

# WEEK ST MARY PARISH COUNCIL

The Parish Council Meeting took place on Monday 20<sup>th</sup> February 2012 at 7.30pm under the chairmanship of Mr L Davies with 8 Councillors and 6 members of the public present. The following matters were discussed:

**Wind Turbine application:** Land Owned By Week Orchard Marhamchurch Bude Cornwall EX23 0HT Installation of a 100 kw wind Turbine sited on a 37m free standing monopole structure on a concrete base (47.5m to tip) with a triple blade rotor with a diameter of 21 m and associated works. - **PA12/00444** (Case Officer - Simon King)

The Council objects to the proposal on the following grounds:

1. Parish Council formally requests Councillor Phil Tucker to bring this matter to Committee, and to ensure there is a site visit, as the plans are still demonstrably inaccurate, there has been no consultation with affected properties, there is a great strength of feeling locally against the application, and there is a risk of disunity in this part of the community. It is considered a disgrace that this application could proceed on the basis of inaccurate information.
2. Objections raised by Parish Council to the previous application by this company on this site have not been addressed, and therefore still stand. Very little clarity has been added by the additional surveys presented. Previous objections were:
  - The applicant appears to have used a map which does not show the nearest unrelated properties, namely Josh, Higher Josh, Grovesend (or Wits End) and BillRose Park. The Parish Council is therefore concerned that the distances stated in the application to the nearest property are inaccurate, and therefore measurements of noise, shadow flicker and the overbearing nature of the turbines on these nearby properties may have been underestimated.
  - Week St Mary Village, a conservation area, falls within the zone of theoretical visibility, thus the turbines would alter the character of a conservation area.
  - The turbines fall in an Area of Great Landscape Value, thus compromising incomes from tourism. PPS22:" The wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether proposals should be granted planning permission."
  - The Parish Council does not consider that local consultation has been sufficiently carried out, as, although a representative of the Green Company attended a meeting, he was not able to answer many questions conclusively.
  - View points chosen for the photomontage of visual impact do not all appear to be representative of the area.
3. The photomontage presented is still misleading, for example the telegraph poles and the turbine appear as the same height though in reality the turbine would be considerably taller
4. The lack of information in regarding physical access to the site and access to the grid means the application is incomplete and there is insufficient information to make an informed judgement about the balance of benefit of renewable energy versus harm to the local area's landscape value, wildlife and local businesses
5. Access to the site down narrow, twisting and fragile lanes would cause damage to hedge banks, disruption and potential danger to road users. Cornwall Council and The Green Company owe a Duty of Care and should make an on-the-ground assessment of risks.
6. Danger of flicker effect is posed for drivers, walkers, cyclists (a designated cycle route) and especially for horses (which are easily disturbed by flicker), all of which habitually use these lanes
7. Though The Green Company has stated it is willing to remove the turbine at the end of its useful life, there is no guarantee that they will still be in business in 20 years' time. The Council therefore strongly recommends that were planning to be granted in the teeth of these objections, there must be an up-front monetary bond be exacted that would cover the entire cost of removal before any work on installation is started.

**Dog fouling especially dog from Burdenwell** This persistent problem has no easy solution. Parish Council could use powers locally but in the end no action will be taken without evidence, and the most effective remedy would be for the people who witness the problem to call Cornwall Council Dog Warden themselves, on 0300 1234 100.

**Housing Need Survey** Cornwall Council Affordable Housing Team is preparing a survey on housing need for Week St Mary. Parish Council hope everyone will respond as it is important that future developments in the village reflect everyone's interests.

**Caravans at Week Green** Clerk to write to Planning Enforcement asking them to remove the caravans under the Civic Amenities Act; to copy correspondence from Paul Finn Solicitor to Mr Garfield Gubbin; and send a copy of Mr Finn's letter to Mr Terry Martin's heir.

**Football Club/Playing Field** : Football Club are looking into permissions to use the gate at the lower field as a major access. They were advised to contact Phil Tucker who will discuss the matter with Highways.

