



PONSANOOTH PARISH COUNCIL

CLERK. Mary Gosling. 3 Cliff Terrace, Portreath, TR16 4LE.

Tel 07907 842937 email ponsanoothpc@gmail.com

Website: ponsanoothparishcouncil.co.uk

Meeting: Parish Council Meeting
Location: Ponsanooth Hall
Date/time: 13th December 2021 at 7pm
Present: Cllr Marilyn Ferris (Chair), Cllr Simon Carlyon, Cllr Chris Daly,
 Cllr Darren Willcocks (Vice Chair), Cllr Lorna Jackson, Cornwall Cllr Peter Williams, One member of the public

		Action
243/21	1. Welcome by the Chairman The Chairman Cllr Ferris welcomed everyone to the meeting	
244/21	2. Apologies for Absence Cllr Ian Robson and Cllr Martin Beckett Mary Gosling (Clerk) – Cllr Darren Willcocks will take notes from the meeting and present all materials etc in Mary's absence	
244/21	3. Declarations of interest Cllr Daly as a member of the PPFA Cllr Carlyon – a friend of the owner of Apple Tree Cottage (planning app)	
245/21	4. Public Participation A resident of the Parish wanted to bring to the attention of the Parish Council that there was a Cargo Net on the land adjacent to Dor Maynek on Commons Lane. They believe it is a danger to wildlife (deer etc) and wanted to bring it to the attention of the Council. They said that she had contacted Cornwall Council but they were not interested. They asked if it is public land isn't the Council required to do something? They stated that the land is privately owned and suggested that they contact the RSPCA – The resident suggested that contacting the RSPCA would not produce results as they are only interested once an animal has been injured. It was agreed to contact the owner of the land and highlight Delia's concerns. Proposed Cllr Willcocks, Seconded Cllr Jackson Action - The Clerk is to write to the owner of the land – "We have been made aware by a resident of Ponsanooth Parish that a Cargo Net has been installed on the wooded land on Common Lane adjacent Dor Maynek. The resident believes that the Cargo Net may present a danger to wildlife and cause unnecessary suffering. We would request as owner of this area of land that you look into this issue and satisfy yourself as to your liability"	MG
246/21	5. Sign Minutes of 8th November 2021 The Chairman signed the minutes of the meeting held on the 8 th November 2021 as a true and correct record. These minutes were signed as a true and correct record, proposed Cllr Willcocks, seconded Cllr Jackson	
	6. Report from Cornwall Cllr Peter Williams	
247/21	Penvose; PW said that the application had not moved on despite his best efforts and there is unlikely to be and further update until into the new year Cllr Daly suggested that he contacts the Case officer to express the frustration of the Parish Council; proposed Cllr Daly, seconded Cllr Ferris	CD
248/21	St Michaels Road traffic works; PW said that it is possible that the resurfacing works maybe delayed until the new year (possibly due to issues with the supply of the resin) PW will ensure this element of the works is not omitted from the contract	PW
249/21	Defibrillator; PW stated that he is arranging for this to be installed asap	PW
250/21	Queens Jubilee; PW would like the PC to support a flower design for Treluswell Round about. He can support this with a grant. The PC are in support and the Action Clerk to contact PW to arrange an expression of interest - proposed Cllr Willcocks, seconded Cllr Ferris	MG



