



**MINUTES OF THE FULL COUNCIL MEETING HELD ON  
MONDAY 08<sup>th</sup> MAY 2023 AT 7.30PM  
WESLEY COMMUNITY HALL, ST. NEWLYN EAST**

**Present** -: Cllrs. K Yeo (Chairman) (KY), R Rowse (RR), D Laud (DL), E Shaughnessy-Philp (ESP), E Green (EG), M Baulch (MB), J John (JJ), A Harvey (AH), M Harvey (MH) & R Symonds (RS)

**Also attending** -: Mrs K Rees (Clerk) & 15 Members of the Public

065/23	<b><u>Public Safety Announcement:</u></b>				
066/23	<b><u>Apologies:</u></b> Cllr. M Pellow				
067/23	<b><u>Urgent Business Identified After the Publication of the Agenda:</u></b> None.				
068/23	<b><u>Registered/Non- Registered Interests &amp; Dispensations:</u></b> None.				
069/23	<p><b><u>Public Session:</u></b></p> <p>(i) Dan Mitchell, Planning Agent for the Plume of Feathers spoke in support of the application to redevelop the Plume of Feathers including additional parking (45 to 127 spaces), an additional 17 lettings units, restaurant/café and wedding venue. It will be a phased scheme and will allow the pub to diversify to secure its medium to long term future. Since the public consultation was held ecological and acoustic reports have been undertaken and a full flood risk assessment has been submitted with the application. Councillors proceeded to ask a variety of questions. It is unrealistic to think that only one wedding a week will take place and there is already an issue with flooding caused by the water run-off from the fields above. No light pollution assessment has been done and the increase in parking is not enough for the proposed uses.</p> <p>(ii) Several representatives of the Carland Action Group spoke against the proposed installation of a Solar Farm on Land adj. to Trewaters Bungalow, South of Carland Cross. If approved, this would be the largest solar farm in Cornwall. The main reasons for objection include:</p> <ul style="list-style-type: none"> <li>• The pre-application showed that there were several recorded dated and undated archaeological finds on the site. No geophysical survey has been undertaken.</li> <li>• The immediate adjacent properties are flood zone 3b and are on a flood plain. The application states that the area is only flood zone 1.</li> <li>• There will be a harmful adverse impact on the Silver PROW which runs through the site.</li> <li>• 700m of hedgerow has been deliberately cleared from the site.</li> <li>• The land is Grade 3 agricultural land and better and is used for food production.</li> <li>• The impact on Hendra Barns – the owners would lose their livelihood as they would no longer be able to operate their successful wedding/holiday let business.</li> <li>• There has been no consideration of the impact on the surrounding properties.</li> <li>• Cornwall is already overproducing solar energy. The electricity generated will not benefit Cornish people.</li> <li>• The visual impact on the surrounding unspoilt countryside.</li> <li>• A30 road users will be distracted by the glare and gleam of the panels causing a road safety hazard.</li> </ul>				
070/23	<p><b><u>Planning Applications:</u></b></p> <p><b>RESOLVED: To bring Agenda Item 8 (a) Planning Applications forward</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">PA23/00706</td> <td style="width: 30%;">Plume of Feathers</td> <td style="width: 10%;">OBJECT</td> <td style="width: 40%;">Reasons for objection:</td> </tr> </table>	PA23/00706	Plume of Feathers	OBJECT	Reasons for objection:
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				Highway Grounds – road demographic; no of parking spaces inadequate; sewage treatment plant at capacity; flood risk Unneighbourly – light pollution; noise pollution; overdevelopment in a residential area; adverse impact on local residents. P/S: MH/DL
	PA23/02629	Land adj. to Trewaters Bungalow, Carland Cross	OBJECT	Reasons for objection include loss of prime agricultural land used for food production; unneighbourly; economic impact on local businesses including Hendra Farm; Visual impact; flood risk; cumulative impact; adverse impact of PROW; removal of hedgerow; PC prefers solar panels in developments rather than on good quality agricultural land. P/S: KY/RS (unanimous)
071/23	<b>Minutes:</b> <i>The minutes of the Full Council meeting held on 13<sup>th</sup> April 2023, as circulated, were correctly recorded, these were signed by the Chairman.</i> (P/S: DL/RR)			
072/23	<b>Cornwall Councillor Report:</b> No report.			
073/23	<b>Planning - Appeals &amp; Decisions:</b> The decisions were read out. <ul style="list-style-type: none"> <li>• A pre-application has been submitted for outline planning for the erection of 5 dwellings on Land Rear of Wellesley Farm House.</li> <li>• The Clerk advised that she and Cubert PC had contacted Planning Enforcement regarding the proposed siting of Paulo’s Circus on land at Cubert Crossroads. The land is subject to Article 4 direction which means that planning permission must be applied for. Planning Enforcement has agreed to be proactive and has agreed to contact the Circus now, rather than wait until it is in situ. <b>RESOLVED: PC wholly objects to the siting of Paulo’s Circus at Cubert Crossroads for reasons of highway safety.</b></li> </ul>			
074/23	<b>Matters For Discussion</b> <p>(a) <b>Highways Issues:</b> (i) There are overhanging branches on the A30 flyover in Mitchell which need cutting. (ii) The water run-off the fields at Fiddlers Green is causing the ditches to wash out. (iii) If the police are going to divert traffic off the A3075 at Rosecliston when there is an accident, the road needs to be resurfaced. (iv) There are branches which overhang the road from a tree at The Lanine which needs to be inspected. <b>RESOLVED: Clerk to report the issues to Cormac and ask Colin Hawke to inspect the tree so that a course of action can be decided.</b></p> <p>(b) <b>Mitchell Village Hall:</b> The Clerk had obtained a quote to install a gate at the entrance to the land and also to repair the gate at the Cemetery. Following discussions, it was <b>RESOLVED to accept this quote.</b> The Clerk, KY &amp; ESP had met with Alex Nicholas (Cornwall Grants Service) who had helped secure the grant funding for Wesley Hall, for an initial discussion as to whether he may be able to help the PC apply for grant funding for the Hall. The discussions were positive and Mr Nicholas seemed keen on the project but would not be available until July. In the meantime, he will make some initial enquiries into the funds that may be available. He also recommends that the PC do an initial tender for the build as it will not be possible to apply for a grant without an idea of cost. The initial design presented by Mark Roberts was discussed and it was <b>RESOLVED to get an idea of cost based on this design.</b> RS gave the good news that the Village Hall had, in principle, been awarded a grant from the Community Capacity Fund to pay the architect’s fees for the Village Hall Project. She asked if Mr Nicholas could look over any future grant applications before they are submitted. The Clerk advised that this may be possible but not until July. <b>NOTED.</b></p> <p>(c) <b>Transfer of Parking Spaces on the Strawberry Field Housing Development:</b> No update. <b>NOTED.</b></p>			

