

Kenwyn Parish Council

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MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON WEDNESDAY 13th NOVEMBER 2019 AT SHORTLANESEND VILLAGE HALL AT 7.11PM

282/2019 PRESENT: CLLRS. I HOLROYD (CHAIRMAN), M HARRY (VICE CHAIRMAN), W ROBINSON, B HILTON, A GAMMON, D GREEN, K HART, R YEXLEY, T HEWITT, B SMITH

MRS K J HARDING – CLERK TO THE COUNCIL

Also present: Four speakers and one member of the public

283/2019 APOLOGIES: CLLR. F J DYER MBE

284/2019 TO RECEIVE ANY DECLARATIONS OF INTEREST FROM MEMBERS

MEMBERS ARE INVITED TO DECLARE DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS IN ITEMS ON THE AGENDA AS REQUIRED BY THE KENWYN PARISH COUNCIL CODE OF CONDUCT FOR MEMBERS AND BY THE LOCALISM ACT 2011.

No declarations of interest.

285/2019 QUESTIONS FROM PARISHIONERS (10 MINUTES MAXIMUM, 3 MINUTES PER PARISHIONER)

Cllr. Green – had received requests for a further bus shelter in Threemilestone.

Cllr. Hart – was following up a complaint by a resident of Leap Park, Threemilestone regarding alleged excessive noise from a business on Threemilestone Industrial Estate. This seemed to have been a temporary issue that had now resolved itself.

Cllr. Gammon – had become quite concerned recently that matters discussed by the parish council, voted on, agreed or otherwise were not being treated with respect outside of the meeting. Reports were still going on outside of council meetings. Cllr. Gammon advised members must respect and support the decisions taken by the parish council and they should be assured they are supported in the decisions they have taken.

Cllr. Harry – advised there had been concern from parishioners on the election leaflet put out by Mr Sam Rabey who was standing for election in Shortlanesend. The leaflet had said that St. Allen was

part of the Shortlanesend Ward. Cllr. Harry and the Communications Committee had put out a social media statement advising this was completely incorrect as St. Allen was a parish in itself and had its own Parish Council. Hopefully this would set the record straight with those residents who were concerned and confused about this.

286/2019 CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised the election to fill the vacancy at Shortlanesend would be held the following day. The parish council would await the outcome.

287/2019 TO APPROVE THE MINUTES OF PREVIOUS MEETINGS

The minutes of a Planning Committee Meeting held on 9th October 2019 were agreed and signed.

The minutes of an Ordinary Parish Council Meeting held on 9th October 2019 were agreed and signed.

The minutes of a Planning Committee Meeting held on 23rd October 2019 were agreed and signed.

The minutes of a Finance & General Purposes Committee Meeting held on 23rd October 2019 were agreed and signed.

288/2019 REPORTS OF MEETINGS

Cllr. Hart – had attended the meeting held at Threemilestone to look at the Langarth Development. He had met various people, planners, Cllr. Tudor, architects and officers. He advised some schemes may not be viable and may be dropped. Cllr. Hart spoke on the sewage arrangements for the development. He also spoke on the cycleway/walkway that would run from St. Agnes to Chiverton and then down through the valley into Truro.

Cllr. Green – spoke on the recent Neighbourhood Plan Meeting. This would be discussed later in the meeting.

289/2019 PRESENTATION BY GARNER & TONIC LTD – LANGARTH GARDEN VILLAGE

Adam Birchall from Cornwall Council, Terry Grove-White, Planning Consultant and Les Allen, the Programme Director all attended the meeting and gave a presentation to members.

Adam Birchall advised the land in question was a large swathe of land to the west of Truro, it was around two miles in length and had a series of existing planning consents in place.

The consents had been granted between 2011 and 2016 as a result of there being no adopted Local Plan in place. This had meant there was no Plan to use to defend the area against the planning applications that came in during that time.

4000 houses were planned for the area and there were now around 1000 already delivered leaving 3000 to be built.

There was a massive inflow of workers into Truro on a daily basis with around 18,000 traffic movements a day. A lot of these came via the A390.

If the required housing numbers were not delivered Cornwall Council could be stripped of its Local Planning Powers. So, Cornwall Council had to ensure the required housing numbers were met. In view of this Cornwall Council had decided to intervene directly and help deliver the scheme. This would also allow the necessary infrastructure to be delivered early.

By intervening this gave Cornwall Council five tools:

1. A strong Policy along with the Neighbourhood Plan
2. The right infrastructure at the right time
3. Strong and robust Masterplan in place
4. Planning Application for whole area to be submitted hopefully in April 2020
5. The resources for the right advice to be sought and the ability to engage properly on behalf of residents.