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251/22	<p>Trevonnen Park; There is damage to the fence in Trevonnen Park. DW suggested Solid Marine Ply with Goal marked on to avoid future damage – PW suggested he could support a goal with net. This is good idea but the goal could effect the use of the area for events.</p> <p>Action Clerk to contact the Trevonnen Group (if in existence) to establish if they have any views</p>	MG
252/21	<p>Land adjacent to Treluswell Round about; PW stated that Cornwall Council have spoken to him about potentially having Containers stored at this location. He is very much against this as it would be an eyesore at the gateway to Penryn and Falmouth (The Parish Council are in agreement) PW has been approached by Cornwall Council to see if the Parish Council is interested in having the land devolved to them to own and maintain as a Parish Asset. PW stated that the SWALE should be held by Cornwall Council to maintain. The only cost would be legal costs. This would present an opportunity to the Parish Council for rewilding, emergency vehicle use and other opportunities, whilst protecting the area against development.</p> <p>Action It was agreed the Cllr Daly would contact Cornwall Council to find out more about the possibility of Acquiring this land. proposed Cllr Daly, seconded Cllr Ferris</p>	CD
253/21	<p>Planning Application PA21/09195 Peleen Cross; It appears that some works have commenced without planning permission being received. PW will contact the planning officer Matt Heynes.</p>	PW
254/21	<p>7. Ponsanooth Parish Vision and Action Plan Lorna (Chair of Ponsanooth Parish Vision and Action Plan Working Group); presented the Terms Of reference to the Members and highlighted the purpose of the group as follows</p> <ul style="list-style-type: none"> • Create a vision for the enhancement of the Parish and the Community (2021-2029); annual review by Council, full review in 2025 by new council. • Create and manage the action plan that enacts the vision. • Manage and review current action plan <p>The TORS were agreed to be accepted by the members; proposed Cllr Jackson, seconded Cllr Willcocks; Clerk to action</p>	MG
255/21	<p>8. Recommendations from Neighbourhood development Plan for suggested Names of 1-5 Pellyn Downs for Development at Pelean Cross It is Recommended from Neighbourhood development Plan Group that the name of 1-5 Pellyn Downs for Development at Pelean Cross</p> <p>Proposed Cllr Daly, seconded Cllr Jackson. Action Clerk to contact Developer</p>	MG
256/21	<p>9. Report from Neighbourhood Development Plan Group There will be a meeting with Locality (Consultants) on 20th December to progress the design element of the NDP The NDP group will review the Perran ar Worthal NDP at their next meeting on 21st December There has been a site visit to David Udy's land to review the potential for Hydro</p> <p>It was suggested that working groups are set up to take forward projects/issue that have been identified by the NDP which currently include</p> <ol style="list-style-type: none"> 1. Footpath and cycle links <ol style="list-style-type: none"> a. Pelean Cross to Ponsanooth b. Ponsanooth to A39 (also connecting the Viaduct industrial estate to village and Coaswes Park) 2. Rail Halt 3. Renewables/Rewilding <ol style="list-style-type: none"> a. Renewable energy projects (incl Hydro and PV at Car Park on Field) b. Re Wilding c. Energy Park (Roskrow) 4. Repurpose the Chapel (existing group) 5. Road Safety (add the following to existing group) <ol style="list-style-type: none"> a. Upgrade A393 pavement <p>It was agreed to add the above working groups into our Vision It was agreed to add the above list to our potential working groups; for review in future meetings (add to agenda)</p>	LJ MG



