

MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD ON TUESDAY, 23RD APRIL 2019 AT 7:15PM IN GOLANT VILLAGE HALL, GOLANT

Present: Councillors A Van den Broek (Vice Chairman), D Johns, S Phillis, D Jenkinson, J Pomeroy and D Pugh-Jones.

6 members of the public.

Mr Ivan Tomlin and Mr Gelson

Sue Blaxley (Clerk to the Parish Council)

The Chairman opened the meeting at 7:15pm.

Public Participation

Ivan Tomlin explained that, following receipt of the consultee comments, comments from members of the public and the parish council to the initial submission of the planning application for the Cormorant Hotel - PA18/11399, he had met with Cornwall Council Planning Officers and the AONB Officers. Following these meetings, he explained that the initial submission has been revised. In this respect, he said that additional plans and information has been submitted showing the relationship of the proposed development with the neighbouring properties. He said that the ridge height of unit 1 has been reduced by 0.5m and it has been set 1m further from the boundary. He said that the design of unit 2 has not changed. In response to comments from the AONB Officers, he explained that additional information has been submitted showing the existing and proposed views from the PROW to the rear of the site as well as existing and proposed information regarding light spillage from the site. He said that the proposed landscaping scheme has been revised to increase the tree planting.

Jason Cross said that he appreciates that amendments have been made to unit 1 but the overall height of the building remains too tall and in addition, the proposed roof terrace on the building will result in unacceptable overlooking to neighbouring residential properties. He said that the design of unit 2 will also be detrimental to the amenity of his dwelling house by reason of overlooking.

Graham Estlick said that he thought that the proposed balcony on unit 1 should be omitted to reduce overlooking issues. Amanda Cross said that primary windows of her dwelling house will be subject to overlooking by the proposed development.

Councillor D Johns said that he considers that the red line on the plan submitted with the application is incorrect in that it includes the PROW and part of Gumms Lane which he believes is not in the Applicant's ownership. Ivan Tomlin said that

he believes the plan is correct. Councillor D Johns asked if there is provision within the application for turning for construction vehicles. Ivan Tomlin said this is shown on the plans. Graham Estlick asked if there is a proposed traffic management plan. Ivan Tomlin said that this is incorporated into the construction management plan.

Graham Estlick thanked those who had renovated the Castledore finger post sign.

Fayre Hardy asked if there had been a response from Cornwall Council regarding the street lighting in Golant. Councillor D Johns said that Cornwall Council has said that 75% dimming of the street lights from dusk to dawn takes place but that they cannot be dimmed below 75% due to the fact that the lights have 45watt lamps. The ability to dim the lights to 50% will come into effect when the lamps are changed to LEDs. Fayre Hardy asked the Clerk to follow up the query raised by Robin Anderson regarding the increase to the precept which was detailed on the council tax invoices. Fayre Hardy said that it may be a good idea to have a new refuse bin by the pub. Councillor A Van den Broek said that this matter could be discussed at the next meeting of the parish council. In the meantime, Councillor S Phillis said that he would ask Cornwall Council if a new bin has to be paid for by the parish council.

Martin Hardy spoke in respect of planning application PA19/02003 for a change of use of a barn to hold activities, functions and ceremonies at South Torfrey Farm, Golant. He said that the submission claims that the proposed use of the barn will be solely in association with the existing holiday use on the site. He said that he would query whether this is the case and suggested that a condition be imposed on the planning permission restricting the number of guests that the venue could hold at any one time. He said that a time restriction on the use may also be appropriate. Martin Hardy also spoke in respect of planning application reference number PA19/02733 for non-material amendments for the omission of granite quoins to the proposed garage/craft hobbies room and a change to white UPVC windows in respect of approval PA18/07480 at Swingle Tree, Golant. He said that it is regrettable that the proposal is for UPVC fenestration instead of timber.

1. Apologies

None

2. To confirm the minutes of the meetings held on Tuesday 26th March 2019

The minutes of the meeting held on Tuesday 26th March 2019, having previously been circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

Councillor A Van den Broek declared an interest in planning application PA19/02849 for the construction of a garage at 3 River View Terrace, Golant, Councillor S Phillis declared an interest in planning application reference number PA18/11399 for the redevelopment of existing hotel premises including demolition of existing buildings and replacement with new residential development comprising nine detached residential properties, including associated ground works, provision of external amenity/garden areas, vehicular parking and drainage works at The Cormorant Hotel, Golant and Councillor D Jenkinson declared an interest in planning application reference number PA19/02003 for a change of use of barn to hold activities, functions and ceremonies at South Torfrey Farm, Golant and in item 14 where it relates to the use of the village green for a meeting with the coastguard.

4. Planning

To receive and consider the following planning applications:

Councillor D Jenkinson, having previously declared an interest, left the meeting during discussion of the following planning application.

