

SITHNEY PARISH COUNCIL

Chairman: Ian Paterson

Clerk to the Council
Mrs. Pauline Williams
01209 831229

Briar Cottage,
Burras, Wendron
Helston TR13 0HU

15/13

MINUTES OF AN ORDINARY MEETING OF SITHNEY PARISH COUNCIL HELD AT TRANNACK SCHOOL ON TUESDAY 2ND JULY 2013 AT 7.30PM

Present:-

Cllr. I Paterson – Chairman

Cllr. B. Deacon

Cllr. P. Martin

Cllr. A. Pascoe

Cllr. P. Elliott

Cllr. M. Morgans

Cllr. E. Williams

Parish Clerk Mrs. Pauline Williams, Cornwall Councillor John Keeling and 82 members of the public,

1. APOLOGIES FOR ABSENCE – were received from Cllr. Betteridge, Cllr. P. Bickford-Smith – Vice-Chairman and the Police representative.

2. ACCEPTANCE OF MINUTES The Minutes of the Parish Council Meeting held on 4th June were proposed by Cllr. Martin, seconded by Cllr. Morgans and unanimously agreed as a correct record and were signed by the Chairman

3. DECLARATIONS OF INTEREST FOR ITEMS ON THIS AGENDA – Cllr. Morgans declared a pecuniary interest in the Helston Railway applications as owner of the Old Piggery and left the meeting before public participation and returned after the Planning Application had been considered.

Cllr. P. Martin declared an interest as reserve for the CC planning committee, but remained as an observer. He did not vote on any applications.

4. TO CONSIDER ANY APPLICATIONS FOR DISPENSATIONS UNDER SECTION 33 OF THE LOCALISM ACT 2011
None received

5. TO RECEIVE DECLARATION OF INTERESTS FORMS FROM TWO CO-OPTED COUNCILLORS The Clerk reported she had received the forms from both Cllrs. Betteridge and Elliott and they would be copied and forwarded to CC.

6. MATTERS ARISING FROM PREVIOUS MINUTES

Collapsed drain Tregathenan – Tom Marks CC says that some work is to be carried out to the grips (channel that carries the surface water from the road into the drainage ditch).

Damage to Cornish Hedge between Truthall Manor and grass triangle at bottom beyond the bridge – Mr. Jacka has had details of the action taken by the Parish Council.

Road at Longstone to the junction with Nancegollan/Releath Road with the Bosoha/Coverack Bridges Road and Sithney Green to Tregoose – The Clerk reported no action to date

Lane Chynhale to Crowntown – No representative of Parkham Farms had attended the meeting.

Update Pengoon Farm – Mandy Smith had advised the Clerk that she had spoken to the agent who had informed her that he is awaiting a letter from the owners. He had spoken to them 2/7 and had requested this information is sent ASAP. A letter will go out today to the owners giving them 7 days from today's' date to submit the CLUED. If it is not submitted CC will be commencing the process of further enforcement action.

Update Wheal Bramble – The Clerk reported that Mandy Smith is carrying out a site visit in July.

Footpath through Crowntown to Sithney School – The Chairman reported that this had been cut

Trevarno Turn (near to junction of road from Chynhale with B3303 OS grid ref SW637311). Passing bay. – The Clerk had asked CC if they could erect a sign saying 'Passing Bay Only'.

Little Bosoha, Trenear OS ref SW664318 – Lee Viner, Enforcement Officer has visited the site and advised them that the structure, which it is alleged is to replace a caravan blown away in the wind, is too large. It is being used as a home for the householder's daughter and family. Lee Viner is investigating what course of action should be taken and has advised the residents to contact the PC to see what their views are.

7. PUBLIC PARTICIPATION – The Chairman said that in view of the number of supporters and objectors for the Helston Railway plans he proposed to ask three objectors and three supporters to give views alternately each being allocated three minutes.

Mr. Abrahams asked for the Parish Clerk to forward a copy of the minutes to him. This was agreed. He also said he wanted a letter of apology from the Council. The Chairman said he would deal with this.

