New Christmas lights	£19.99
Warleggan Jubilee Hall broadband	£319.80
St Bartholomew's Church sign	£237.11
Voucher for Mr H, parish work	£60.00
Hire of Jubilee Hall for meetings	£40.00

Our end of year closing balance is £2,937.56, which we bring forward into 2019/20.

Regular expenditure items will remain unchanged as follows:

Chairperson expenses	£125.00
Clerk/Treasurer expenses	£125.00
Parish website management	£100.00
Parish magazine printing donation	£100.00
Voucher for Mr H, parish work	£60.00

Election of Officers

Chairman: Mr John K to continue.

Vice chairman: Ms Emma T to continue

Clerk/treasurer: Mr Andy M to continue

The planning subcommittee: it was agreed to increase the maximum number of members from 8 to 10. The following were appointed:

Ms Veronica C	Mr Geoff S,	Ms Julie G
Ms Diane W	Mr Andrew L	Ms Karen M
Mr John J	Ms Emma T.	Ms Christine S
Ms Hannah C		

County Councillor Report

Mr Eddy gave the County Councillor's report. The Boundary Commission had left Mr Eddy the same area but with the addition of Menheniot. Land adjoining Colliford Tavern, despite the expiry of the permitted time to leave, the occupants remain present and a mobile home is now present. This is covered by the existing order and their noncompliance is in the hands of the Council's legal department. The occupants can be taken off the site and the site cleared as they are in breach of the enforcement order. Mr Eddy spoke of the project adjoining Colliford Lake referred to as the Labyrinth to celebrate 60 years of Areas of Outstanding Beauty (AONB). Cornwall Council has made a declaration of Climate Emergency and officers are to reduce their CO₂ emissions to zero by 2030. A debate followed, Mr Eddy is meeting regularly with Mr Andrew L and it was agreed for Warleggan parish to similarly issue a declaration of climate emergency in support of councillors, this adding to Cornwall Council's ability to place pressure on the government, and for Cornwall Council to be carbon neutral by 2030. Mr Andrew L agreed to be our spokesperson and will report back to us. Cornwall Council is holding £3 million for the Stadium of Cornwall project;

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they are waiting for the government to commit to this. The broken fence on Treslea Downs will be repaired by the Commoners. Trengoff Bridleway has been closed for two years; Mr John K has agreed to write to the council.

Outline planning application [PA19/01842](#) on land south of Noel's Meadow for the construction of 5 dwellings: The historical progress of this application was discussed with a continued general opposition to this site's development on a number of issues. Our response was as follows:

Warleggan Parish Meeting met on 18th April to consider their views on planning application PA19/01842.

The meeting was attended by over 10% of the parishioners and there was an overwhelming vote to object to the grant of planning permission for this development. It is considered that:-

- (a) The proposed development is outside the settlement of Mount, does not represent infill or rounding off of the village. It provides no benefit to the community which could perhaps justify the development.
- (b) The existing development at Noel's Meadow was an exception site. This application represents incremental growth on the back of an exception site.
- (c) The Chief Planning Officer's Advice Note on 'Infill/ Rounding Off' includes the advice 'Rounding off provides a symmetry or completion to a settlement boundary, it is not intended to facilitate continued incremental growth'. The section of the Advice Note on 'Rounding off' concludes 'In contrast, Policy 9 (Rural exception sites) is not restricted to this enclosed site characteristics.' The existing site was only permitted under Policy 9. This extension does not meet the criteria of Policy 9.
- (d) The present application appears to be an attempt to circumvent the Affordable Housing requirements under the 'Cornwall Local Plan Strategic Policies 2010-2030'. Sections 2.50 and 2.51 read

2.50 When applying the thresholds in Policy 8, the Council will consider the capacity of the whole site, not simply that area which is the subject of a proposal. It is not acceptable to attempt to deliberately circumvent the site size threshold for example by a phased development or the subdivision of a larger site (or indeed to lower artificially the number of units proposed).

2.51 In cases where a single site is split into more than one, the Council will consider the capacity and suitability of the entire developable area for the purpose of the thresholds of Policy 8. Where the density or number of units in a proposal is lower than might reasonably be expected (taking into account density of development surrounding the site) and where otherwise, the number of units would take the site above the relevant threshold, the Council will treat the site as being above the threshold.