PA19/02003 – Application for change of use of barn to hold activities, functions and ceremonies at South Torfrey Farm, Golant

Councillor A Van den Broek said that events have often been held in another building on the application site and there is adequate on-site parking. He said it was unclear in the application submission as to the number of guests that would be using the building, the subject of this application. Councillor D Johns said that the application submission states that the use will be in conjunction with the existing holiday use on the site. He said that the neighbours were concerned that they had not formally been consulted by Cornwall Council regarding this application. However, he said that they do not object to the principle of the application but they would like conditions attached to any planning permission granted restricting the times of operation and the number of people using the venue. Councillors agreed that they did not object to the application in principle but were concerned about the hours of operation and the noise levels emanating from the site. However, they agreed that it was positive to encourage rural diversification but at the same time the use must respect the locality. It was proposed by Councillor D Johns and seconded by Councillor D Pugh-Jones that the application be supported but that the issues concerning the hours of operation and the noise levels should be addressed by Cornwall Council. All Councillors voted in favour of the proposal. The proposal was therefore carried.

Councillor D Jenkinson returned to the meeting.

PA19/02733 – Application for non-material amendments for the omission of granite quoins to proposed garage/craft hobbies room. Change to white UPVC windows in respect of approval PA18/07480 at Swingle Tree, Golant

Councillor A Van den Broek said that the application site comprises a historic stone barn which was destroyed by fire in the 1960's. He said that the proposal is to build a garage and hobbies and craft room on the site and that the original proposal incorporated timber fenestration into the design and granite quoins on the front elevation. However, he said this proposal was to remove the quoins and to have UPVC fenestration. Councillor D Pugh- Jones said that there are many dwellings in the vicinity with UPVC fenestration and rendered walls. Councillor A Van den Broek said that the granite quoins would add some character to the development and that the barn that was on the site had had granite quoins. He said the removal of the granite quoins is a money saving exercise. It was proposed by Councillor D Johns and seconded by Councillor D Jenkinson that the application be supported. All Councillors voted in favour of the proposal except for Councillor A Van den Broek who voted against the proposal. The proposal was therefore carried.

Councillor A Van den Broek, having previously declared an interest, left the meeting during discussion of the following planning application. Councillor D Jenkinson took the Chair.

PA19/02849 – Application for construction of garage at 3 River View Terrace, Golant

Councillor S Phillis said that the concrete base is already in situ and the proposal is to construct a timber framed garage on the site which will be 0.5m wider and 2.5m longer than that which was originally approved. It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that the application be supported. All Councillors voted in favour of the proposal. The proposal was therefore carried.

Councillor A Van den Broek returned to the meeting.

Councillor S Phillis, having previously declared an interest, left the meeting during discussion of the following planning application.

PA18/11399 – Application for redevelopment of existing hotel premises including demolition of existing buildings and replacement with new residential development comprising nine detached residential properties, including associated ground works, provision of external amenity/garden areas, vehicular parking and drainage works at The Cormorant Hotel, Golant.

Councillor A Van den Broek said that the revised submission has removed two windows from unit 2 facing the dwelling known as Driftwood, and that unit 1 has been reduced in height by 0.5m and moved 1m further away from the boundary. He said the fundamental question is whether the parish council's objections to the original submission have been overcome. Councillor D Pugh-Jones said that they have not been overcome. Councillor D Johns said that the proposed development is still too high a density for the site and out of keeping with the village in terms of the number of units and its incongruous design. He said that the proposed block structure would be visually detrimental to the AONB. Councillor D Jenkinson said that one of the parish council's anxieties in respect of the proposal was based on the inadequate parking provision proposed for the development and this has not been addressed in the revised submission. He said that the parish council was also concerned that the design of the development did not respect the sensitivity of the site in landscape terms. He said this objection has not been overcome. He said that the design of unit 1 is incongruous to the AONB. Councillor D Johns said that the land registry plan does not correlate to the red line drawn around the site by the Applicants in that they claim ownership of the PROW and a section of Gumms Lane. It was proposed by Councillor D Johns and seconded by Councillor J Pomeroy that this matter be brought to the attention of Cornwall Council. All Councillors voted in favour of this proposal. The proposal was therefore carried. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that an objection be made to this application on the grounds of the parish council's original objections. All Councillors voted in favour of this proposal. The proposal was therefore carried.

Councillor S Phillis returned to the meeting.

5. Matters Arising from the previous meeting

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

Purchase yellow paint and re paint yellow lines opposite the car park and in the turning circle – AVB

It was noted that this matter is outstanding but will be undertaken during a period of prolonged dry weather. However, Councillor A Van den Broek said that this will be difficult to do as the existing lines are plastic taping as opposed to paint.

Request disposal plan for rubbish collected from river - AVB

It was noted that Paul Meredith had placed the dumpy bag of rubbish in a location from which Cornwall Council had collected it. Thanks were expressed to Paul Meredith.

Send photographs of derelict boats to GQUA, asking for views on their removal - DJ

Councillor D Jenkinson said that he had spoken to GQUA and they have assured him that there is a new policy within the organisation regarding the removal of derelict boats. He said that the two he photographed are deemed to be “projects”. He said that GQUA has assured him that derelict boats will be removed when a boat needs attention.

Amend asset listed as “playground” to “village green including playground and parking area - SB

It was noted that this matter has been actioned.