Cllr. Morgans left the room at 7.44 pm

Mr. James Packman, a director of Helston Railway spoke in support of the application. He said the site was not going to be turned into a theme park. It would not be dissimilar to the 1950's railway. He said the intention was for it to be in keeping with the area and to create a Heritage Line. He said visitor numbers were anticipated to be 8 to 10,000 per annum, which is considerably less than when Trevarno Gardens were open. He stated that the Coverack Bridges to Chynhale road would be no busier than when Trevarno Gardens were open. He said the pollution from the locomotives would be no worse than the big tractors working in the surrounding fields. A steam locomotive would produce about a quarter of the smoke of an average bonfire.

Mr. Adrian Curtis (Ganseay Farmhouse) spoke against the application. He stated that the platform and extension of the line would be 23m from his back door and only 3 m from his boundary. The platform would be elevated and be 6-7m over the height of his front garden with direct views into his home and garden causing loss of privacy. The level of noise and pollution should be clarified. He said in the 1930's the trains ran 8 times a day from Gwinear Road to Helston, now they were proposed to be 4 per hour. There are also plans for a café and farm building development. He stated that when Trevarno held its Christmas Fair there were 7,000 visitors over the 3 days which had an impact on residents, he felt the Christmas fair proposed by the railway would have even more impact.

Mr. Ken Wood, a director and trustee of the Helston Railway Preservation Society and Honorary President spoke in support of the applications. He said from the outset the railway had tried to satisfy the needs and requirements of residents. He had visited the Truthall area as well as Chynhale and Prospidnick. He had taken into consideration the privacy, nuisance and intrusion of vehicles. The changes were necessary due to the sale of the Trevarno Estate. He said in 1879 William Bickford-Smith opened the railway with the help of financiers and landowners. However changing transport needs had been its demise. He said the preservation societies were merely trying to do the same.

Mr. Graham Bennett spoke against the applications. He said he lived at Glanneth Farm to the immediate right hand side of the east access to the site. He was concerned about access up the ramp by his home since the other access had been blocked. The proposed new road and access over the railway and bridge is not sufficient in width and the existing lane cannot serve it. He said the access needed to be resolved before anything else is developed. The opening hours should be enforceable via a planning condition. He was concerned about the change of use of the land to amenity purposes and with 100 car parking spaces and a picnic area the site could be open to a lot of uses without further recourse to planning. He felt the farm should not become a tourist attraction. He was concerned about future use and the noise and external lighting (which must be turned off overnight)

Mr. Richard Barnes, Chairman of the Railway spoke in support of the applications. He said the amenity land had been designated to ensure a green area was retained, to stop the area becoming muddy and dusty, but this could be removed from the application if this helps. He said it is not a railway to nowhere, it is a tourism railway. 1,500 people had used it this year which he hoped would be 3,000 by the end of the year. Parents and youngsters alike were enjoying the rides and it also brings money and business into the area. He said the railways were supporting the Princes Trust taking on young people of 15/16 years of age for 8 weeks to learn new skills. It is not a hobby railway.

Mr. Derek Long (Prospidnick Holding) spoke against the application. He said he was concerned that it had taken 6 months for the application to appear. There had been removal of trees and hedges and he had no confidence that it was a caring organisation. The railway is noisy, intrusive and smelly. The diesel produces dirty fumes which come in his direction with the prevailing wind. It will blow into the house and make laundry dirty. He expressed concern about the schedule of special events planned. He said there were already problems with the pressure of the water supply in the area which would increase dramatically with this venture and other planned industry such as the soap factory. He said the road from Chynhale to the railway was narrow and the proposal to put the road across the field is dangerous. He did not want to see the field under tarmac. The development would be intrusive to the residents of Craig house. Trevarno skincare had not created any extra jobs and was supposed to use the existing redundant buildings on the site; however there are 5 new portacabins instead. He said Prospidnick was a quiet rural hamlet and should remain so.

Mr. Abrahams said that people would get used to the sound of the railway and it would be lovely to see it open and it would be lovely when it reaches Helston again.