Considerable work would be done on producing a Design Framework and a Delivery Framework. Viability was very important whether the development was delivered by the public or private sector.

£47 million had been given to Cornwall Council by the Government and this was principally for the construction of the Northern Access Road but it also offered a cash flow opportunity.

The Garden Status for Langarth was very important, the only other such village was at Carclaze.

Langarth was part of the Healthy Towns Bid aimed at increasing active lifestyles that in turn reduced the demand on primary care.

There were many departments and services working on the Masterplan including the Legal and Valuation Teams, Garner and Tonic Ltd, architects and planners. This Masterplan was now well underway.

Design principles included:

- To enhance the existing communities
- Walkable, cyclable areas that were easy to get around
- Good connectivity with the city
- A Sense of community with links to Threemilestone
- Getting a Cornish Identity embedded
- Green infrastructure
- A Landscape Led Plan
- To create a healthy, positive place to live
- Diversity of housing types
- To improve opportunities for smaller builders and land trusts
- Sustainability
- Provision of employment on a small scale

There were challenges including providing the energy for the development and working with the National Grid on capacity issues, ambulances and emergency vehicles trying to get to the Royal Cornwall Hospital Treliske, ensuring all the necessary infrastructure was in place early, adopting the

revised Neighbourhood Plan and land ownership issues. Cornwall Council aimed to own as much land as possible to avoid issues with this.

This was an opportunity to do things in a better, more imaginatively way.

The Cabinet had just agreed to buy the first tranche of land at the western side of Langarth.

The Cabinet had also looked at the effect a new school would have on the existing school in Threemilestone and had decided to improve the existing school now so that it would not be adversely affected by a new school.

Other projects in the locality had been agreed by Cabinet, some needed more help than others and it may be that some would be dropped later on or merged together with others.

Questions

Cllr. Green – spoke on the Lifehouse Project and advised the vicar was happy to discuss the project and help with other projects if necessary. He had provided his contact details and invited those discussions.

Cllr. Hart – asked what the timetable was for the provision of the sewage system for the Langarth development. The speakers advised they did not know the answer to this in full. Some work on the £7 million upgrade to the Newham Sewage Works by South West Water had already begun. Discussions were still ongoing with South West Water in terms of the rest of the system and when work would begin.

Cllr. Hart – advised people were very concerned about this point. The speakers agreed it was a concern but they were having problems getting an answer from South West Water.

There would be a pumping station below Penventinnie.

The speakers wished to confirm that the Lifehouse Project had not received funding from the S106 pot. Whilst they had received funding from Cornwall Council it was not from the S106 fund.

Cllr. Gammon – asked for more information on the playing pitches. Adam Birchall advised they were not sure of this yet, a lot of discussion had gone on but without any conclusions, so a team was now being put together to consult, engage and come up with a plan of what was required. Cllr. Gammon was concerned this could interfere with the parish council's plans to improve its playing field. Adam Birchall said Cornwall Council had a duty to ensure sufficient open space was provided, existing policies dictated this. The new development would be covered by these policies but it was not desirable to duplicate any open space provision and facilities.

The speakers advised there would be a lot of ongoing discussion and consultation between them and the parish council and they would hope to be back to see the parish council again in February 2020. It was hoped the planning application would be submitted in April 2020.

Cllr. Hilton – Cllr. Hilton – spoke on the difficulty the parish council currently had with receiving large planning applications in a piecemeal fashion. Cllr Hilton raised the issue that applications have often changed, including the removal of the play pitches from a previous application, continuing Cllr. Gammon's line of questioning. Cllr. Hilton asked if the parish council could expect a rush of applications before the Masterplan was in place.

The speakers sympathised with this and hoped that this would stop once the Masterplan was in place, but ultimately had no power to force a developer's application to be delayed until after the Masterplan was adopted.

The speakers encouraged ongoing dialogue with them including these types of concerns and they hoped to work closely with the parish council going forward.

Cllr. Yexley – asked what the public engagement had been like. Les Allen advised it had on the whole been very positive and whilst some people just wanted them to get on with the development others had concerns which needed to be addressed. The biggest concern was the congestion on the A390 and how this would be increased by this development. Connectivity was also a big issue. The speakers advised it was imperative that ongoing consultation, public engagement and discussion continued especially in regard to future decision making.

The Chairman thanked the speakers for attending and giving the presentation. Members looked forward to meeting with them again in the near future.

