

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD ON TUESDAY, 28TH FEBRUARY 2017 AT 7:15PM IN GOLANT VILLAGE HALL, GOLANT**

**Present:** Councillors R Anderson (Chairman), A Van den Broek and D Pugh-Jones.

Cornwall Councillor D Hughes

Sue Blaxley (Parish Clerk)

2 members of the public, Lisa Solly (Situ8)

The Chairman opened the meeting at 7:15pm.

**Public Participation**

Graham Estlick said that his past comments regarding Riverbank Cottage have not been taken on board by the parish council. He said that the parish council continue to ignore the mess made on the village green by the builders and that the builders should be asked to clear the area of the village green onto which they have encroached. The Chairman said that he regularly visits the village green and can see no reason to intervene. He commented that one of the conditions attached to the planning permission granted for the construction of the replacement dwelling on the site was that, on completion, the land surrounding the perimeter of the site be restored to its former state. Graham Estlick asked if there was any progress regarding the Mr and Mrs Wallace-Jones desire to buy an additional strip of land outside the site. The Chairman said that he was not aware of any parish council minutes finalising discussions about the proposed sale of the strip of land. Graham Estlick also questioned the situation regarding the easement and right of way over the village green by the owners of Riverbank Cottage. The Chairman said they have no more rights over the village green than they had before they started the building works. The Clerk confirmed that they had applied for a parking permit to park on the village green.

Lisa Solly from Situ 8 spoke in respect of planning application PA17/01217 for the removal of condition 1 attached to planning permission PA10/06711 at Penquite Vineyard, Golant. She explained that the planning permission PA10/06711 had an agricultural occupancy condition attached to it which was removed on appeal. She explained that this application seeks to remove the condition which has removed all permitted development rights from the dwelling. She said the original intention of the condition was to ensure that extensions and alterations were not undertaken to the dwelling under permitted development which would result in a property of a size and hence value that an agricultural worker could afford. However, she said that as this dwelling is now a standard open market dwelling, the condition is unreasonable and unnecessary. She said that the current owners do not want to undertake major alterations to the property

but this condition is unnecessarily prohibitive in that it does not allow them to undertake minor works such as laying a hardstanding, erecting a shed or erecting a satellite dish without planning permission. Lisa Solly confirmed that the site lies within an AONB. Cornwall Councillor David Hughes explained that the agricultural tie condition had been removed as extensions and alterations had taken place at the property by default and hence, the size of the resultant property made it unaffordable for an agricultural worker. He said that the parish council were against removing the agricultural tie as it felt that it would result in the dwelling becoming larger and more prominent. Lisa Solly said the dwelling which is built on the site is in accordance with the approved plans and is not unauthorised.

### **1. Apologies**

Apologies for absence were received and accepted from Councillors S Ratchford, S Fitzgerald and J Luddington and from PC Lloyd Paynter.

### **2. To confirm the minutes of the meeting held on Tuesday 24<sup>th</sup> January 2017**

The minutes of the meeting held on 24<sup>th</sup> January 2017, having previously been circulated, were agreed as an accurate record.

### **3. Declaration of interest in items on the agenda**

None

### **4. Planning**

The Chairman said the application for a concrete rendered garage at Penquite House, Golant had been approved as had the application for the removal of the existing conservatory, internal and external alterations at Ebb Tide, Downs Hill, Golant. Similarly, the application for the erection of a garage at Penquite had been approved. Furthermore, the revised traffic management plan for the erection of a dwelling at land north west of Sea View, Gumms Lane had been approved. He said that there had been an objection from a parishioner that construction work is starting before 8am contrary to the condition on the planning permission. However, he said that no action was required by the parish council at the present time.

