

MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD ON TUESDAY, 23RD MAY 2017 AT 7:30PM IN GOLANT VILLAGE HALL, GOLANT

Present: Councillors R Anderson (Chairman), D Pugh-Jones, D Johns, D Jenkinson and S Phillis.

Mr Ivan Tomlin and 2 members of the public

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:30pm.

Public Participation

Mr Ivan Tomlin spoke in respect of planning application reference number PA17/03309 for the construction of a three-bedroomed dwelling, provision of garden and parking at land south of St Carroc, School Hill, Golant. He said that a pre-application enquiry regarding this proposed development was submitted to and supported by Cornwall Council. He said that Cornwall Council wanted details of the proposed retaining wall, the access and the impact of the proposal on the neighbours focused on in the application. He said the proposed development is for a modern dwelling with a flat roof and that the existing driveway and planting will be retained. He said the dwelling has been designed to accommodate the elderly parents of the owners of St Carroc. He said there has been one objection received from the owners of the property known as Colbeh who are immediately below the site. He said they have objected on the grounds that there are no clear measurements shown on the plans. Mr Tomlin said these are not needed as the plans are drawn to scale. He said the plans are accurate and show accurate footprints, boundaries and existing highways in accordance with criteria set out by Cornwall Council for the submission of plans. He said the objector is also concerned about the safety of their property and the foul drainage. Mr Tomlin said that SWW did not object on these grounds at the pre-application stage. He said the objectors would like a fence to be erected between the two properties which the Applicant is happy to do and they would also like the timing of construction traffic controlled in order to minimise noise disruption. Mr Tomlin explained that Cornwall Council has agreed to the positioning of the dwelling as proposed as they consider that it will have less visual impact than if it is sited to the rear of the site. He said the proposed dwelling is 2m from the boundary with Colbeh. David Johns commented that the proposed dwelling will be very close to Colbeh and Councillor D Pugh-Jones said that the proposed dwelling will be nearer to Corbeh than to St Carroc. Councillor S Phillis said that the plans are not necessarily clear to a layman.

1. Apologies and Signing of Declarations of Acceptance of Office

The Chairman welcomed everyone to the meeting including the new councillors. All Councillors signed a declaration of acceptance of office. Apologies for absence were received from Councillor A Van den Broek and from PC Lloyd Paynter.

2. Election of Chairman

It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that Councillor R Anderson be elected as Chairman. No other nominations were received. All Councillors voted in favour of the proposal. The proposal was therefore carried. Councillor R Anderson thanked everyone for their support and took the Chair.

3. Election of Vice Chair

The Chairman said that Councillor A Van den Broek was prepared to stand as Vice Chair but is absent due to being hospitalised. He said that it was not necessary to appoint a Vice Chair but it is advisable as the Vice chair would chair meetings in the absence of the Chairman. It was proposed by Councillor R Anderson and seconded by Councillor D Pugh-Jones that Councillor A Van den Broek be elected as Vice Chair. There were no other nominations and the proposal that Councillor A Van den Broek be elected as Vice Chair was carried unanimously.

4. To confirm the minutes of the meeting held on Tuesday 25th April 2017

The minutes of the meeting held on the 25th April 2017, having previously been circulated, were agreed as an accurate record subject to an amendment to minute 9 changing the payment for the sanding of the village hall floor from £2,100 to £1,000 (as previously agreed under minute 20, January 2017).

5. Declaration of interest in items on the agenda

None

6. Planning

The Chairman said that the application for the removal of permitted development rights at Penquite Vineyard (PA17/01217) had been approved by Cornwall Council as had the application for the erection of a garage at Penquite House (PA16/11873). Furthermore, he said the application for the erection of two dwellings at Tenny's Cottage (PA17/01973) had also been approved by Cornwall Council.