The Chairman altered the running order of the agenda at this point to allow Mr Burley from Walker Developments to make his presentation.

290/2019 TO CONSIDER THE FOLLOWING PLANNING APPLICATION:

D2589 R J Walker Ltd, Land And Maiden Green Threemilestone - Full planning application for the development of a 78 bed hotel with A3/A5 uses on the ground floor), a drive through restaurant (A3/A5), pump station, access, parking, landscaping, infrastructure and associated works
PA19/07921

The presentation attached was given to members by Mr Burley.

Some concern was raised over the design of the proposed hotel and the extra traffic both the hotel and the drive through coffee shop would generate.

Observations: Support

Proposed by: Cllr. Hilton

Seconded by: Cllr. Hart

Vote: 6 in favour, 4 against.

291/2019 TO CONSIDER REQUEST TO HAVE HEDGE TRIMMED AT SHORTLANESEND PLAYING FIELD FOLLOWING COMPLAINT BY RESIDENT – VICE CHAIRMAN

Cllr. Harry – had met with the owner of a property adjacent to the playing field. He wanted the hedge cut and asked the parish council to get this work done. Cllr. Harry went around and spoke to all the other house owners adjacent to the playing field. None of them wanted their sections of hedge cut.

It was agreed to obtain a price for this work and bring it back to the council for consideration.

Proposed by: Cllr. Harry

Seconded by: Cllr. Hart

Vote: unanimous

292/2019 UPDATE FROM CHAIRMAN AND CLLR. GREEN ON HOW MONEY ALLOCATED FOR THE LANGARTH DEVELOPMENT HAS BEEN REDIRECTED TO A PROJECT AT HIGHTERTOWN CHURCH

Covered earlier in the meeting.

293/2019 TO APPOINT ONE MEMBER TO THE FOOTPATHS COMMITTEE

RESOLVED: Cllr. Smith was appointed to the Footpaths Committee.

Proposed by: Chairman

Vote: unanimous

294/2019 TO APPOINT ONE MEMBER TO REPRESENT KENWYN PARISH COUNCIL ON THE THREEMILESTONE COMMUNITY CENTRE MANAGEMENT COMMITTEE

RESOLVED: Cllr. Hewitt was appointed to represent Kenwyn Parish Council on the Threemilestone Community Centre Management Committee.

Proposed by: Chairman

Vote: unanimous

295/2019 TO APPROVE ALL THE RECOMMENDATIONS MADE BY THE FINANCE & GENERAL PURPOSES COMMITTEE FOLLOWING MEETING ON 23RD OCTOBER AND TO SET THE PRECEPT FOR 2020-2021

RESOLVED: TO APPROVE ALL THE RECOMMENDATIONS MADE BY THE FINANCE & GENERAL PURPOSES COMMITTEE FOLLOWING MEETING ON 23RD OCTOBER AND TO SET THE PRECEPT FOR 2020-2021 AT £180018.00 WITH £10,000 COMING FROM THE REALLOCATED EARMARKED RESERVE – GLENTHORNE ROAD PLAY AREA TO COVER THIS PART OF THE PRECEPT INCREASE. TO REQUEST A PRECEPT AMOUNT OF £170018.00 FROM CORNWALL COUNCIL. AMENDMENT TO AGENDA ITEM AND RESOLUTION TO INCLUDE THE REMOVAL OF THE HALL HIRE REFUNDABLE DEPOSIT SCHEME FROM 13TH NOVEMBER 2019

Proposed by: Cllr. Yexley

Seconded by: Cllr. Hilton

Vote: unanimous

296/2019 TO ADOPT THE REVISED POLICY DOCUMENT – KENWYN PARISH COUNCIL INFORMATION PROTECTION POLICY 2019

**RESOLVED: TO ADOPT THE REVISED POLICY DOCUMENT – KENWYN PARISH COUNCIL
INFORMATION PROTECTION POLICY 2019**

Proposed by: Cllr. Green

Seconded by: Chairman

Vote: unanimous

297/2019 TO CONSIDER AND FORMALLY APPROVE THE S106 CONSULTATION REPORT PRODUCED BY CORMAC SOLUTIONS LTD. AND DECIDE ON NEXT STAGE TO ACCESS FUNDING AND IMPROVE PLAY AREAS ACROSS THE PARISH

RESOLVED: TO ADOPT THE S106 CONSULTATION REPORT PRODUCED BY CORMAC SOLUTIONS LTD WITH THE AMENDMENT TO REMOVE THE FULL-SIZE PITCH AREA AT THREEMILESTONE PLAYING FIELD AND REPLACE IT WITH A SMALL KICK ABOUT AREA. TO INVESTIGATE NEXT STAGES INCLUDING THE TENDER PROCESS

Proposed by: Cllr. Hart

Seconded by: Cllr. Hilton

Vote: unanimous

298/2019 COMMUNITY GOVERNANCE REVIEW STAGE 2 - UPDATE

Cllr. Hewitt – advised the recommendation from the Panel was to maintain the status quo – there be no change to Kenwyn’s boundary and to refuse Truro City Council’s bid to take over part of Kenwyn Parish.