Mr. Chris Cartwright of Chynhale said he lived opposite the Chapel and is on the planned route to the access. He said there were three lots of children in the immediate vicinity and with the narrow road and when the chapel is busy there are parking problems. The road cannot function as a two way road at these times due to congestion.

Mr. Richard Barnes stated that there were 65 cars outside the school now and there were no problems or accidents. This was twice the expected number of vehicles anticipate.

The Chairman said that he would have to end the discussion and asked Councillors if they were in agreement to suspend Standing Orders to allow consideration of the Planning items now. It was proposed by Cllr. Pascoe, seconded by Cllr. Williams and carried that this was in order.

8. PLANNING

The Agenda for West sub-area Planning Committee for 1st July, 2013 had been received.

Petition for Amendment of the National Planning Policy Framework – request for support from Congleton, Cheshire.

It was proposed by Cllr. Pascoe, seconded by Cllr. Elliott and carried that the Council support Congleton.

Local Enforcement Plan – It was agreed to defer consideration of this item to the next meeting.

Pre Applications

PA13/01590 Demolition of existing barn and erection of a dwelling. Tregoose Cottage, Tregoose, Sithney, Helston TR13 0RT. Cornwall Council had given advice and the case was closed.

Planning Applications To consider recommendations to planning applications received: --

PA13/04293 Barn Conversion, Poldown, Breage TR13 9NN. Variation of condition 2 relating to decision notice

PA12/00359 (Conversion of barn to holiday accommodation) for full residential use. (Previously called Sithney Water Cottage) - PAP had no objection.

PA13/02733 Helston Railway and Organic Trevarno, Trevarno Farm, Prospidnick, Helston TR13 0RY. Use of temporary railway platform structure and construction of a permanent platform. Extension of existing railway track and construction of sidings. Formation of car park. Erection of portacabin for manufacturing Organic Trevarno skin care products. Change of use of farm buildings to storage, workshops ad retail sales, minor widening of existing access road to serve daffodil fields and heritage railway. PAP views were as follows:-

Basis of the railway enterprise - There was no strategic planning by Helston Railway in choosing this site: it was simply offered and taken. Previously, Trevarno Station was built and is now redundant because the new owners do not want any foot/vehicle/railway traffic on their land. To ensure that, in a few years time, the countryside is not littered with unwanted railway works, buildings, and platforms we feel that Helston Railway should submit a 10 year plan. We understand that there are future plans to extend the railway towards Helston and Nancegollan and this may provide more appropriate sites for the development suggested.

Roads - This site is approached via unclassified single track roads from the B3303 (Camborne road) and B3297 (Helston-Redruth road) and is totally unsuitable for the projected visitor numbers. This is not comparable to the Trevarno visitor centre which was very near the B3303. Large agricultural vehicles which occupy the full width of the unclassified road need to access fields in the area and increased visitor traffic, with some drivers unable to reverse, will cause congestion and

possibly accidents. Extra traffic is also generated in the area by people driving around the area to glimpse the railway from different viewpoints.

Use of the site -From the Helston Railway website it appears that there will be regular events on the site which are not necessarily connected with the railway. For instance, August 24-26th is a 1940's weekend involving Military vehicles, World War 2 enactments, weapons firing etc. This site is already being used for more than stated on the planning application and is perhaps an insight of things to come.

Impact on residents - The largest impact is on Prospidnick, which is a very small isolated hamlet. There is and will be noise from the trains, whistles, traffic, people and special events. Large searchlights and floodlights have already been used which are very intrusive in a rural area.

The noise and fume impact from trains would be far greater than when there was an operating railway as there is only about a mile of track and trains would be passing every few minutes.

As passengers have to walk across the viaduct to access the present platform they can see down into many of the dwellings and gardens of Prospidnick which is again, very intrusive into the private lives of these residents. Vehicle access to the site on the single track roads will mean congestion and frustration for both the residents of Prospidnick wishing to access their own properties, and also for residents in the surrounding area and those trying to earn a living from agriculture.

For the residents of Prospidnick all these factors of noise, traffic, floodlighting, intrusion of privacy, pollution by diesel fumes and steam trains would be detrimental to their health. These factors would be enhanced on days when special events are held.