**To receive and consider the following planning applications:**

**PA17/01217 – Application for removal of condition1 in respect of decision notice PA10/06711 at Penquite Vineyard, Golant.**

Councillor A Van den Broek said that in some respects, he can see that the condition is unnecessary but he has concerns about its removal. Councillor D

Pugh-Jones said that the site occupies a very prominent position in the AONB and that she would have concerns about removing the condition restricting permitted development rights at this property. The Chairman said the question is whether this property should have less permitted development rights than any standard open market dwelling. It was proposed by Councillor A Van den Broek and seconded by Councillor D Pugh-Jones that the parish council remains neutral on this application. All Councillors voted in favour of this proposal. The proposal was therefore carried.

## **5. Matters Arising from the previous meeting**

### **To receive and consider reports on the action points from the previous meeting**

Write letter to Cornwall Council regarding the traffic management plan submitted pursuant to planning permission PA16/00180 (RA)

The Chairman said that this matter has been actioned.

Prepare Car Parking Order (SB/RA)

The Chairman said he had made contact with Cornwall Council regarding this matter and that the matter is ongoing.

Put form on website giving details about the parish in accordance with pre application protocol (SB)

The Clerk said that this matter has been actioned.

Write letter expressing in principle support for Tour of Britain Cycle Race (RA)

The Chairman said that this matter has been actioned.

Purchase swing seat and netball hoop (AVB)

Councillor A Van den Broek said this matter was ongoing and would be discussed under item 14 on the agenda.

Contact Richard Fenton regarding tree on Church Hill (RA)

The Chairman said that this matter has been actioned.

### **To receive and consider reports on any other matters arising from the previous meeting**

The Chairman said there was no action to be taken by councillors in respect of the forthcoming elections at the present time.

## **6. To receive the Chairman's Communications**

The Chairman reported that he had received a lot of communication regarding flooding in Tinney's Lane. He said there appears to be a stream flooding into the reservoir which leads to flooding in Tinney's Lane. He said that S W Water appear to be in the process of resolving this matter so no further action is needed by the parish council at the present time.

The Chairman said that he had attended the opening of St Blazey community rooms last Saturday. He commented that it is a good resource.

## **7. To answer any questions from Councillors, previously notified to the Clerk**

None.

## **8. To receive a report from the Clerk**

None

## **9. To receive reports from -**

### **a) Police**

There was no report. The Chairman said that PC Lloyd Paynter had reported that there had been a burglary at Haverners in Fowey last Friday evening when the safe was stolen.

### **b) Cornwall Councillor**

Cornwall Councillor David Hughes reported as follows: "Following public consultation, reports from Cornwall Association of Local Councils and other parties, surveys of Members and several sessions of a Council Working Group, some of which I have attended and spoken at, Cornwall Council has submitted its final recommendation to the Local Government Commission, with the support of an overwhelming majority of the Council, including members of all political groups. Following advice from the Commission, a figure of 99 members was proposed. This was at the highest end of the "indicated" acceptable range and was selected since it offered the best fit with existing parish and Area Network boundaries. I have stressed throughout that reducing representation by 20% or more is going to put severe strain on the resources of town and parish councils, disproportionately so for the smaller and more rural ones. I have asked that urgent consideration is given to increasing support from the Council, perhaps by "beefing up" the Area Network system. If re-elected in May, I shall be pushing this hard as, without extra help, I fear that these areas will become second-class citizens.

I am pleased to report that, after some teething problems resulting from poor communications from the Inspectorate to individual Inspectors, the policies and objectives of the Local Plan are starting to have a significant influence on appeal decisions. It is also gratifying to note how Inspectors regularly refer to the policies of Neighbourhood Plans when they are in place. One area which has caused some difficulty is in defining “infill” and “rounding-off”, which the Local Plan refers to, particularly in villages and rural areas. At the Planning Policy Committee last week we spent some time discussing proposed guidance notes on this subject and clear definitions (with examples) should be publicly available in the near future. This will be particularly helpful in assessing proposed developments in villages like Golant.