Members were delighted to hear this and looked forward to the next stage and confirmation that this recommendation would be accepted.

**299/2019 TO CONSIDER REDUCTION IN RENT FOR HIRER AT SHORTLANESEND VILLAGE HALL -
CLLR. HARRY**

RESOLVED: TO REDUCE THE RENT ON A TEMPORARY BASIS UNTIL THE HIRER’S FINANCIAL SITUATION IMPROVES. TO SUPPORT THE VERY IMPORTANT WORK OF THIS HIRER ON A TEMPORARY BASIS UNTIL SUCH TIME AS THE GROUP IS MORE FINANCIALLY STABLE

Proposed by: Chairman

Vote: 9 in favour, 1 against

300/2019 CORNWALL COUNCILLOR’S REPORTS – REPORTS TO BE SUBMITTED AHEAD OF THE MEETING AND THIS ITEM IS FOR QUESTIONS FROM MEMBERS ONLY. REPORTS WILL BE TAKEN AS ALREADY READ

Neither Cornwall Councillor was present and no reports had been submitted.

Members were very disappointed and unhappy at this and asked the Clerk to write to both councillors expressing this. She was also asked to formally request that these reports be written and submitted to the parish council ahead of the meeting as agreed many months ago.

301/2019 TO APPOINT A COUNCILLOR TO CHECK THE MONTHLY ACCOUNTS FOR DECEMBER 2019

Cllr. Hilton was appointed to check the monthly accounts for December 2019 and both Cllr. Hilton and Cllr. Hart would train Cllr. Hewitt, Cllr. Yexley and Cllr. Smith at this time.

302/2019 CORRESPONDENCE

Nothing raised.

303/2019 UPDATE ON WORK TO REVISE NEIGHBOURHOOD PLAN AND TO APPROVE FINAL DRAFT OF REVISED NEIGHBOURHOOD PLAN

RESOLVED: TO APPROVE THE REVISED MAP INCLUDING THE NEW BOUNDARIES AND TO APPROVE AND ADOPT ALL THE INFORMATION AVAILABLE SO FAR ON THE UNDERSTANDING THERE WILL BE FURTHER CONSULTATION. TO REQUEST THAT THE NEIGHBOURHOOD PLAN IS KEPT UNDER REGULAR REVIEW WITH QUARTERLY MEETINGS IN ORDER TO ACHIEVE THIS

Proposed by: Cllr. Hewitt

Seconded by: Cllr. Harry

Vote: unanimous

**304/2019 TO APPROVE THE MONTHLY ACCOUNTS FOR PAYMENT
THE MONTHLY ACCOUNTS FOR OCTOBER HAD BEEN CHECKED BY CLLR. HART AND FOUND TO BE
IN ORDER. CLLR. HART RECOMMENDED THEM FOR PAYMENT.**

RESOLVED: TO PAY THE MONTHLY ACCOUNTS FOR NOVEMBER 2019.

Proposed by: Cllr. Robinson

Seconded by: Cllr. Gammon

Vote: unanimous

305/2019 TO CONSIDER AND APPROVE QUOTE FOR CCTV PROVISION, INSTALLATION AND SERVICE AT THREEMILESTONE PLAYING FIELD TOGETHER WITH ASSOCIATED EXPENDITURE – VICE CHAIRMAN

RESOLVED: TO APPROVE THE QUOTE FOR CCTV PROVISION, INSTALLATION AND SERVICE AT THREEMILESTONE PLAYING FIELD TOGETHER WITH ASSOCIATED EXPENDITURE TO GET THE SYSTEM INSTALLED, THE CAMERAS INSTALLED ON A POLE, PURCHASE AND INSTALLATION OF A

POLE, WORKS TO CONTAINER, WORKS TO INSTALL ELECTRICAL CONNECT TO THE CONTAINER AND ANY OTHER ASSOCIATED EXPENDITURE

Proposed by: Cllr. Hilton

Seconded by: Cllr. Hewitt

Vote: unanimous

The meeting closed at 9.15pm.