Trevarno Skincare - It is felt that the change of use from agricultural to the factory production of soap etc. is totally out of keeping in this quiet rural hamlet.

Recommendations

Sithney Parish Council would like to see the following actions taken before planning approval:

- Helston Railway to produce a 10 year plan
- Helston Railway to state the number of train rides per day.
- A full risk assessment to be performed on the associated health risks for the residents of Prospidnick from diesel exhausts on these particular trains.

Summary

Sithney Parish Council feels that this development is unsuitable in this quiet rural hamlet of Prospidnick.

The Parish Council had received numerous e mails/letters in support and objecting to the application. Cllr. Elliott said he had concerns about the times, the number of parking spaces being provided, and access. He said there were a lot of questions that needed answering.

It was proposed by Cllr. Pascoe, seconded by Cllr. Williams (Cllr. Deacon and Martin abstained) and carried by 3 votes (no votes in favour) that the PC object to the application.

PA13/02840 Helston Railway and Organic Trevarno, Trevarno Farm, Prospidnick, Helston TR13 0RY. Construction of roadway to serve the Helston Railway and for farmers to access surrounding fields in the area now known at Trevarno Farm. PAP raised concerns about the close proximity to Craig House and noise nuisance to this dwelling affecting quality of life. Cllr. Elliott said he had been affected in the past by roads close to his house, he felt that the road was too close to Craig house and would in effect leave the house on an island. It was proposed by Cllr. Pascoe, seconded by Cllr. Williams and carried on 4 to 2 abstentions (BD &PM) that the PC object to this application.

PA13/05159 Old School House, Chynhale TR13 0RX. Variation of condition 5 of PA/12/10380. Change of former Sunday school to dwelling. – PAP had no objections.

New Applications

PA13/0441 Releath Water Farm, Releath, Sithney TR13 0HD Removal of condition 4 to decision notice PA07/00971 13/8/2007 to allow continuous occupation of the property as a dwelling –

It was proposed by Cllr. Pascoe seconded by Cllr. Deacon and carried unanimously that the recommendations of PAP be approved and submitted to CC as the PC views.

Decisions – Approved

Replacement dwelling (Amended design) The Bungalow, Lowertown, Helston TR13 0BZ – CC had advised that this had been approved with conditions.

PA13/04082 Pear Tree Stables, OS field 5324.Trannack, Helston TR13 0DQ. Erection of an agricultural building, installation of septic tank and alterations to existing vehicular access. CC has approved this subject to conditions.

Enforcement Action – EN13/01276 Alleged stationing of a caravan on land for residential use. Land adjacent to Higher Roseawen, Sithney Green, Sithney TR13 0RT. Case officer Lee Viner.

EN13/01376. Alleged creation of hard standing to station a van for residential use Sithney Green, Sithney Green, Sithney, Helston TR13 0RT. Lee Viner had advised them that they could not live in the van on site and would have to move.

Standing Orders were now reinstated and the meeting continued. Cllr. Morgans returned to the room.

9 POLICE REPORT – for 2nd July, 2013. Apologies were received for non attendance. The report stated that there had been one crime for the month of June 2013 which was for drink driving in Crowtown. The offender had been charged. He stated that fuel thefts continued and asked again that residents ensure they take the appropriate steps to ensure they make it as difficult as possible for thieves in abstracting fuel, from tanks or vehicles.

10. CHAIRMANS COMMENTS – The Chairman said he and Cllr. Martin had attended the Helston Mayors Civic Service. He stated that he was concerned about the activities in and around Sithney Green. He stated that progress had been made with the proposed bench at Lowertown which will be added to the August PC agenda for further discussion. Thelma Bedells asked if she could speak on the matter of the bench. It was proposed by Cllr. Pascoe, seconded by Cllr. Martin and carried that SO40xxiii) be invoked to allow her to speak. Thelma stated that nearby residents were happy to keep the grass area around the new bench cut as required by CC, however she asked about the upkeep of the bench. (The item re Lowertown library box was also discussed whilst SO's were lifted) This would be considered in August. Standing Orders were reinstated at 9.01. The Chairman stated that Cllr. Bickford-Smith had done some work on the pre application process which would go

on the August agenda, and that he had met with Mr. Abrahams about the footpaths and remarked on his vast knowledge of the area.

