

# MADRON PARISH COUNCIL

www.madron.org

Chairman: Councillor Mr Vic Peake

Clerk to the Council  
Jodie Ellis  
Tel: 07855774357  
E-mail madronpcclerk@hotmail.com

Trannack Farm  
St Erth  
Hayle  
TR27 6ET

1/18

**MINUTES OF AN ORDINARY MEETING OF**  
**MADRON PARISH COUNCIL**  
**HELD AT MADRON COMMUNITY ROOMS ON**  
**THURSDAY 04<sup>th</sup> JANUARY 2018 AT 7.30pm**

*Draft to be agreed on 1<sup>st</sup> February 2018.*

**Present:**

Cllr. V. Peake (Chairman)  
Cllr. Mrs G. Burlton  
Cllr. H. Eddy  
Cllr. R. Mann  
Cllr. I. Philips

Cllr. G. Tanner (Vice – Chairman)  
Cllr. Mrs L. Phillips  
Cllr. S. Bates  
Cllr. A. Burrows

Cornwall Cllr. Mrs H. Hawkins

Clerk Mrs J.L. Ellis and 5 members of the public

**1. Apologies** – Were received from Cllr. Mrs. C. Roberts, Cllr. Mrs. A. Jenkin, Cllr. M. Scoble and Cllr. S. Elliott.

**2. Acceptance of Minutes**

The minutes of the Ordinary Parish Council Meeting held on the 07<sup>th</sup> December 2017 at Trythall School were amended to include ‘The Meeting was chaired by Cllr. G. Tanner’, and proposed by Cllr. R. Mann, seconded by Cllr. Mrs. L. Philips and unanimously agreed as a correct record and was signed by the chairman.

**3. Declarations of Interest** – Cllr. Mrs. G. Burlton declared an interest in Item 9 Planning PA17/10968 as a neighbour.

**4. Dispensations** – None Received.

**5. Public Participation** – Mr Smith spoke with regards to his planning application PA17/08189 – Tregoddick Barn. Mr Smith advised whoever lives in the property would be faced with the same dilemma as him as the property is in a very bad state of repair. Mr Smith said they had listened to both objections previously made by Madron P.C. Mr Smith stated their plans are within the planning rules and of a modest design compared to many others they have looked at. Mr Smith said he was aware that some Cllrs are against change, and if this is the case whose views are they representing? There are new planning rules coming out in April 2018, and the design is compliant with these. Mr Smith advised that in response to the concerns over the listed building next door, the only section of his property that can be seen from the neighbour is the gable roof. Mr Smith finished to say that the application is a reasonable application and they would be the last people to want to do anything other than enhance the area they live in.

**Steven Reynolds** – spoke on behalf of SHED (Save Heamoor from Excessive Development), to advise all Cllrs have been sent the revised proposal that themselves and GVCA (Gulval Village Community Association) both support. Mr Reynolds advised that from Heamoor’s perspective people that live there believe it is a village and want to be partnered with rural villages and not Penzance. SHED believe the new electoral boundary division should split Penzance into two to represent urban and rural. Mr Reynolds stated if a community governance review is carried out Heamoor would like to be separate from Penzance as they currently feel they have no say, as the people of Heamoor were not consulted by Penzance Town Council on the Heamoor development.

Cllr. G. Tanner – asked Mr Reynolds what response SHED had received from Penzance Town council, Mr Reynolds said they had not received one.

Cllr. Mrs. G. Burlton asked if Heamoor planning applications would still go through Penzance, Mr Reynolds advised they would.

Cllr. R. Mann – Advised the Heamoor plans had been in the pipeline for a good 7-8 years and it was CC that dealt with them, not Penzance town council. Research found that Heamoor was the best site to develop and is in need of development.

Cllr. H. Eddy – advised this is just an electoral boundary review not a civil parish boundary review. Cllr. H. Eddy said he thought that a good job had been carried out by SHED and that a lot of work had gone into the proposal.

**6. Chairman's Comments** – Cllr. V. Peake thanked Cllr. G. Tanner for chairing the meeting in December, and advised he had attended a couple of church services during the festive period on behalf of Madron Parish Council. Cllr. V. Peake hoped that 2018 would be a good year and the council would continue to work well alongside one another.

