

ST MINVER HIGHLANDS PARISH COUNCIL

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Council Meeting – 8 October 2019

Minutes of the meeting of the Council held at Perceval Institute, St Minver.

1. To note Councillors present/apologies

Cllr Harris (Chair) opened the meeting at 19:00hrs. 8 Councillors present: Cllrs Buse, Darnell, Gisbourne, Hutley, Mably, Parnell, Wapshott

Apologies: Cllrs Vernon, Dingle

Due to special interest in an agenda item (planning), Clerk spoke to members of the public with regards to conduct and reminded Councillors of the need to comply with Standing Orders and Code of Conduct

2. Receive any Declarations of Interest from 2 Members / Dispensations.

Cllr Parnell – pecuniary	Item 5 – PA19/06777
Cllr Harris – pecuniary	Item 5 – PA19/06777

151/19

3. Public Participation

14 members of the public

Member of public (1) – Here to support for PA19/06777. As a dairy farmer, not had complaints about smell.

Member of public (2) – Here to provide information in support of her planning application PA19/06777. Outlined family history. Passion of farming, wildlife and being part of the community. Need to diversify to ensure farm is economically viable and sustainable. Adding 300 crossbred cows is next step to ensure this. Improvements made to grassland to maximise nutrients. Have high standards of animal husbandry. Recognised by local awards. Beef prices dropping. Brexit. Dairy planned builds on strengths. Graze 8 months of year. Housed only for 4 months. Calve outside in Autumn. Only place they can go is in middle of grazing land as need to be close to farm for milking. 82% of grazing land on or near Carruan. This is not the start of anything bigger. The dairy is designed for 300 cows - right number for grazing available. Design takes into account neighbours. Provision for slurry and water. Selective when spread slurry estimate 10 days a year. Spreading method that trickles the slurry close to the ground rather than into the air. Reduce ammonia produced by 59%. Reduces odour. This method has huge benefits – making sure more of nutrients into the ground rather than the atmosphere. Not seeking to damage land. Just want viable business to pass onto generations. Need to produce food locally reduce carbon footprint. Invited questions from Councillors. 152/19

Cllr Buse asked that if the planning application was not successful, how do you view future. Reply - It will be difficult. Sheep not viable. Serious decisions will need to be made including diversity into other avenues apart from farming. 153/19

Cllr Wapshott concerned building located on high point near Polzeath. Anywhere else it can go? Reply - Difficult because has to go in block of land between Old

Polzeath and New Polzeath Rd – moving closer to New Polzeath would mean nearer to AONB. Cows need to be near enough to walk to and from building
Cllr Darnell asked for confirmation of how many extra people would they need to employ. Reply - 2. Securing job of one person full time and other existing part time labour. 154/19

Member of public (3) Outlined career in farming. Farming under pressure. Need to build sustainable business. Referred to Mr Harris objection regarding increase in traffic. Max additional lorries 1 per day. Includes milk tankers which collect every other day. Effect minimal. No milking from early July to mid-August. In this period dried off, not even grazing on Carruan. When cattle are moved, comments from South Winds campers are positive. Light pollution - lights on working day and only security lighting at night. House 100 cattle at night. Need opportunity to change and adapt. To continue as we are is not an option. 155/19

Member of public (4) Representing Mr Harris to object to PA19/06777. Thanked members of public for explanation. In the pre-application, planning officer raised a number of concerns which have not been adequately mitigated in documentation submitted so far which has gaps and little information on important issues. The site is conspicuous. Near to AONB. Environmental Officer noted need for mitigation in landscape impact assessment, however no information as to how this will be mitigated. No noise and odour are required considerations. Has concerns noise and odour will be an issue despite assurances. Recommends a precautionary approach appropriate. Additional planting required to protect the landscape but, how, where, what species – all unknown. Construction and surface waters – soakaways and foul water marked as unknown. Real risk of pollution to Polzeath beach, a SSSI site to west of the beach and neighbouring land. Nothing should take place until air quality undertaken. Cattle waste, silage storage is absent in plans. Artificial light, no information about where. On the CC interactive plan, it notes archaeology on site, however, there appears to have been no attempt to investigate. Whilst fully supportive of tourism and business, should not be to the detriment of other businesses. St Minver Neighbourhood Plan is fairly new and aims need to be tested over time. NDP makes clear that only sympathetic farm diversity permitted - conversions, use of existing structures. This large new development has to be justified as greenfield site. Lack of detail makes planning unsatisfactory. Member of public invited questions. 156/19

Cllr Darnell – Is it correct that the water quality tests are not in yet? Reply - Not got EO answer yet with regards to this. A technical report (could not identify which one) explains sensitive receptors in the air with regards to air pollutants and potential risks. Cllr Darnell asked if the report regarding water quality is to do with foul water? Reply – there is potential for farm water to enter the system. Potential for waste from the area from hardstanding spreading down to fields, which goes through the campsite, river source and onto beach. 157/19