To receive and consider the following planning application:

PA17/03309 – Application for construction of three bedroomed dwelling, provision of garden and parking at land south of St Carroc, School Hill, Golant

The Chairman said that the Applicant had sought pre-application advice in 2016 from Cornwall Council who had said that they did not consider the proposed dwelling to be overbearing or dominant in scale. He said that the objection on the planning portal from the occupiers of Colbeh is not an “in principle” objection as they have suggested a number of conditions could be imposed on any planning permission granted. He said that he acknowledged that measured drawings would have been preferable to those which have been submitted. He said the drawings clearly show the proposed dwelling going into the hillside and that if the proposed house is moved further into the hillside, this will require a considerable amount of further excavation. Councillor D Pugh-Jones said that she thought the proposed dwelling will be right up against the property known as Colbeh and will therefore be detrimental to the occupiers of that property. She said she was also concerned about the capacity of the sewer as it regularly blocks. Councillor S Phillis said that it is not unreasonable to ask for measurements to be put on drawings in order to enable a more informed judgment to be made. He said that he is also concerned about the effect another dwelling would have on the sewer. He said that it is not unreasonable for the objectors to request the use of a solicitor to deal with any party wall issues that may arise. Councillor D Jenkinson said the proposed dwelling is very close to the boundary with Colbeh which has probably been necessitated by the geology of the site. He said the siting of the proposed dwelling will be detrimental to the occupiers of Colbeh. He said he was also concerned about foul drainage. Councillor D Johns said that he cannot see why the house cannot be re positioned to allow for greater space between the properties as he is conscious of the proposal being very close to Corbeh. The Chairman said that he considers it would be possible to support this application if the conditions as suggested by the objector are imposed. He said that drainage issues are not within the parish council’s control or expertise. He said the issue of the boundary wall is a matter for the parties concerned. He commented that if the dwelling was resited and further excavation into the hillside took place, this may adversely affect St Carroc. He said that councilors must also bear in mind the pre-application advice given by Cornwall Council. It was proposed by Councillor D Pugh Jones and seconded by Councillor D Jenkinson that an objection be made to this application on the grounds that the proposed dwelling will be sited too close to Corbeh which will be detrimental to the amenities of the occupiers of Corbeh. Four Councillors voted in favour of the proposal and Councillor R Anderson abstained from voting. The proposal was therefore carried.

Councillor D Pugh-Jones said that she had received a complaint that the occupiers of Whispers have built a massive wooden structure over a bank at the property. It was agreed that this matter would be discussed at the next meeting of the parish council.

7. Matters Arising from the previous meeting

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

Fit basketball hoop/Paint white lines in car park/Fit plank to see saw/Add woodchip to play ground (AVB)

As Councillor A Van den Broek is indisposed, these matters have not been actioned.

Circulate Jim Russell's highways report (RA)

The Chairman said he had actioned this matter and it will be discussed under item 18 on the agenda.

Ask Dave Jenkinson to cut Saints Way and Downs paths and remove fallen trees (SB)

The Clerk said she would action this matter within the next few days.

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

Councillor D Johns asked if there had been any progress regarding the flooding on Tenny's Lane. The Chairman said that the parish council was monitoring the situation.

8. To receive the Chairman's Communications

The Chairman said that he had received notification of those elected as councilors to the parish council and also notification that Dr A Virr was elected as the new Cornwall Councillor. It was proposed by Councillor R Anderson and seconded by Councillor D Jenkinson that the Chairman writes a letter of thanks, on behalf of the parish council, to the outgoing Cornwall Councillor, David Hughes, for all his hard work. All Councillors voted in favour. The proposal was therefore carried.

The Chairman also said that he had received a request from Councillor D Johns that the parish council considers having less frequent meetings. It was agreed that this matter would be discussed at the next meeting of the parish council.

The Chairman reminded all Councillors to return their election expenses forms to Cornwall Council.

9. To answer any questions from Councillors, previously notified to the Clerk

None.

10. To receive a report from the Clerk

None

11. To receive reports from -

a) Police

There was no further report in addition to the report given at the annual parish meeting.

b) Cornwall Councillor

None.

