

SHEVIOCK PARISH COUNCIL

The minutes of the Parish Meeting held on Monday the 24th of September 2012 in the Shevioc Memorial hall, Crafthole at 7:04pm

PRESENT: C K Kennedy Chairman, J M Snowling Vice Chairman, Councillors: Mr P Nicholas, Mrs D. Mathias, Mr S. Medway, Mrs K Baker, plus the clerk. There were 77 members of the Public present.

MINUTES

Apologies: Councillor P Harrison and Cornwall Councillor G Trubody

PURPOSE OF THE MEETING: Councillor Kennedy stated that the wording on the application had been revised and the purpose of the meeting was to consider planning application: PA12/07469 the permanent retention of the existing cafe, ventilation/system, fencing and ramped access together with temporary permission for a period of 6 months for the retention of the existing generator and fuel tank, rather than just the retention of Gook Cafe, East Car Park, Finnygook Lane, PL11 3BT. The meeting was in order to inform the Parish Council of public opinion before it considers the Council's formal response to the application at its Special Planning meeting.

The meeting would obtain views of those present, members of the Parish in attendance at this meeting whom are listed on the current Parish electoral register will also have the opportunity to vote in a straw poll for and against the motion that **'the meeting believes the application should be supported'**. The Parish Council is not bound by this vote but it will be considered in addition to material planning considerations in reaching its formal response. He reminded the room that in planning law, only material considerations are taken into account rather than general likes or dislikes. The main areas to consider are the design and layout; impact on neighbours; planning history; highway safety and traffic levels.

PUBLIC PARTICIPTION: The floor was opened to the applicant Mr J Earle who apologised for causing disharmony to the parish stating it was not his intention. He gave an account of how he had arrived at the position he was now in with the cafe.

A number of people supported the application citing the following reasons:

It is an asset and an amenity to the village; It is a source of employment; Many people enjoyed using it and that it attracted walkers especially those using the coastal path, visitors and the elderly to the area. Small businesses could/do benefit especially those with guests houses who could direct their guests to the cafe; Parishioners could direct visiting family members to it; It is somewhere for visitors to go when it rains; It provides access to a disabled toilet unlike in other areas; A great building design; The design enhanced the environment; The planning process is the responsibility of the planning committee and Parish Council; An objection that Mr Earle had been accused of lying; A call for more positivity and community spirit;

There were a number of people who supported having a cafe and/or had supported the initial cafe application but had issues with either the whole or certain aspects of the existing cafe. Some of these people but not all stated they would support the cafe under the proviso that certain improvements could be made within a certain timeframe.

The following reasons for objecting were cited:

The size of the build is too big, the initial approved application was smaller and had no need for an extractor unit and did not cite a diesel generator which is disruptive to the Whitsand Bay Hotel residents including owners living on site; Grease from the extractor

fans on neighbours windows, noise nuisance from extractor fan; building control issues to be rectified by the 20th of October 2012 as yet have not been sorted; residents concerned that the smell from the generator and extraction unit were environmentally unacceptable; Current danger to pedestrians who now walk on road to avoid parked cars belonging to the Gook staff members; Change of material used from original approved cedar; Concern over the health and safety of the site especially lack of fencing/barrier around cliff, disabled access and exit via a ramp past the extractor unit from the kitchen, lack of suitable seating with high backs for the disabled; Not concerned with concept of cafe but concerned over blatant disregard for planning permission and planning process, what stops anyone building anything without planning permission? It Did not pass appeal; That the applicant had insisted on doing something and blamed others when it went wrong he had stuck it up and believed if threw money at it would get away with it; The decking is still in place despite having no planning permission for it and it being removed from most recent application, how can it be trusted that it is going to change/be removed?; No building regulations approval, no foul water approval or sewage approval; anxiety over timescales i.e. Disabled issues raised 3 years prior still not yet addressed; The removal of initial temporary generator to be replaced by electricity substation when the new complex of 21 properties is built by the applicant in Portwrinkle – one person stated that he did not believe Mr Earle; Mr Earle has had 3 months' notice to do improvements and nothing has happened; If the decking had been removed following the 4th application there would not be a problem now, the problems have been caused by the applicants own stubbornness; Concern on impact on neighbours the design and character is too big for area of local significance.

Miss C Earle stated that issues raised can be addressed but if the cafe is demolished a new one would not be built. Mr J Earle stated that H&S issues, extractor fan and generator can be addressed but he is not prepared to spend money straight away as it might get bulldozed next week.

The meeting ended with a show of hands/straw poll by those registered to vote in the parish on the motion that 'the meeting believes the application should be supported. The vote was 21 in favour and 29 against. There were 63 registered electors from the parish recorded at the meeting able to vote therefore 13 abstained. These figures do not include the parish councillors and clerk who also abstained from the vote. It was agreed that there would be no further need for public participation in the special planning meeting of the Sheviocck Parish Council to follow.

The meeting was closed at 8pm

Nancy Gray, Clerk, Clerk's Office, Memorial Hall, Craffthole PL11 3DG 01503 232996