Member of public (4). Here to object to PA19/06777. 3rd generation to South Winds campsite. Understand that the applicants have a business to run but equally wants to look after her family business for her and future generations, and the family home (onsite). Concerned about the impact on campsite. She previously lived next to a dairy farm in Lanivet and smell was often an issue. Campers currently feel like there are in the middle of nowhere. New large building will be right next to campsite and there will be odours. Having had past experience of living next to a dairy, have experience of this. Biggest concern is regarding mud on the road by South Winds and extra farm traffic. The road is very dangerous as it is. Need more information to reassure. 158/19

Member of public (5) Has a planning application (Pandora, Westway Road). Here to answer any questions. Planning application to extend house at back. Plans given to neighbours. Only 2 other neighbours. Lived there for 13 years. 159/19

Member of public (6). Here in support PA19/06777. Has run 2 grass-based systems. Wants to reassure council members. They do not create much mud on the road past their dairy as not much vehicle traffic. 2 busy points in the year. Tanker every other night 10 months a year, and 1 lorry of feed per year. Have 4 lorry movements a week. Because of reduced grazing platform, silage back to land base. Tractors do cause mud when leaving fields. Light pollution – do use a lot of lights. 200 lux power level. Go out at 10pm and back on at 5am. Had 1 complaint regarding affected sleep due to 5am light. In response to complaint, moved the light. Work with neighbours to alleviate problems. 1 complaint regarding smell after soaked slurry. Next time slurry soaked was 8 months later. No complaints since. Invited questions. 159/19

Cllr Hutley asked how many cows in their dairy. 2 herds of 300 cows. 160/19

Member of public (7). Here in support of PA19/06777. Has run similar unit in middle of AONB. Environmental issues do not happen these days. 161/19

Member of public (8) Are the parish council aware of the premises licence application for Atlantic Hotel? Cllr Harris informed that parish councils are not given notice anymore. Licence hearing on 17 October - 11am to 11.30pm every day of year with extension on New Years Eve. Chair thanked member of public for bringing to attention of parish council. 162/19

4. **To receive and approve the Minutes of:**

It was **resolved** to approve the minutes of 10 September 2019.

Proposed: Cllr Wapshott Seconded: Cllr Buse Unan 162/19

5. **Planning**

To **discuss** and make a consultee comment on the following applications:

Application: PA19/08335

Proposal: Non-material amendment in respect of decision notice PA18/10051 (proposed first floor extension above garage to create additional living space) addition of garden room below approved 1st floor extension above garage. The garden room will extend past 1st floor extension by 1000mm. Existing Juliette balcony will be changed into balcony leading onto new larger sun terrace extending to the same level of the garden room. [weblink](#)

Location: 4 Higher Treglyn, St Minver, Wadebridge

Applicant: Mr Jake Webber

It was **RESOLVED** to support.

Proposed: Cllr Hutley Seconded: Cllr Drnell Unan 163/19

Application: PA19/07838

Proposal: Extension to existing balcony to the north elevation [weblink](#)

Location: Drishti, St Minver Highlands, Polzeath

Applicant: Mr Simon Kirby

It was **RESOLVED** to object on grounds of overlooking, loss of privacy and impact on the neighbourhood.

Proposed: Cllr Mably Seconded: Cllr Darnell Unan 164/19

Application: PA19/07220

Proposal: Replacement dwelling [weblink](#)
Location: Pandora Sun Cove, Polzeath, Wadebridge
Applicant: Mr and Mrs Toland
It was **RESOLVED** to support.
Proposed: Cllr Darnell Seconded: Cllr Parnell Unan 165/19

Cllrs Harris and Parnell left the room at 7.45pm

Cllr Darnell took the Chair. Chair asked if members would like to suspend Standing Orders in order to vote on Planning Application PA19/06777 due to sensitive and emotive nature. Small community and all Councillors know both the applications. Unanimous that vote be taken with a show of hands. 166/19

Application: PA19/06777

Proposal: Construction of agricultural buildings for the purpose of cow housing and feeding, milking, handling and treatment facilities, forage and slurry storage and highway improvements [weblink](#)
Location: Carruan Farm, Quakers Road, St Minver, Wadebridge
Applicant: Parnell and Kent

Cllr Darnell noted that Natural England have not made a comment and have a 21 day consultation period. In absence of full set of information asked Councillors if comfortable making a decision. Councillors happy to make a decision.

Cllr Darnell asked if anyone felt that light pollution could be an issue. It was agreed that, as in the case of Member of Public 6, any negative effects could be mitigated by conversations with neighbours.