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

Mrs S Blaxley (April 19th 2017 – May 16th 2017 salary/ expenses) - £408.86
Cornwall Council (Rent for car park) - £166.67
Glenn Humphries Landscaping (Grass cutting) - £84.00
Cornwall ALC Limited (Good Councillor Guides) - £12.90
British Gas (Electricity for toilets) - £66.59
South West Water (Water for toilets) - £37.83
HMRC (PAYE income tax/national insurance) - £58.00
Robin Anderson (printer ink/stationery for NDP work) - £75.00

Councillor D Johns asked for clarification on the rent paid for the car park to Cornwall Council. The Chairman explained that this arrangement will continue until the asset transfer is complete and the TMO is in place. He said that whilst the parish council will not then pay rent to Cornwall Council, there will be other costs involved in running the car park. It was proposed by Councillor D Johns and seconded by Councillor S Phillis that all of the above orders be authorized for payment. All Councillors voted in favour of this proposal. The proposal was therefore carried.

13. To receive correspondence from :

a) Cornwall Council

The Chairman said the CNP meeting will be held on 19th June 2017 at the Alexander Hall, St Blazey.

b) Others

None.

14. Finance Report

To receive a current financial statement of the accounts

The Clerk reported that, this month, income of £1,911.32 had been received being the first half of the precept. She said the accounts balance at £19,051.07. The Chairman signed the cash book. The Clerk clarified how the precept is set and the limits on expenditure under Section 137 of the Local Government Act 1972. The Chairman said that it was imperative for councillors to consistently question whether the parish council has the power to spend money on requests for funds that may be made. The Clerk said that Councillors R Anderson and D Johns are signatories on the bank account and that the Chairman will be completing paperwork to enable other councillors to become signatories.

15. Golant Car Park

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

The Chairman said that he had received a complaint from Judith Luddington that a dumper truck was parked in Bay 1 in the car park and that rubble was also dumped in the bay. This is the bay for which she has a permit. The Chairman said that he believes the SSE contractors were using the bay when they were laying new underground cables. He acknowledged that they had not directly informed the parish council. He said that he had replied to Judith Luddington. He explained that Cornwall Council is in the process of drafting a TMO which will be submitted to the parish council for discussion. He said it will probably involve the parish council in some form of SLA with Cornwall Council. It was noted that the matters concerning the charging periods, times of charging, charges and enforcement of the charges will be discussed by the parish council at a later date. In addition, there will be further consultation with parishioners regarding these matters.

Councillor D Pugh-Jones said there is no soap in the toilets. It was agreed that the Clerk would inform CORMAC of this matter. The Chairman said that the toilet cistern and chain had been broken and, consequently, the toilet would not flush. He said that a plumber has now replaced the cistern and fixed the chain and the toilet has been unblocked and cleaned.

16. Village Green

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

The Chairman said that one of the parish council's responsibilities is to ensure that its assets are regularly inspected for safety reasons. Therefore, he said there needs to be a rota in operation for councillors to inspect the assets on a weekly basis. Councillor D Pugh-Jones said she felt nervous about undertaking a safety inspection. The Chairman said that it is a reasonable assessment of safety not a professional health and safety inspection. He said it was important to inform the Clerk that an inspection has taken place. The Chairman said he would liaise with Councillor A Van den Broek regarding the repair work he was going to undertake to some of the play equipment. Councillor D Johns said there is now a path to the end of the Pill and questioned whether the asset of the Pill extends beyond the water's edge. Councillor D Jenkinson said this asset belongs to GQUA. Councillor D Johns said there is a lot of rubbish collecting at the end of the path and in the Pill itself. The Chairman said that it is possible that the parish council could do a river rubbish clean up in the future. Councillor D Johns clarified that the football goals are fixed but can be moved in the event of the Air Ambulance needing to land.

17. Neighbourhood Plan

To receive and consider matters arising relating to the neighbourhood plan

The Chairman circulated draft copies of the neighbourhood plan to all councillors and the Clerk for discussion at a later meeting.