- (e) The October 2018 decision of the Inspector on an appeal against the refusal of an earlier application for this site under reference PA17/05972 concluded 'I have found that the residential development of the site would comply with the settlement policies of the Local Plan and the Framework, and would not harm the

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character and appearance of the area. However, it has not been adequately demonstrated that an affordable housing contribution cannot be provided and as such the proposal conflicts with LP Policy 8 and the Development Plan considered as a whole. There are no material considerations that outweigh this conflict.' The Parish Meeting being the body that has intimate knowledge of the requirements of the area strongly considers that his conclusion in relation to the settlement policies and the effect on the character and appearance of the area are totally misguided.

(f) The Parish has strong concerns on the use of over 10 year old survey reports which concluded that there was no significant contamination of the site when the arsenic contamination which was found during the construction of Noel's Meadow was so severe that it required many hundreds of tonnes of the top layers of soil and subsoil being removed from the site.

(g) There are concerns on the effect of the development on the surface water drainage system in the area. The existing development required the installation of a large surface water soakaway construction to be built under the section of the access road which has not been adopted. Houseowners to the lower eastern side of the site regularly find that their back gardens are now much wetter than before the existing development took place. Any further development will only exacerbate this issue.

(h) There are concerns at the ability of the sewage treatment works to cater for additional dwellings. Householders on the existing development were advised to phase their use of washing machines and the like away from periods of normal bathroom use to spread the pressure on the already overloaded sewage system serving the village. Regular problems arise from acrid smells from the sewage plant set alongside the village. Any further development is bound to increase this problem without extensive works being undertaken to the sewage plant.

(i) There are concerns at the potential danger of construction traffic driving through the existing Noel's Meadow development where a number of young children frequently play in the road. If planning permission were granted for the development a condition should be included that construction traffic use the existing temporary access direct from the site onto the adjoining road.

(j) There are already serious concerns at the volume of traffic using the nearby crossroads in the village. If planning permission were granted for the development a condition should be included requiring the developer to meet the cost of proposed traffic calming measures in the village.

(k) At the Parish Meeting a motion was approved that Warleggan Parish recognises a Climate Emergency. The proposed development does not represent a sustainable development in a village not served by any form of public transport.

(l) Additional development in this village could impact on the Dark Sky Policy relevant to Bodmin Moor.

(m) The Parish Meeting considered that the reasons for refusal given by Cornwall Council on the previous application are valid and still relevant.

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Outline application [PA19/02991](#) (for a farm managers/owners dwelling with all matters except access reserved at Lower Trevorder Mount) was discussed and responded 'Warleggan Parish Meeting supports the application providing the County Land Agent is satisfied that it meets the relevant criteria for agricultural dwellings'.

Traffic calming measures for Mount: Ms Emma T carried out a survey of residents and had 32 replies. Speed humps were the most popular, however these are very expensive. Funding would have to be obtained for any measures. Mr Eddy agreed to speak to Mr Paul Allen, Cormac's Highway engineer. It was thought that rumble strips sited outside the four village entry signs would be a suitable compromise.

Street light on Mount crossroads was discussed following finding that a replacement bulb would cost £60. There were mixed views as to whether to replace the light; however, it was agreed to look for a new light that was dark-sky friendly, with a sensor and a timer. Mr John K in conjunction with Reading Room would source an appropriate light, and the parish meeting will contribute £50 towards the light; electricity contribution would be discussed once the light is installed.

Satnavs: There have been problems recently with drivers following their satnavs, which have directed them from Pantersbridge to Warleggan via Newlyn Hill. Mr John K has written to Cormac to request a sign advising drivers to ignore their satnav. They replied that they could not do this as this applied to many Cornish roads. We decided to put up our own sign at a cost of £45, but Mr John K would speak to St Neot Parish Council before proceeding.

Dog faeces was again raised; Cornwall Council does not provide bins, so we would have to purchase our own at a cost of £100 - £240 each. Cornwall Council charge £4.50 per empty. It was agreed to reinstate the bin on Mount crossroad and to investigate whether there is any charge for emptying this.

Poldark Lodge, Broom Park Farm Lodge, Pantersbridge – alleged construction of a new dwelling is currently being investigated. A summary will be provided once the investigating has been concluded.

Warleggan notice-board is in need of refurbishment; it was agreed to price up options.

The road at Fletchersbridge has been dug up and fencing placed around for several months. Mr John K will contact Chris Batters to get an update.

END