Cllr Darnell has concerns regarding compliance with the NDP. 1.1 states that farm diversity must be "sympathetic" and 4.6 of the NDP makes reference to the need to use "existing buildings".

Standing Orders were suspended for Cllr Mould to speak on behalf of Cllr Gisbourne

Proposed: Cllr Wapshott Seconded: Cllr Hutley Unan 167/19

Cllr Mould – NDP on this application is silent. Not diversification but rather change of working practices. Barns and conversions allowed as long as stay part of business. Has read all associated documentation with regards to this application. Landscape Assessment thorough. Removal of hedges minimised and new planting whenever practical. Environment Agency has responsibility to ensure protection. Environmental access statement done. NDP not to decide whether a farm has sheep or cows. No interpretation in NDP. Cllr Darnell asked is change of use not under planning. Cllr Mould stated yes, but her view was a new building was needed and no other way it could be done. Stated that this was a finely balanced application and issues need addressing. Reassured nothing in it cannot be rectified. 168/19

Standing Orders were reinstated

Cllr Darnell asked if Councillors had any further questions. Cllr Mably addresses member of public (1). Could the roof be covered with grass to reduce visual impact. Reply - impact assessment was completed which stated the roof was against the sky, and therefore greening it made would make it stand out more. Would however be happy to look into this if appropriate to mitigating impact. 169/19

Cllr Wapshott raised concerns about scale of building. It is massive compared to other farm buildings. It is at a high point in the landscape. From a tourist point of view, it is a shame that when you come into Polzeath you will be faced with a "wall" of farm buildings. Cllr Wapshott also noted that the visuals in the planning application were lop sided by about 15 degrees. Cllr Buse disagreed as felt the buildings could be screened. Cllr Hutley says disrupted views are a concern, however, sustainability of business important too. Noted that this could have an impact on South Winds business. Generally felt whilst there is potential for this, lots of other campsites which are sited near to agricultural activities. Farming and tourism needs to and does co-exist. 170/19

It was **RESOLVED** to support
Proposed: Cllr Buse Seconded: Cllr Hutley 4 carried 2 abs
171/19

6. **Planning Applications Approved: For information**
PA19/06471 – Proposed first floor extension, loft conversion and alterations to off street parking – **APPROVED** 172/19

Cllr Gisbourne left the meeting 8.15pm

7. **Reports from outside bodies**

a) **Beach Management Committee**

Car Park levy not generated as much income as expected. Cllr Darnell asking for CC to look again at figures. Will know 12 November – budget meeting with Paul Masters to go over figures and look at way of moving forward. Cllr Mould said issue with CC issuing concessionary tickets. Rangers have done a good job. More helpful to ask how many cars have parked this year compared with previous other years. Definitely not less this year. There are 5-6 concessionary options, then disabled parking. If trying to raise money from car parking levy to keep the Rangers, will not work with concessionary tickets. CC should have looked at this. Discussion had about using New Polzeath as a concessionary car park. Rangers and civil enforcement officers have made huge to the management of the beach. Situation reflects a view that, so everyone can have discounted car parking, we won't have rangers? Need to look at how to make it work. Discussion on concessionary parking. Future of Rangers unclear unless issue of revenue raised through car parking levy and lost through concessionary parking resolved. Polzy Whale (Cllr Dingle) submitted to Jolyon. Cllr Mould says keen to look at outdoor gym equipment that enhances bandstand area. Suggested Ranger uses surf lifesaving office in the short-term. Cllr Mould happy to use Community Chest to fund. Ranger inundated with questions from community and is important/valued to those using the beach. Needs an office at Polzeath. Next Beach Management Meeting 18 October. 173/19

b) **Cornwall Councillor's Report – Cllr Mould**

Lots of pressure on the budget. Lots of uncertainty. Aware CC reviewing waste management contract as came in over budget. Already committed to buying new machinery. Space port – Richard Branson. If Virgin prove it is viable, CC will likely put infrastructure in. Still unclear. Stadium – still up in the air. Housing in Bodmin Chy Trevail – contractors will not hand them over as deal not done so not being sold. Preparing for a no-deal Brexit. 174/19

Lowlands have had a report back regarding governance review. Want to verify one aspect – expertise estuary. Lowlands have nothing to do with hit. Harbour Commissioners represent both parishes. 175/19

Yellow lines Oyster Catcher will be discussed at next network meeting. Intention for both sides to be double yellows. Work completed by next March. Cllr Mould will ask Mr O Jones to send submission to Clerk. 176/19

c) **Highways and Footpaths**

Clerk reported footpath behind St Knightens and above Surfside. Not had report back from CC yet.