At the Council Meeting on 21<sup>st</sup> February we set a budget incorporating an increase of 1.97% (the maximum under Government rules) plus a levy of 2% ring-fenced for adult social care. Although, in theory, we could have imposed a levy of 3%, because of the way in which the addition levy rules are calculated, over the 3 years of the scheme, the benefit to the council’s finances would be insignificant relative to what we have agreed but would have thrust an increased burden on council tax payers in the current year. Because of the on-going reduction of Central Government support grants, even with the approved tax increase, the Council is going to have to make further “economies” of some £36 million next year. This will inevitably result in reductions in staffing levels and a concentration on services which the Council has a statutory duty to provide, with fewer resources available for non-statutory obligations. In spite of the comments above, Cornwall is not “shutting for business”. Indeed, if we want to improve we must do everything within our power to attract income and investment to the county, both to provide employment and to increase revenue from business rates since this is how the Government expects us to finance Cornwall in the future. It was in this context that the Economic Development team proposed investing some £325,000 in underwriting a bid to become the European City of Culture 2023. Evidence from those cities which have held this title in the past suggests a “multiplier” of at least ten times the sum invested as a result of their success, and even on money invested in the initial bid stage. This evidence is backed up by the results of the highly successful “Man-Engine” project last year was highly successful. The bid has to come from the Authority. However, the team are working hard to attract commercial investors in the project and have already got support of over £100,000, with interest growing. I look back to those who decried Cornwall using “public money” to the Tate at St Ives and the Eden Project. These investments have been highly successful, both commercially and in putting Cornwall on the international stage and it is a long time since I have heard any serious criticism of those decisions. We must hold those involved up to close scrutiny as the project develops and make sure that money is well spent. However, for the long-term good of Cornwall, I believe that we should give the project a cautious welcome and avoid it being damaged by becoming a political football judged by a flurry of opportunistic sound-bites.”

**10. To authorise the signing of orders for payment, including -**

South West Water (Water for toilets) - £18.47

Mrs S Blaxley (January 16<sup>th</sup> 2017 – February 20<sup>th</sup> 2017 salary/ expenses) - £338.15

Cornwall Council (Rent for car park) - £166.67

Cormac Solutions (Toilet cleaning January 2017) - £161.82

Mrs S Blaxley (Laptop and software) - £452.58

It was proposed by Councillor A Van den Broek and seconded by Councillor D Pugh-Jones that all of the above orders be authorised for payment. All Councillors voted in favour of this proposal. The proposal was therefore carried. The Chairman asked the Clerk to purchase a back-up drive to support the laptop.

**11. To receive correspondence from :**

- a) Cornwall County Council

None.

- b) Others

None.

**12. Finance Report**

**To receive a current financial statement of the accounts**

The Clerk reported that, this month, no income has been received and the accounts balance at £20,229.08. The Chairman signed the cash book.

**13. Golant Car Park and Toilets**

**To receive and consider any matters arising relating to the toilets and car park**

The Chairman commented that the car park is covered in moss and weeds. It was agreed that the Clerk would contact GHM and ask them to clear the area from the hut to the quay.

Councillor D Pugh-Jones said that, as the car park is still under Cornwall Council's Car Parking Order, Cornwall Council has advised her that the parish council is acting illegally by using a private company to enforce parking charges. She said that she was very concerned about this matter. The Chairman said that, at last month's meeting, he read out the Secretary of State's recommendations in this respect and the parish council voted to continue using

AS Parking until the parish council has its own car parking order. He said that this cannot take place until the asset transfer is complete. He said the two processes – the asset transfer and the preparation of our own car parking order – need to happen simultaneously to avoid a potential gap in ownership. He said that the information obtained by Councillor D Pugh-Jones from Cornwall Council was very useful and will hopefully be forwarded to the department dealing with the asset transfer who may, in the light of the information, act more quickly. Councillor D Pugh Jones said that she felt aggrieved that car parking charges in Golant commence on 1<sup>st</sup> March when, in most places, they did not start until 1<sup>st</sup> April. The Chairman said there is no consistency in charging periods and that in preparing our own car parking order, we can consult with the community and in the press.