**Diamond Jubilee** –It was agreed to purchase 150 Jubilee medals, for presentation to children 16years and under in the parish. There would be some available for parents to purchase for older children.

**Correspondence was dealt with (for full list see agenda on Parish Notice Board and the village website)**

1. Cornwall Council - A new archive and record office for Cornwall (call for site): landowners were urged to put forward local sites for this development to promote local employment
2. Cornwall Council Assistant Head of Transportation – Week St Mary Bus Service: no definitive decision has yet been made; Webbers have not so far been considered for the contract as they are currently operating from a site without planning permission.
3. Cornwall Council Strategic Policy Team– Core Strategy and Options for Minerals Energy and Waste. It was noted that Week St Mary should not be designated as a "Major" or "Large" village due to its poor roads and other communications, and it does not compare in size with other major villages such as Delabole and Kilkhampton. Neighbourhood Plans are now urgently needed. The Strategy overestimates existing infrastructure and has made seriously insufficient provision for infrastructure and employment prospects in Bude to cope with the proposed housing density, and is silent about the needs and protections for the character of the rural parts of the Bude Community Area. Proposed Energy Reclaim Facilities sited nearby would be organic matter biogas-related plants.

**Finance Cheques** were raised for the following Mr JLA Race- Toilet cleaning; South West Water – Water and sewerage at Public toilets and playing field. Paul Finn Solicitor – agreed to meet costs of £20+VAT and £13 land registry fee  
Renewal/tenders for contracts (grass cutting, playing field grass, toilet cleaning) will be sought.

cheque for repayment for septic tank received from WSMFC; Monmouthshire Building Society – account opened and online access done; Cornwall Council – remittance of LMP payment £90 received

**Highways** – Phil Tucker will look into outstanding works for Greenamoor to Flodden Tor and Week Green to Canworthy Water, whether Cornwall Council Highways will consent to refill new grit bin as well as existing in future at their cost and will report mains leak at Lambley Corner (previously reported by Clerk).

**Community Policing** –.New PCSO to start in April. Clerk to invite them to the Annual Open Meeting

### **Planning**

The following information has been received:

1. Pegsdon Cottage Marhamchurch Bude Cornwall EX23 0HT Construction of ground floor extension to provide kitchen and dining space to existing dwelling - Mr And Mrs James Congdon - PA11/09538 (Case Officer - Aimee Williams) **APPROVED**
2. Pegsdon Cottage Marhamchurch Bude Cornwall EX23 0HT Listed Building Consent for the construction of ground floor extension to provide kitchen and dining space to existing dwelling - Mr And Mrs James Congdon - PA11/09541 (Case Officer – Aimee Williams) **APPROVED**
3. Higher Whiteleigh Farm Whitstone Holsworthy Cornwall EX22 6LB Construction of covered livestock gathering area - Mr J Uglow PA11/09570 (Case Officer - David Tapsell) **APPROVED**
4. 4 Market Place Week St Mary Holsworthy Cornwall EX22 6XT Conversion of garage to kitchen/dining space with external alterations - Mr And Mrs Coulson - PA11/10079 (Case Officer - Aimee Williams) **APPROVED**

The following planning applications have been received:

1. Red Lion House Lower Square Week St Mary Holsworthy Cornwall EX22 6UZ Replacement of conservatory with garden room and lobby; replacement of slay roof with pitched roof and gable end and replacement of flat roof over rear porch with pitched roof - Mr And Mrs N Barriball - PA12/00029 (Case Officer - R Baker)
2. Red Lion House Week St Mary Holsworthy Cornwall EX22 6UZ Application for Conservation Area Consent for the demolition of rear conservatory with garden room - Mr And Mrs N Barriball - PA12/00030 (Case Officer - R Baker)

### **NEXT MEETING'S AGENDA**

Date for Open Meeting set as Tuesday 17<sup>th</sup> April 2012 at 7.30pm in the Parish Hall

**DATE OF NEXT MEETING:** Monday, 19<sup>th</sup> March 2012 at 7.30pm in the Parish Hall.

*Nicky May - Parish Clerk*