	<p>(d) <u>Sanctuary Homes Community Gain</u>: The Clerk advised that the installation of the gazebo will likely be in July although this will be bought forward, if possible. <b>NOTED</b></p> <p>(e) <u>Repair to the Roundabout in the Recreation Ground</u>: The roundabout has still not been removed. It was agreed that the Clerk would find an alternative contractor if the work did not start in the next few days. RS advised that the memorial plaque has been moved at the request of the family &amp; asked for the old casing to be removed. <b>RESOLVED: Clerk to ask the caretaker to action.</b></p> <p>(f) <u>Wesley Hall Application to the National Highways Social Fund</u>: The Clerk advised that a decision on the grant is expected in June. <b>NOTED.</b></p> <p>(g) <u>Work Arising from the Annual Risk Assessment</u>: The Clerk had been through the report and made a list of jobs for the caretaker to action. The timber on the basket swing needs replacing &amp; the zip wire will also shortly require some basic maintenance. The Clerk had got a quote to do this work from Playground Installations South West which was discussed. <b>RESOLVED: Clerk to investigate whether it is possible to put the basket swing on a galvanised metal frame. Zip wire to be monitored for next month. Course of action to be decided at the next meeting.</b> The toddler town will shortly be installed at the park in St. Francis Meadow but safety matting is required. The Clerk had got a quote and it was discussed whether the caretaker or the contractor should undertake this work. As the cost of the installation was relatively small, it was <b>RESOLVED to accept the contractor's quote.</b></p> <p>(h) <u>Dog Bin Provision on Tremelwyn Road &amp; in St. Newlyn East Recreation Ground</u>: The Clerk has contacted the Council who suggest putting a larger dual-purpose bin by the noticeboard in Mitchell so that the dog bin can be moved to the open space on Tremelwyn Road. The Council will not put a recycling bin by the skatepark but will put a larger bin by the entrance to the Recreation Ground. <b>RESOLVED: Clerk to accept the proposal and organise the work.</b></p>														
075/23	<p><b>Business Matters:</b></p> <p>(a) <u>Annual Meeting</u>: <b>RESOLVED: To postpone the Annual Meeting until 2024.</b></p> <p>(b) <u>Repair to the Gate at the Cemetery Extension</u>: Dealt with under 074/23 (b)</p>														
076/23	<p><b>Reports from Outside Meetings Attended in the Last Month (not previously mentioned):</b></p> <ul style="list-style-type: none"> <li>AH attended the Newquay &amp; St. Columb Community Network Meeting. He advised that our new Network Manager will be Helen Fincham, assisted by Sally Sanders.</li> <li>RS will attend the Village Hall Committee meeting tomorrow. She thanked the Parish Council for providing the Coronation coins for the parish children. £501 was raised at the coronation event towards the Village Hall project.</li> </ul>														
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078/23	<p><b>Finance:</b></p> <p>(a) <u>Accounts</u>: <b>RESOLVED: Accounts totalling £10117.29 were approved for payment (see appendix 1).</b></p> <p>(b) <u>Urgent Financial Matters</u>: The Clerk advised that this year's Carland Cross Community Benefit payment from Scottishpower is £57,000. The payment is index linked, hence the increase. <b>NOTED.</b></p>														

079/23	<b><u>Items for the June 2023 Agenda:</u></b> Neighbourhood Plan
080/23	<b><u>Closure:</u></b> There being no further business, the Chairman thanked members for their attendance. He advised that the <b>next scheduled Full Council Meeting will take place on 12<sup>th</sup> June 2023 at 7.00pm.</b> The meeting closed at 21.33 hrs.