11. COUNCILLORS' QUESTIONS AND COMMENTS – Cllr. Elliott and Cllr. Morgans said there has been a preliminary meeting of a group, who have called themselves the Sithney Community Group, at The Crown Inn. They are seeking the views of local residents about what they want to see happening in the community as a follow on from the Diamond Jubilee Celebrations. Thirty people attended, Cllr. Morgans complemented the group on the refreshments, which were all provided for by organisers. Some good ideas were mooted.

12. CORNWALL COUNCILLOR'S COMMENTS – Cornwall Councillor John Keeling said he had attended a briefing for all elected members entitled SAFER CORNWALL which centred on who and what SAFER CORNWALL is. He said it is a community safety partnership for Cornwall. Community safety covers crime prevention and crime reduction and means working with potentially higher risk groups to enable them to reduce their risk of victimisation, making environments (Town Centres) less conducive to criminal behaviour and implementing an early intervention approach with offenders to reduce the risks of re offending. It is a statutory partnership of public, voluntary and private organisations who have come together to make communities safer with the focus on: domestic abuse and sexual violence; alcohol; violence and the night time economy; anti-social behaviour and re offending. He stated that the importance of the matter was highlighted by several moving accounts by ex offenders and addicts who have turned their lives around, primarily through seeking help from the partnership. He explained that Elected Cornwall Councillors have an important role to play in SAFER CORNWALL, involved at many levels as part of their strategic and local work. There is a website www.safercornwall.co.uk which gives further information on the work of the partnership.

Cllr. Keeling said that the new Scrutiny Management Committee met earlier last month and the main topic concerned a public petition regarding the proliferation of wind turbines across the landscape of Cornwall. A lively debate ensued with petitioners being given the opportunity to voice their concerns. Coincidentally, the committee and petitioners were informed that the Department for Communities and Local Government had very recently amended secondary legislation to make pre-application consultation with local communities' compulsory for the more significant onshore wind applications. This will ensure that community engagement takes place at an earlier stage in more cases and may assist in improving the quality of proposed onshore development.

He stated that he had been appointed to the Standards Committee and the Governance and Constitution Panel.

Cllr. Keeling said he had attended a meeting with local councillors, CC Officers and developers to discuss indicative plans for the proposed affordable housing project at land south of Crowtown. The problem of flooding in and around the Old Chapel at Prospidnick has been a matter of major concern for the owner of the adjacent property, Mr Derek Long. However, the owner of the Old Chapel has rectified the problem to ensure that flow capacity is maintained and preventing the "ponding" effect on Mr Long's land. It is hoped that this will resolve the problem. Cllr. Morgans asked for a meeting with Cornwall Councillor John Keeling to show him the flooding problems further down. This was agreed.

13. PUBLIC RIGHTS OF WAY – IP.

Stepping Stones Lowertown Mill – The stones had been reinstated. The Clerk had thanked Dan Senior.

LMP Contract – It was reported that an invoice had been received, and authority would be sought later in the meeting to pay this, for the first cut of the season of the Gold Paths. It was agreed the general standard was good and the invoice should be paid. Work had begun on the Silver cut. Cllr. Mrs. Pascoe reported that FP17 opposite Truthall Manor now had a second stile on it by a new gate which had not been cut, but it was not on the schedule. She kindly offered to get her husband to cut it. Meanwhile the Clerk to contact Mr. Sanders and Terri Winchester and ask for it to be added to the schedule.

14. REGENERATION/BT PHONE BOXES – Cllr. Williams said she had not yet collected the paint from ex Cllr. Ashmore.

Thelma Bedells asked the PC if they would object to a pane of glass in the Lowertown Book library box being replaced with a panel of stained glass depicting an open book in the centre. Council felt this would be very nice. It was proposed by Cllr. Martin, seconded by Cllr. Deacon, and carried unanimously that the Council would agree but if it were to be damaged they reserved the right to replace it with clear glass. The Clerk reminded everyone that the ex BT boxes were only insured against 'all risks' which does not cover vandalism, but does cover damage by vehicles etc.