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257/21	<p>10. To create a working group for a proposed footpath and acceptance of a fund of £10,000.00 towards this from developer at Pelean Cross.</p> <p>Defer this until next meeting – Action Clerk to add to next meeting agenda</p>	MG
258/21	<p>11. Update on Streetlight upgrades and to consider adapting 002BF Dingles Close to prevent issues with brightness, and to agree associated costs and expenditure of £120.00 ex VAT.</p> <p>Update on Streetlight upgrades – defer until next meeting when Clerk is present to update – Action Clerk to add to next meeting agenda</p> <p>DW stated please note the Light is 002BF and Not 008BF in the agenda</p> <p>DW said that following a complaint from a resident can the members please consider adapting 002BF Dingles Close to prevent issues with brightness, and to agree associated costs and expenditure of £120.00 ex VAT.</p> <p>Cllr Jackson suggested that as there is a plan to replace this light and it is adopted – would a better plan to be to bring forward this replacement. Cllr Willcocks agreed that this was a good idea with the only potential drawback that the lights are being replaced in order of condition and bringing this one forward would delay another on worse condition.</p> <p>It was agreed that this was a reasonable risk and to ask the Clerk to bring forward the replacement of Light 002BF (into the next round of replacements) so it can be adopted and to also make sure the replacement will not have the same issues for the resident. Proposed Cllr Jackson Seconded Cllr Daly</p> <p>Cllr Daly Proposed keeping the old lamp standard for prosperity; Seconded Cllr Willcocks; Clerk to ask that the old lamp when removed is left in playing field for storage by PPFA</p>	MG
259/21	<p>12. PA21/10364 Proposal Outline application for proposed demolition of existing mixed use commercial buildings and construction of approximately 7 residential units and conversion of existing beauty salon into 1 No residential unit. Location The Old Brewery Yard Lower Treluswell</p> <p>The Parish Council agreed to support the planning application for the Old Brewery Yard planning application PA21/10364 (Demolish commercial buildings and construct 7 new residential units and conversion of another unit), subject to the below queries being resolved to the satisfaction of the Local Planning Authority. We would be pleased to engage further with the applicants or the Council to secure this much needed conversion/re-use.:</p> <ol style="list-style-type: none"> 1) We are aware that the Cornwall Local Plan seeks to safeguard local businesses and employment uses, and information provided in planning applications to explain that there is no market demand where uses are proposed to be lost. However there is no information in the documents which confirms the future for the existing businesses. We know from discussions with the owners that there were proposals mooted to relocate the businesses to their other site at the Viaduct Works Ponsanooth. It is queried whether this arrangement is going to be secured for these applications; 2) We consider it essential that the Affordable Housing units are secured on site in perpetuity and that there is a proven local connection to the future occupants of these homes; 3) It was not entirely clear whether the new town house apartments would be two or three storeys. The plans appeared vague. It is our view that it may be better to submit a full planning application that can provide fuller information to address this important issue and to ensure that there is sufficient information provided on the types of building materials to be used; 4) We considered that the choice of materials for the new apartments must include traditional stone in places and timber in recognition of the former historic use and which reflects the historic sensitivity in close proximity to the Grade II listed former Malthouse building; 5) Whilst the site location is relatively remote from nearest settlements of Ponsanooth and Penryn, it does have very good transport connections, with a footway connecting to 	MG



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	<p>Penryn. We noted that buses do occasionally stop at Treluswell but it is not clear whether there are actually any physical bus stops in place here. We consider the provision of bus stops to be essential in helping to provide alternatives to car based journeys, and therefore request that these are provided either by Cornwall Council or at the applicant's expense</p> <p>6) That as part of ensuring the public understanding of the contribution the buildings previously gave to the local community, that information is provided to explain the site's history as part of these building works. This can be done through the architecture of the building itself e.g. through the provision of a plaque or nameplate. The naming of the site and future street address must reflect local identity too;</p> <p>7) We hope that in order to enhance the local street environment, that appropriate street furniture be provided in reflection of the historic use in this area. These could include heritage effect street bollards and street lighting, which are already present in the immediate area</p> <p>Proposed Cllr Daly Seconded Cllr Willcocks; Action Clerk to forward to Planning officer</p>	MG
260/21	<p>13. PA21/10362 Proposal Proposed conversion of former Malthouse building into 3 No residential units, involving removal of existing upper floors, repairs to roof and replacement slate roof covering, repairs to existing building fabric and conversion works to form residential accommodation. Location The Old Brewery Yard, The Malthouse Lower Treluswell</p> <p>The Parish Council agreed to support the planning application for the Old Brewery Yard planning application PA21/10362 (Conversion of Malthouse), subject to the below queries being resolved to the satisfaction of the Local Planning Authority. We would be pleased to engage further with the applicants or the Council to secure this much needed conversion/re-use.:</p> <p>1) We are aware that the Cornwall Local Plan seeks to safeguard local businesses and employment uses, and information provided in planning applications to explain that there is no market demand where uses are proposed to be lost. However there is no information in the documents which confirms the future for the existing businesses. We know from discussions with the owners that there were proposals mooted to relocate the businesses to their other site at the Viaduct Works Ponsanooth. It is queried whether this arrangement is going to be secured for these applications;</p> <p>2) We consider it essential that the Affordable Housing units are secured on site in perpetuity and that there is a proven local connection to the future occupants of these homes;</p> <p>3) Whilst the site location is relatively remote from nearest settlements of Ponsanooth and Penryn, it does have very good transport connections, with a footway connecting to Penryn. We noted that buses do occasionally stop at Treluswell but it is not clear whether there are actually any physical bus stops in place here. We consider the provision of bus stops to be essential in helping to provide alternatives to car based journeys, and therefore request that these are provided either by Cornwall Council or at the applicant's expense</p> <p>4) That as part of ensuring the public understanding of the contribution the buildings previously gave to the local community, that information is provided to explain the site's history as part of these building works. This can be done through the architecture of the building itself e.g. through the provision of a plaque or nameplate. The naming of the site and future street address must reflect local identity too;</p> <p>5) We hope that in order to enhance the local street environment, that appropriate street furniture be provided in reflection of the historic use in this area. These could include heritage effect street bollards and street lighting, which are already present in the immediate area.</p> <p>Proposed Cllr Daly Seconded Cllr Willcocks; Action Clerk to forward to Planning officer</p>	MG