### **7. Councillors' Questions and Comments**

Cllr. Mrs. G. Burlton – advised that opposite the church in Madron there is a lack of street lights making it very hard for pedestrians – it was agreed the clerk would contact highways.

Cllr. V. Peake advised of a complaint regarding the bales at the rear of butterfly cottage, Carfury. The bales have still not been removed and the land is now under new ownership. It was agreed the clerk would contact the countryside officer as he has previously had dealings with it, to ask him to write to the new owner advising him that they need to be removed.

Cllr. I. Philips – Advised there is a black car at Badgers Cross Reg TC5 LDD that is sticking out and causing a highway issue. It was agreed the clerk would contact the police.

Cllr. M. Scoble asked the clerk to raise in his absence:

Slight Hill and the unauthorised development. The clerk has received the following update from CC: 'A Planning Contravention Notice (PCN) has been served on the owner who has provided details on the structure, it is being argued that the structure comes under the definition of a caravan. There is case law on the definition of caravans, and it is necessary to carry out an inspection of the structure to assess how it has been assembled and how it can be separated. We are currently trying to arrange a mutually convenient time for this to be carried out which should enable the council to make a final determination on this matter'.

Tregoddick farm - container units being let out – the clerk has chased CC but as yet has not had a response.

Defibrillator training - there are 5 people connected with Landithy Hall who would benefit from training. The clerk has noted this and will include them once the cases are installed.

### **8. Comments from Cornwall Councillors**

Cllr. Mrs. H. Hawkins advised she still has community chest money available for projects between £100 - £400 that needs to be spent by February, if anyone has any projects or knows of anyone to get in touch with her.

### **9. Planning:**

#### **Applications:**

**PA17/11010** - 46 Old Court Kenegie Manor Gulval Cornwall TR20 8YN

Variation of Condition 7 (holiday occupancy) of Application No. W1/78/P/0321

Dated 22nd May 1978 to allow full occupancy throughout the year - Conditions(s) Removal: To enable the cottage to be rented out on a holiday use only basis during 2Months, which the cottage at the moment has to remain closed. To have the current 10 months rental agreement on the lease increased to 12 months. It was proposed by Cllr. A.

Burrows, seconded by Cllr. S. Bates, all in favour that Madron P.C supports this application.

*7.53pm Cllr. Mrs. G. Burlton left the room.*

**PA17/10968** - Landithy Farmhouse Bellair Road Madron TR20 8SP - Amendment to Unit 3 to Previously Approved application PA17/03504 dated 11/07/17 to include utility room extension. It was proposed by Cllr. A. Burrows, seconded by Cllr. S. Bates, all in favour that Madron P.C supports this application.

*7.56pm Cllr. Mrs. G. Burlton returned to the meeting.*

**PA17/11066** - 8 Orchard Cottage The Old Barnyard Kenegie Manor Gulval TR20 8YN - Removal of condition 4 of 87/P/0408 to allow twelve month occupation of holiday cottage. To take bookings in the months of January and February. To be able to let the holiday home for 12 months of the year instead of 10

Months. It was proposed by Cllr. A. Burrows, seconded by Cllr. S. Bates, all in favour that Madron P.C supports this application.

#### **Results**

##### **Closed:**

**PA17/09791** Decided not to make a TPO (TCA apps) - Trengwainton Gardens Main Drive To Trengwainton House, Trengwainton, Madron TR20 8RZ - Various tree works.

##### **Approved:**

**PA17/09803** - Tremayne Farm, A3071 Between, Bosvenning, Common Road And

Tremethick Cross Newbridge TR20 8RW - Proposed extension to existing agricultural barn.

#### **Other Planning Matters:**

PA17/08189 - Tregoddick Barn B3312 Between Fore Street Madron And Heamoor Madron TR20 8SS - Raising roof including rooflight, replacing rear conservatory and associated works including a balcony.

The clerk has circulated to all Cllrs notification from Cornwall Council Planning Department that they are minded to approve the application and therefore have requested that Madron P.C votes to either 1. Agree, 2. Agree to disagree or 3. Disagree with the planning officer's recommendation. Cllr. H. Eddy and Cllr. S. Bates supported the application

now that the roof design had been amended. It was proposed by Cllr. H. Eddy, seconded by Cllr. S. Bates, 8 in favour, 1 against that Madron P.C supports option 1 to agree with the planning officer's decision.