15. LOCALISM/CODE OF CONDUCT – Cllr. Pascoe said she had attended a landscape character assessment training course on behalf of the Council. It is the first stage in formulating a Neighbourhood Plan. It was agreed to add Neighbourhood Plan to the August PC agenda.

16. REPORT OF THE CLERK & CORRESPONDENCE

CALC The Week issue 6

Signpost 26/5

Rural Services – Rural Vulnerability Service –Transport May 2013

Rural Services – Rural Vulnerability Service –Broadband

Rural Services – Rural Vulnerability Service Fuel Poverty June 2013

New dates and venues for Code of Conduct Training

Rural Services Network 28/5, 4/6, 10/6, 17/6.

NALC conference details putting communities first

South West Water – details of investment programme

The Clerk reported that the completion of Audit papers had been returned from Grant Thornton with no comment.

Letter of thanks from St. Sithney Parish Church for donation

17. FINANCE

a) To consider the following accounts for payment:

It was proposed by Cllr. Morgans, seconded by Cllr. Martin and carried unanimously that the following accounts be paid:- (Cllr. Pascoe declared a pecuniary interest in respect of the cheque for R. Pascoe & Son – her husband)

		£
Mrs. Pauline Williams, Clerk £551.78	Salary	433.64
	Mileage	16.50

19/13

	Office Allowance	20.00
	Computer Depreciation	10.00
	Telephone Calls	3.65
	Petty Cash	67.99
Mr. Bob Sanders	Payment for Gold Cut paths LMP contract	227.50
R. Pascoe & Sons (David Pascoe)	Replacement of Mr. Philips seat	312.00
Grant Thornton UK LLP	Annual Audit 2012/13	120.00

b) To consider the following applications for donations: - None

18. Speed Visor – It was agreed to await the outcome of the local housing needs scheme to see if this could be funded under this scheme.

19. Consideration of payment of mileage claims to Parish Councillors – It was agreed that this needed detailed research and should be referred to the August PC meeting.

20. Provision of flower tubs around the Parish – It was agreed that this needed researching and should be referred to the August PC meeting.

21. Standing Orders – It was proposed by Cllr. Pascoe, seconded by Cllr. Elliott and carried unanimously that the time limit under SO SO41(a) should be 3 minutes.

22. Financial Regulations – It was proposed by Cllr. Elliott, seconded by Cllr. Morgans and carried unanimously that the following amounts and time scales be applied to the revised financial regulations and that they be adopted:-

3.3 replace regularly with monthly. **3.4** adopt £500. **5.1** replace regularly with quarterly. **11.1 (v)** adopt £250. **(b)** replace £50,000 with £1,000 **(g)** replace £50,000 with £1,000 **(i)** replace £50,000 with £1,000 and adopt £1,000 and £100 respectively. **13.2** adopt £50.

23. Parish Website - The Chairman reported that Cllr. Betteridge had been investigating sites and costs. Cornwall Councillor John Keeling said that perhaps Cllr. Betteridge would like to speak to Breage and Wendron PC's who have a site up and running. Also to ask CALC if there are any grants available. He could also speak to Maxine Hardy at CC and see what she had to offer. Failing all else CC John Keeling said he may be able to make a grant from his community chest.

24. Update on proposed affordable housing in Crowtown – Cllr. Pascoe reported on the meeting on local housing needs with Andrew Lopes (developer) and Lucy Jenkin Architect. A plan was presented to the group, however it was felt that it was rather loose and a lot of comments were made. The group felt the site should be more compact and asked that the mix of housing, type of construction should be reviewed. A further meeting will be held on 16th July when hopefully the scheme will be more in keeping with the PC ideas. Once the plan is acceptable there will be a further public consultation exercise.

25. TIME AND DATE OF NEXT MEETING - Tuesday 6th August 2013 at Sithney School