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261/21	<p>14. PA21/10363 Proposal Listed Building Consent for proposed conversion of former Malthouse building into 3 No residential units, involving removal of existing upper floors, repairs to roof and replacement slate roof covering, repairs to existing building fabric and conversion works to form residential accommodation. Location The Old Brewery Yard, The Malthouse Lower Treluswell</p> <p>The Parish Council agreed to support the planning application for the Old Brewery Yard planning application PA21/10363 Listed Building consent (Conversion of Malthouse), subject to the below queries being resolved to the satisfaction of the Local Planning Authority. We would be pleased to engage further with the applicants or the Council to secure this much needed conversion/re-use.:</p> <ol style="list-style-type: none"> 1) That as part of ensuring the public understanding of the contribution the buildings previously gave to the local community, that information is provided to explain the site's history as part of these building works. This can be done through the architecture of the building itself e.g. through the provision of a plaque or nameplate. The naming of the site and future street address must reflect local identity too; 2) We hope that in order to enhance the local street environment, that appropriate street furniture be provided in reflection of the historic use in this area. These could include heritage effect street bollards and street lighting, which are already present in the immediate area. <p>Proposed Cllr Daly Seconded Cllr Willcocks; Action Clerk to forward to Planning officer</p>	MG
262/21	<p>15. PA21/11020 Proposal Conversion of existing garage to form a dwelling. Location Apple Tree Cottage Laity Moor Ponsanooth</p> <p>The Parish Council agreed to support the planning application for the Conversion of Garage to dwelling - Apple Tree Cottage Laity Moor - PA21/11020, subject to the below queries being resolved to the satisfaction of the Local Planning Authority.</p> <ol style="list-style-type: none"> 1. The windows match the existing property on the elevation facing the road. Panes are smaller and more numerous on the existing 2. The front door of the dwelling matches the existing property 3. The Barge board of the front Porch is shaped to match the existing property <p>Proposed Cllr Willcocks Seconded Cllr Ferris; Action Clerk to forward to Planning officer</p>	MG
263/21	<p>16. Planning – Update on PA21/04825 Penvose Student village. Dealt with at action point 220/21 above – no further action</p>	
	<p>17. Lease for new building</p>	
264/21	<p>DW stated that he has met with the Pre-school. The Preschool have asked for a review based on a cost basis for the rent. DW explained that the consultant appointed had undertaken a value-based assessment. They were not satisfied as it is a community building and the costs of the rent should reflect tis and not that of the open market.</p> <p>DW reviewed this with PPFA (Chris and Ash)</p> <p>It was agreed that the costs would be split as follows</p> <p>Running costs; Building insurance, Water/sewage/ electricity / fire inspection/ fixed wire section would be at cost and split 85/15% with Pre school (85%)</p> <p>This would be at actual cost</p> <p>Cleaning – pre school deal with own area for cleaning</p>	