The Chairman said that the car parking machine needs to be adapted to take the new £1 coins. The Clerk confirmed that the new car parking permits have been issued for the 2017/18 season. The Chairman said that, as the charging period commences on 1<sup>st</sup> March, he will remove the sign from the car parking machine.

Councillor D Pugh-Jones said the toilets seem very clean.

#### **14. Village Green**

##### **To receive and consider any matters arising relating to the village green**

It was noted that the inspection rota is now operational but not all councillors are completing the necessary form. The Chairman said that all councillors must undertake their checks of the village green and send the completed form to the Clerk. He said that Councillor J Luddington was concerned that the area to the rear of the toilets is being used as a dumping ground for canoes. It was agreed that the matter would be discussed when Councillor J Luddington is present.

Councillor A Van den Broek said that he had obtained a quotation for a netball/basketball hoop at a cost of £715 plus VAT plus the concrete in which to set the post. He said that he would attempt to obtain some more quotations.

#### **15. Neighbourhood Plan**

##### **To receive and consider matters arising relating to the neighbourhood plan**

None

#### **16. Highways**

##### **To consider the erection of new signs in Golant**

Councillor D Pugh-Jones said that a new sign could be erected at the entrance to Golant and/or a new sign be erected on the village green. It was agreed that

Councillor D Pugh –Jones would ask some parishioners to design some visuals for some new signs and also put an advertisement in Golant Pill asking for some designs.

The Chairman said that he had met with Western Power and discussed the tree on Church Hill. Western Power has said that the tree is stable and presents no harm to the power lines.

The Chairman reported that he had received a complaint about the blocked drains in Water Lane. He said that Councillor S Fitzgerald had sent details of all the blocked drains in the parish to Cornwall Council and that Cormac have now unblocked the majority of them. It was agreed that a letter of thanks would be sent to Cormac.

**To receive and consider any other matters arising relating to highways in the parish**

None

**17. Footpaths and Benches**

**To receive and consider matters arising relating to footpaths and benches**

None

**18. Community Emergency Plan**

**To receive and consider any matters arising relating to the community emergency plan**

None

**19. River Rubbish**

**To receive and consider a request for match funding Fowey Harbour Commissioner's offer for the removal of river rubbish by Encounter Cornwall**

The Chairman explained that Encounter Cornwall propose to undertake a spring clean of the river on 25<sup>th</sup> March 2017. He said that they were hoping to put the resultant rubbish in Fowey Harbour Commissioner's floating skips but this was too costly. He said that they now propose to bring the rubbish ashore and use Cornwall Council's bulky item collection service. He said that Fowey Harbour Commissioners will donate up to £50 towards the springclean. It was proposed by Councillor R Anderson and seconded by Councillor D Pugh-Jones that the parish council will match fund the springclean up to £50. All Councillors voted in favour of this proposal. The proposal was therefore carried.



## **20. Standing Orders**

### **To adopt the revised standing orders for 2016/17**

The Chairman explained that CALC has recommended that standing orders 13 and 14 be combined. It was proposed by Councillor R Anderson and seconded by Councillor A Van den Broek that the parish council's standing orders be amended accordingly. All Councillors voted in favour of this proposal. The proposal was therefore carried.

## **21. Co-option of Member to Parish Council**

### **To receive and consider applications for co-option onto the Parish Council**

None

## **22. Date of next meeting**

### **To confirm the date and venue of the next meeting on Tuesday 28<sup>th</sup> March 2017**

The date of the next meeting was confirmed as Tuesday 28<sup>th</sup> March 2017 in Golant Village Hall commencing at 7:15pm.

There was no further business and the meeting was closed at 8:35pm.

## **ST SAMPSON PARISH COUNCIL MEETING**

**28TH FEBRUARY 2016**

### **ACTION POINTS**

<b><u>Minute Number</u></b>	<b><u>Action</u></b>	<b><u>By Whom</u></b>
5	Prepare Car Parking Order	SB/RA
10	Purchase back up drive for laptop	SB
13	Ask GHF to clear weeds and moss from car park	SB
14	Purchase swing seat and netball hoop	AVB