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

None

6. To receive the Chairman’s Communications

None

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

None

b) Cornwall Councillor

None

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

Mrs S Blaxley (18th March 2019 – 15th April 2019 salary/ expenses) - £517.96
Cornwall Council (Rent for Car Park April 2019) - £166.67
Cormac Solutions (Toilet Cleaning – February and March 2019) - £327.60
Cornwall ALC (Annual Membership) - £172.76
Western Web (Annual renewal of web space) - £96.00
South West Water (Water for Toilets 06/03/19 – 03/04/19) - £24.36
BHIB (Annual Insurance premium) - £563.03
Fowey Harbour Commissioners (Electricity for Boatwatch Hut 19/01/19 – 06/04/19) - £33.84
ROSPA (Annual play equipment inspection) - £82.20
Glenn Humphries Landscaping (Grass Cutting – 29th March 2019) - £90.00

It was proposed by Councillor D Johns and seconded by Councillor S Phillis that all the above orders be authorized for payment. All Councillors voted in favour of this proposal. The proposal was therefore carried.

11. To receive correspondence from:

a) Cornwall Council

None

b) Others

None

12. Finance Report

To receive a current financial statement of the accounts, to review income and expenditure against budget and to consider the precept for 2019/20

The Clerk reported that the accounts will close the 2018/19 financial year at £16,375.43. It was noted that last year, the accounts closed at £14,138.30. The Vice 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

Councillor D Pugh-Jones reported that the toilet was not very clean on Monday but it was agreed that this was to be expected after a busy bank holiday weekend. Councillor D Johns said that AS Parking should be paying us more regularly with the money taken from the car parking machine. It was agreed that the Clerk would ask AS Parking for a copy of their payment policy.

14. Village Green

Councillor D Jenkinson, having previously declared an interest left the meeting during discussion of the following item.

To receive and consider a request from Golant Boatwatch to use the village green for a meeting with the local Coastguard (and their vehicle) on the village green on Tuesday 14th May 2019

It was noted that the use of the village green for this purpose would be at 7pm for approximately 1 hour. It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that the use of the village green for this purpose be agreed. All Councillors voted in favour of the proposal. The proposal was therefore carried.

Councillor D Jenkinson returned to the meeting.

To receive and consider the ROSPA Play Safety report

Councillor S Phills said that the ROSPA Play Safety report had highlighted several areas which need addressing: the gate into the play area is closing too quickly so the spring needs adjusting, there is strimmer damage to the agility trail and the swing posts so rubber needs to be put on the bottom of the posts, a tread plate needs to be replaced on the agility trail and the slide is covered in bird excrement. Councillors A Van den Broek and S Phillis said they would attend to these matters although it was acknowledged that nothing could be done to address the issue of bird excrement on the slide.

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

Councillor D Pugh-Jones said that the grass has not been cut under the bench near Ian Laughton's house. It was agreed that this area is not part of the village green.

15. Neighbourhood Plan

To receive and consider matters arising relating to the neighbourhood plan

None

16. Highways

To receive and consider a request for reduced street lighting in Golant

The Chair thanked Martin and Annemarie for renovating the Castledore finger post sign. Councillor D Pugh-Jones said that the fire engine could not get past

the parked cars on the road next to the rowing club due to cars being parked there. It was noted that a sign has now been erected asking drivers not to park beyond a certain point in order to avoid such problems for emergency vehicles. Councillor A Van den Broek said that if there is an emergency, the Fire Service would push any cars out of the way that were blocking their passage to an emergency. Councillor D Pugh-Jones said that the request to extend the yellow lines by one car space in front of St Sampson's Terrace will be the subject of a further meeting at Cornwall Council. Councillor D Jenkinson said that a parishioner had expressed concerns that metal tyre tracks from a tractor had destroyed parts of the tarmac surface on the road into Golant. Councillor S Phillis said that he had inspected some of the road signs with a view to cleaning them. However, he said that they are covered in solid sap so cleaning them may remove some of the lettering. He said that the signs may need replacing as opposed to being cleaned.

17. Footpaths and Benches

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

None

The Clerk left the meeting during discussion of the following item.

18. Clerk's Salary

To consider the Clerk's salary for 2019/20

It was agreed that the Clerk's salary would be increased from spinal point 26 - £12.85/hour to spinal point 27 - £13.11 with immediate effect.

19. Co-option

To consider applications for co-option onto the parish council

Siobhan Harper introduced herself saying that her background was in HR and education. She said that she was on the parish council some time ago and she has been on the village hall committee. She explained that she is now semi-retired and wants to give something back to Golant, which she considers to be a special place. Siobhan harper left the meeting at this point in the proceedings.

It was proposed by Councillor D Johns and seconded by Councillor D Pugh-Jones that Siobhan Harper be co-opted onto the parish council. All Councillos voted in favour of this proposal. The proposal was therefore carried. Siobhan Harper returned to the meeting.

20. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 28th May 2019

The date of the next meeting will be on Tuesday 28th May 2019, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 8:20pm.

ST SAMPSON PARISH COUNCIL MEETING

23rd April 2019

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
14	Adjust spring on gate into the play area, affix rubber to base of swing posts and posts of agility trail, replace tread plate on agility trail	AVB/SP