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	Rent – allowance for maintenance and repairs to building; allowance for PPFA time to manage and maintain building; allowance for future replacement of building – DW to calculate	DW
	Action Once this is complete DW will meet with PPFA to agree and then Pre school and come back to Members for final agreement	DW
265/21	Awning – it was agreed that if the awning is installed freestanding and separate from the building at the Pre-schools cost and that if it causes damage to the building this will be the Pre-schools cost – then the erection of the awning is acceptable Air conditioning cage – it was agreed that the Pre school can install this at their own cost – and damage to the air condition caused by the installation and use of the cage would be at the Pre schools cost. Proposed Cllr Daly Seconded Cllr Willcocks; action CD to relay to Pre school on behalf of PPFA	CD
	18. To approve the update of the bank mandate, adding Cllr Lorna Jackson as an authorised signatory and to approve the bank account name change to Ponsanooth Parish Council.	
266/21	It was agreed to update the bank mandate adding Cllr Lorna Jackson as an authorised signatory Proposed Cllr Willcocks Seconded Cllr Ferris; Clerk to provide paperwork for signature at next meeting	MG
267/21	It was agreed to approve the bank account name change to Ponsanooth Parish Council Proposed Cllr Willcocks Seconded Cllr Ferris; Clerk to provide paperwork for signature at next meeting	
268/21	19. To receive the finance report for November 2021 including the bank reconciliation for November 2021 and the payment schedule for December 2021. Noted	
269/21	20. Report from Chapel working group DW stated that funds have been approved by the Architectural Heritage fund and the funding contract requires signing This was completed at the meeting by Cllr Willcocks and Cllr Ferris DW stated that the bank mandate required signing This was completed at the meeting by Cllr Daly and Cllr Ferris DW will forward the agreement to the Architectural Heritage fund and progress the feasibility work with the Architects	DW
	21. Report from Road safety working group. DW	
270/21	20 mph zone extension. DW stated that the road safety group suggest the extension of the 20mph zone in Posnanooth a. from the current position in Park Road adjacent Kennall Park up to just beyond the entrance to Kennall Vale woods b. Commercial Hill; the current 30 mph area to be changed to 20mph The members agreed that this was a good idea and agreed for the Road Safety Group to take this forward with Cornwall Council. Proposed Cllr Willcocks Seconded Cllr Daly	DW
271/21	30 mph stickers; DW stated that the Road safety suggest the following <ul style="list-style-type: none"> • The Road Safety Group would like to propose The PC purchasing some Road Speed signs and providing them to residents on St Michaels Road to Stick to their Wheelie bins • We understand that the bins only come out once a week but we believe that this enhances their effectiveness as signs that are there all the time we tend to become blind to. • These have been used by other councils around the country It's hoped that the PC can fund up to £50 for stickers and delegate the choice of sticker to the group. It was agreed to support the provision of £50 for stickers to the group and to delegate the choice of sticker to the group. Proposed Cllr Willcocks Seconded Cllr Daly – Action Clerk to provide funds – DW to action with group	



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		MG DW
272/21	<p>General update; DW stated that the group is also Reviewing the set up of a speed watch group (PW said he can orgainsie support from D&C police) Engaging with community on current and future schemes and new members Action Plan Early projects as above Review current schemes when complete Engage with community as to future road safety Gather Info Collate ideas into next schemes/ projects Re engage with community</p>	
273/21	<p>St Michaels Road; CD agreed to organise an expression of interest to commence a feasibility for the widening of the footpath n the A393 opposite the Stag. It was agreed that CD would advance this on behalf of the Road safety Group and the Parish Council – Proposed Cllr Daly Seconded Cllr Ferris</p>	CD
274/21	<p>22. Report from Ponsanooth Playing Field Association Lease as discussed above CD to update at net meeting on community garden</p>	CD
275/21	<p>Date of next full parish meeting 10th January 2022, Ponsanooth Hall café at 7pm.</p>	