

# Cornwall Council report

## Cllr Dick Cole

Time period: 25th September – 31st October 2023.

### 1.0 Council and other meetings

Over the last month, I have attended a range of Cornwall Council meetings. These include Customers and Support Services Overview and Scrutiny Committee and an associated meeting about the refresh of Cornwall Council's Equality, Diversity and Inclusion Strategy; China Clay Area and Luxulyan Community Area Partnership (2); meetings with the link officer for the CAP (2); and a training day for elected members. There have also been online meetings between the elected members for the China Clay Area.

I attended a drop-in session organised by Cornish Lithium at ClayTAWC; St Dennis and Nanpean Community Trust (incinerator fund); St Dennis Parish Council (2) and St Enoder Parish Council (2)

In addition, I have had informal meetings with a wide range of groups and individuals.

## FUNDING APPLICATIONS

### 2.0 Funding applications

In recent months, a key priority for me has been working on funding applications for a number of local groups.

#### ClayTAWC

I submitted an application for £95,000 from the Community Levelling Up funding, administered by Cornwall Council, to purchase the building and safeguard the Centre for the community going forward. The application has been appraised and it went to a meeting of the funding panel of the China Clay Area and Luxulyan CAP. I understand that it was positively received and anticipate that an offer letter will soon be issued by the unitary authority.

This funding will be match-funded with a grant from the St Dennis and Nanpean Community Trust.

#### Indian Queens Recreation Ground

Following the completion of the extension to the Indian Queens Youth Club, I submitted an application to the National Lottery Awards for All programme for £10,000 towards the cost of resurfacing the original parking area in the Recreation Ground and the creation of a disabled car parking space next to the Youth Club.

I am very pleased to be able to report that the application was successful and the works will be carried out in the near-future.

### **Indian Queens Under-Fives Pre-School**

I have been working with the team at the Pre-School to secure funding for improvements to the existing Pre-School building. The cladding around the exterior of the structure has been failing for a number of years, and we are seeking funding for new external cladding. Linked to this, we are also looking to improve the internal walls of the Centre, install a new non-slip floor surface and refurbish the kitchen.

The Pre-School is working hard on raising funds, and I have submitted two funding applications on their behalf. The first application was through the Cornwall Community Foundation. It was for £5,000 and I am pleased that it was successful.

The second application is for £70,000 and has been submitted to Cornwall Council's Community Infrastructure Levy fund. I understand that a decision will be made in December.

### **Fraddon Millennium Green**

I have also submitted an application for £42,000 to Cornwall Council's Community Infrastructure Levy fund. This will be to install a wooden tractor and trailer slide (in the location of the locomotive that had to be removed) and the replacement of the existing safety surfacing across the park with a newer "wetpour" surface. Linked to this, I have also submitted an application to the National Lottery Awards for All programme for just under £7,000 to match-fund the CIL funding and pay for landscaping improvements around the Millennium Green. I am hoping to hear positive news in December.

## **CORNWALL COUNCIL**

### **3.0 Homechoice**

A couple of months ago, I submitted a detailed response to the consultation into the Homechoice system, through which publicly-owned rental properties are allocated. I argued that there should be greater support for local households to secure homes in their home parishes.

A series of recommendations have been produced by officers and these will be presented to the next meeting of the Cabinet, which will take place on 9th November. There are a range of conclusions, some of which I disagree with.

Positives first. There is a proposal for "local letting plans," which cover communities, such as St Dennis Parish, where not enough properties have been going to households from the host parish. I believe this came about, in part, because of representations that I made.

But there is also a proposed policy shift for Section 106 properties. At the present time, most of these agreements state that properties should go households with links to the host (primary) parish, but if there are no bids it will go to a neighbouring (secondary) parish.

The proposed change would prioritise households in the following order:

- "Band A" households from the primary parish
- "Band A" households from secondary parishes
- "Band B" households from the primary parish
- "Band B" households from secondary parishes
- "Band C" households from the primary parish
- "Band C" households from secondary parishes

There also plans to abolish "Band D" and reduce options for households in the lowest-priority "Band E."

I do not agree with this and the inevitable consequence that people in housing need with an established local connection to a primary parish will miss out.

St Dennis Parish has a population of 2,880, while secondary parishes have population of 20,930 made up as follows: Roche (3,680), St Columb (4,690), St Enoder (5,000) and St Stephen (7,560). St Enoder Parish meanwhile has a population of 5,000, while secondary parishes have a population of 25,470, made up as follows: Colan (2,900), Ladock (1,820), Roche (3,680), St Columb (4,690), St Dennis (2,880), St Newlyn East (1,940) and St Stephen (7,560).

It seems to me that giving greater priority to secondary parishes (eg. secondary Band B over primary Band C) will greatly reduce the number of housing units going to primary parish households – 20,930 / 25,470 is a lot of people!

It is my view that the proposal goes against the legal agreements signed by Cornwall Council and changes are not in line with council policy, and because of this could do reputational harm to the local authority.

I will be attending the Cabinet meeting to make a range of comments and to request that they make changes to the documents.