18. Highways

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

It was acknowledged that Jim Russell's report had been circulated and noted. One of the main conclusions of that report is that a responsible local community may press for action by Cornwall Council regarding the dangerous junction where the road from Golant meets the B3269. Councillor D Jenkinson said that he thinks the junction is very dangerous. Councillor D Johns clarified Jim Russell's recommendations for the junction. Councillor D Pugh-Jones said that it is unlikely that Cornwall Council will put in any rumble strips but perhaps they could be persuaded to erect more prominent signage. Councillor S Phillis said that the highway safety targets set for 2002-10 have been met by Cornwall Council but no targets have been set from now until 2020 which suggests that limited funds are available. He said that he agrees the junction is dangerous and there is no harm in undertaking a survey to ascertain the likely cost of new signage. The Chairman said the speed limit on the B3269 is 60mph so the answer would be to reduce this to 30mph which would be a low cost solution. It was proposed by Councillor R Anderson and seconded by Councillor D Pugh-Jones that Councillor R Anderson contacts Cornwall Council and asks for a highway safety review of the junction of the road from Golant with the B3269. All councillors voted in favour of this proposal. The proposal was therefore carried.

19. Footpaths and Benches

To receive and consider matters arising relating to footpaths and benches in the parish

The Chairman said that he had repaired and renovated an old bench and it has been placed on the path at the end of the Pill. He said that, at the last meeting of the parish council, it was noted that the fence on the lower footpath was broken and that this matter has now been actioned by Network Rail. He said that at the last meeting, it was resolved to ask Cornwall Landscaping to cut the Saints Way and Downs paths and remove fallen trees. The Chairman said there are actually eight fallen trees. It was proposed by Councillor R Anderson and seconded by Councillor D Johns that the Clerks asks Cornwall Landscaping to undertake one day's strimming of the Saints Way and Downs paths and to ascertain if they are able to deal with the eight fallen trees. All councillors voted in favour of this proposal except for Councillor D Jenkinson who abstained from voting. The proposal was therefore carried. It was proposed by Councillor R Anderson and seconded by Councillor S Phillis that the Clerk also asks Cornwall Landscaping to undertake cutting of Tenny's Lane. All councillors voted in favour of this proposal except for Councillor D Jenkinson who abstained from voting. The proposal was therefore carried.

20. Community Emergency Plan

To receive and consider matters arising relating to the community

None

21. Review of Accounts

To review the accounts for 2016/17

It was noted that everyone has had a copy of the Analysis of Receipts and Payments for 2016/17 with their agenda. The Clerk said these figures have been audited by the internal auditor, Mr Chris Harris. The Clerk advised that the figures from the Analysis of Receipts and Payments for the year have been transferred to the accounting statements on the annual return which will be sent to the external auditor. She clarified what the CTSG relates to and clarified what the insurance policy covers as well as Section 137 and Section 19 payments. It was noted that the car park income has remained constant over the last two years and that the income from the car park is fundamental to the accounts. She said that the important issue was that the parish council can justify its level of reserves and any expenditure it undertakes.

21(a) It was proposed by Councillor R Anderson and seconded by Councillor D Johns that the the annual governance statement 2016/17 be approved for

submission to the external auditor. All Councillors voted in favour of this proposal. The proposal was therefore carried.

21(b) It was proposed by Councillor R Anderson and seconded by Councillor D Johns that the accounting statements 2016/17 be approved for submission to the external auditor. All Councillors voted in favour of this proposal. The proposal was therefore carried.

The Clerk and one remaining member of the public left the room during discussion of item 23.

23. Clerk's Salary

To consider the Clerk's salary for 2017/18

It was agreed that the Clerk's salary would remain at spinal point 26 (£12.13/hr) for 2017/18.

23. Co option

To receive and consider applications for co-option onto the parish council

None

24. Date of Next Meeting

To confirm the date and venue of the next meeting on Tuesday 27th June 2017

The date of the next meeting will be on Tuesday 27th June 2017, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 9:30pm.

ST SAMPSON PARISH COUNCIL MEETING

23rd May 2017

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
7	Fit basketball hoop	AVB
7	Paint white lines in car park	AVB

7	Fit plank to see saw	AVB
7	Add woodchip to play ground	AVB
18	Request highway safety review from Cornwall Council regarding junction of road from Goland with B3269	RA
19	Ask Dave Jenkinson to cut Saints Way and Downs paths and ascertain if he can remove fallen trees	SB
19	Ask Cornwall Landscaping to cut Tenny's Lane	SB