#### **10. Public Rights of Way**

Footpath 47 – Stile – The clerk has asked Cormac for an update but due to the holidays they have not yet been out to inspect if the stile has been reinstated.

Footpath 104/5/1 and 2 – The clerk has written to Bolitho Estates and they have replied to advise that they will speak to their farm tenant about re-instating the gate.

#### **11. Clerk's Report and Correspondence**

The clerk advised all instructions from the last meeting have been carried out.

Outcome of Community Chest Application – The clerk submitted an application to Cornwall Councillors community chest and is pleased to advise the application was successful in the sum of £400 towards the Defibrillator cases – our thanks to Cllr. H. Hawkins for her award.

Old Vicarage – Street Light Madron – The clerk has spoken to the owners and they have advised the hedges would be trimmed back by New Year. Cllrs agreed this had been done but there was still one tree that could also be trimmed to help. It was agreed the clerk would contact them again.

Next Community Network Panel Meeting – is on the 18<sup>th</sup> January at St Johns Hall, Penzance. It is very important as many Cllrs as possible attend as the police and crime commissioner will be attending.

Defibrillators – The clerk advised the new cases are being delivered direct to Davey and Gilbert any day now. Cllr. A. Burrows enquired about the faulty one, the clerk advised it had been sent abroad and we were still awaiting a response.

Dog Waste / Litter Bins – Are being delivered this week.

Madron Green – Line Painting work has now been completed by D.A. Giles and the invoice is on tonight's list for payment.

Precept – The clerk has submitted the precept for 2018/2019 to CC.

Communities & Devolution Bulletin – Circulated to all Cllrs

CC – Cornwall Site allocations Development Plan Document - Circulated to all Cllrs

Audit Date – The clerk will liaise with Cllrs. Scoble and Tanner, to arrange a convenient time to carry out the quarterly audit.

#### **12. Review of Document Cornwall Statement of Community Involvement in Planning –**

Cllr. H. Eddy advised he had read through the publication a couple of times and it looks as if Madron Parish council would be cut out of quite a few planning decisions. Some items that the P.C would no longer be consulted on would be 1-9 new houses and extensions. The council would no longer be a statutory consultee on these items. The council would be required to comment on pre-applications instead. However this would not be mandatory for developers. If council's have a neighbourhood plan in place the council would have the powers to determine some applications outright. Cllr. H. Eddy advised he was surprised just how much detail had been cut out. Cllr. Mrs. G. Burlton advised that she would not want to determine an application as Cllrs are not qualified and are there as a consultee. Cllr. G. Tanner advised Madron was made up of a large area of AONB and therefore would not attract much development. Cllr. R. Mann advised the proposals would put a lot of emphasis on individuals to ensure they submit comments if they have them. It was agreed Cllr. H. Eddy would draft a response for the clerk to circulate and submit to CC.

**13. LMP Contract / Tender 2018/2019** – Due to the current contractors no longer carrying out the work after this year, Cllr. G. Tanner proposed advertising the tender in the Cornishman, all Cllrs agreed. The clerk would submit the advert as soon as the tender information from Cormac was available.

**14. Boundary Review – Proposal from Madron Parish Council** – The clerk has circulated the boundary review information and numbers that Cllr. S. Elliott has drafted.

Cllr. Mrs. L. Philips advised she agreed with Cllr. S. Elliott's proposal. Cllr. H. Eddy advised that his feeling was to support the principal of SHED as Madron has more in common with Zennor and Ludgvan. Cllr. G. Tanner advised he thought Madron best fits with Heamoor. It was proposed by Cllr. H. Eddy, seconded by Cllr. G. Tanner, 6 in favour, Cllr. R. Mann abstained, that the clerk would draft a response to CC and the boundary commission to advise that Madron Parish Council supports the proposals outlined by SHED.

#### **15. Finance**

It was proposed by Cllr. R. Mann seconded by Cllr. Mrs. G. Burlton, and unanimously agreed that the following accounts be paid: -

Mrs Jodie Ellis, Clerk	Salary	£575.40
	Office Allowance	£ 30.00
HMRC	PAYE & Nat. Ins	£52.80
Cornwall Council	Election Costs	£1,852.28
D A Giles	Lining work - Madron	£538.80

#### **16. Time and Date of Next Meeting**

7.30pm, Thursday 1<sup>st</sup> February 2018 at Trythall School