#### **4.0 China Clay Area and Luxulyan Community Area Partnership**

As the Chairman of the new China Clay Area and Luxulyan CAP, I continue to spend considerable time with officers collating information about the needs of the China Clay Area. I am pleased to report that the CAP has secured £50,000 from Cornwall Council to spend on research for projects. The money has been awarded in lieu of "Town Vitality Funding," which went to towns with smaller populations than Clay Country.

## 5.0 Highway matters

I am in the process of setting up a meeting with the local Cormac representative about a range of highways-related issues and I will update on feedback in my next monthly report.

## ST DENNIS PARISH ISSUES

### 6.0 Planning matters

I am monitoring a number of planning applications in St Dennis Parish. These include the following:

- **Battery storage areas [PA23/04504 / PA23/06527].** The first successful planning application for battery storage was approved on 2nd February 2022. It was for about 100MW. This is immediately to the rear of and adjoining the existing Indian Queens Power Station. There are two live applications for battery storage on this same piece of land. This is not additional battery storage, but two separate solar companies seeking to, in effect, split the existing consent into two new consents. The Parish Council has raised concerns about the risks relating to developments of this type.
- **Construction of a house [PA23/04860].** This is proposed for Hendra Road, next to Jubilee Terrace, and the Parish Council has raised a strong objection.
- **27 dwellings at Hendra Prazey [PA20/11311].** This application has been with Cornwall Council for nearly three years. There have been numerous issues about the location for the development. Most recently, the Council has raised concerns about the ecological impact of the development, as it is adjacent to a Site of Special Scientific Interest.

### 7.0 Cornish Lithium

Following the public meeting organised by Cornish Lithium at The Pitch, which I could not attend as I was on holiday, I was pleased that they agreed to my request to hold further "drop-in" sessions in the village. Two have been held, one of which I was able to attend.

## ST ENODER PARISH ISSUES

### 8.0 Planning matters

As always, there continue to be a number of significant planning applications in St Enoder Parish. Listed below are a few applications with updates.

- **69 park homes at Gnomeworld [PA22/07277].** This application is for residential units, which would replace holiday caravans. Cornwall Council expects an off-site financial contribution for affordable housing from such

schemes. The applicant is presently discussing the scale of such a payment and viability issues with the unitary authority.

- **18 dwellings opposite New Row, Summercourt [PA22/08134].** The Parish Council has supported this application. I understand that officers from Cornwall Council are presently seeking slight changes to the pedestrian access into Carnego Lane and further testing of the proposed development site in terms of its drainage details.
- **Solar farm at Burthy Row / Chytane, Fraddon (PA23/01893).** The planning officer has visited the site to consider revised screening near one property. It is my understanding that proposal is likely to be recommended for approval and that it will be considered at a meeting of the Strategic Planning Committee in December. I do not know if the application will be approved, but I have been making representations about the proposed community benefit associated with the scheme. The applicants originally offered a one-off payment of £150,000, which was initially upped to £180,000. When I became aware that an applicant for a solar farm in a neighbouring parish was proposing an annual payment of £20,000 (index-linked), I challenged the applicants for the Burthy Row / Chytane scheme. They have subsequently come back with a revised offer of £17,000 per annum (not index-linked) for a period of 40 years. I have written to them again, challenging why they cannot protect the payment against inflation over the lifetime of the solar farm.
- **Holiday lodge at White Cross [PA23/04485].** The Parish Council has objected to this retrospective application. The lodge was complete, before any planning application was submitted.
- **28 dwellings to the rear of Lindsay Fields [PA23/04991].** This application is place of a previous consent for 20 properties. The Parish Council has objected as the proposal did not contain two car parking spaces per unit as expected from the St Enoder Neighbourhood Plan. We are waiting to see a revised plan for further comment.
- **Extension to existing commercial industrial unit, Indian Queens Industrial Estate [PA23/05424].** This application was in a location, where a copse of trees had previously been removed. This proposal has been consented, but with a condition to enhance the screening between the extension and Moorland Road.
- **Holiday accommodation to rear of Silver Birch Gardens, St Columb Road [PA23/05462].** This application is on the same footprint as a previous application for fifty houses, which was turned down by Cornwall Council in 2021. There have been numerous local objections, including the Parish Council. I am expecting another refusal in this area.
- **Storage yard at Toldish [PA23/06705].** A number of local residents have objected to the development, which has already happened without planning permission. The Parish Council has also objected to this retrospective application.

## **9.0 Youth Club**

I was pleased to attend the "opening" of the new Youth Club building on 3rd October, when representatives of the Parish Council met with the youth workers from Young People Cornwall who run the Club. The chairman of the Parish Council Alan Shaw symbolically handed over the key.

The original building was constructed in 2014 but proved to be too small for the number of children attending Youth Club sessions at the venue. The Parish Clerk Amanda Kendall and I submitted an application to the unitary authority's Community Infrastructure Levy fund to double the size of the structure. This was successful and £60,000 was secured towards overall costs of £74,000.

The enlargement works were carried out by local builder Nathan Chapman (N&S Builders Ltd) from Fraddon.

## **10.0 Newsletter**

I recently distributed a newsletter around St Dennis Parish and I hope to be able to deliver one around St Enoher Parish in the very near future.

## **HELPING LOCAL FAMILIES**

### **11.0 Advice**

In addition, I have assisted numerous households and individuals with guidance and advice on a range of topics.