Footpath from Shilla Mill to Trebetherick not in good condition. Clerk to report. 177/19

Cllr Wapshott enquired about possibility of new traffic calming signage. Could highways install rumble lines and 20mph through village. Suggested 30mph signage needed before chicane (Trenant Close, bus stop). Discussion had regarding parking on beach front. Going to debate with Ranger to look at how to improve it. Double yellows would mean all year round which would affect residents. Beach management group discussing. Needs to be re-thought without alienating locals. 20 minute restrictions may come into force outside Spar. If policed, could alleviate issue. Clerk to contact highways with regards to new traffic calming signage. 178/19

8. **Correspondence**

(a) Cornwall and Isles of Scilly Health & Care Partnership – Long Term Plan Update October 2019 – **noted**

(b) Devon & Cornwall Neighbourhood Watch invite for neighbourhood alerts. Clerk to contact to sign up. Good for new website. 179/19

9. **Agenda Items**

a) **High Street Funding**

It was discussed and **RESOLVED** to put on Agenda for December. Clerk to check grant deadline of May 2020.

Proposed: Cllr Darnell Seconded: Cllr Mably Unan 180/19

b) **5G Mobile Coverage in Rural Areas**

It was **RESOLVED** not to allow 5G under permitted development rights. Clerk to reply

Proposed: Cllr Hutley Seconded: Cllr Parnell Unan 181/19

c) **Localism Summit 6 November 2019**

Invite was **NOTED**. Cllrs Harris, Darnell and Wapshott will attend if possible.

d) **Community Governance Review**

Cllr Darnell gave update. Thanks to Annie for speaking. Cllr Darnell registered to speak. Annie Cross examined. Clerk to give posters to Cllr Harris to put up on noticeboards. Clerk to get copies for post office, pubs, shops. Clerk to send pdf to Cllr Wapshott. It was **RESOLVED** to send out direct mail with a cap of £200, plus a Facebook campaign capped at £30. Cllr Wapshott can copy at cost 620 x A5 and 20x A4. All marketing out by Friday 18 October. Clerk to add website and Facebook to poster. Working group need to meet to discuss content of consultation.

Proposed@ Cllr Wapshott Seconded: Cllr Hutley Unan 182/19

e) **Q2 Budget**

Clerk gave a verbal update. Q2 report handed out. Will be overspent on staffing, PAYE/NI, pensions etc, but underspends in other areas. Savings on training and travel expenses. Clerk raised concerns regarding the earmarked funds for the public toilet contribution which CC has not yet asked for. Need to know whether

this money will be spent, and if not, what the money will be spent on. Unreasonable to budget for next year if historically not being spent. Discussed s137 money and grants. £1k budgeted for s137 money but unlikely to be that much - £250. Grants budget needs to be reduced due to lack of applications. Clerk asked if anyone had any questions. None received. Q2 budget update was therefore **NOTED**. 183/19

f) **Portakabin – Beach Ranger**

Further to the budget report, Clerk outlined that precept can only be spent on items within the parish or owned by the parish. The portakabin is on private land and in Lowlands. However, s137 money (this year's allowance is £8.20 per household which means a total of £5,420) can be spent outside the parish as long as it has commensurate benefit for the Highlands parishioners. As a Beach Ranger has benefits not only for residents in the parish, but also for the general management of the beach, this money could be spent on a Portakabin. Electric and water will need to be considered. Grants for the parish would need to be reduced, but due to lack of applications, not considered an issue. 3 quotes will need to be obtained. One quote received is around £4,900 plus VAT.

It was **RESOLVED** to purchase or rent a portakabin out of s137 grant funding subject (max s137 max) subject to Cornwall Council confirmation of Beach Ranger(s) continuing to be sited in Polzeath.

Proposed: Cllr Mably Seconded: Cllr Hutley Unan 184/19

g) **Grant – Cornwall Air Ambulance Heli Appeal**

It was **RESOLVED** to grant £500 to the Cornwall Air Ambulance Heli Appeal out of s137 funding.

Proposed: Cllr Hutley Seconded: Cllr Wapshott Unan 185/19

h) **Free Car Parking Christmas**

It was **RESOLVED** to ask CC for free parking on the date when the Christmas Lights Switch on. Cllr Wapshott to give date to Clerk. Clerk to write to CC to propose the date when known.

Proposed: Cllr Buse Seconded: Cllr Darnell Unan 186/19

i) **Clerk Annual Leave**

Clerk's annual leave from 21 October to 25 October inclusive **NOTED**.

187/19

10. **Accounts**

It was **RESOLVED** to authorise the payments of Accounts Outstanding dated 3 October 2019.

Proposed: Cllr Parnell Seconded: Cllr Darnell Unan 188/19

11. **To note agenda items for November meeting**

Budget 2020/21
Clerk Update on Website/emails
Bandstand
2 November Consultation Feedback
Update on Portakabin
Tree planting

Cllr Harris closed the meeting at 9.45pm