

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING
HELD ON TUESDAY, 26TH JULY 2022 AT 7:15PM IN GOLANT
VILLAGE HALL, GOLANT**

Present: Councillors D Jenkinson, (Chairman), D Johns, A Van den Broek, D Pugh-Jones, S Harper and M Whell.

Fayre Hardy, Mr and Mrs R Kneebone, Anne Mcleod, Chris Taylor and Ian Laughton.

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

Public Participation

Fayre Hardy said that she acquired an enforcement notice in respect of the debris on the road emanating from the Cormorant development. She said that the enforcement officer is going to make further investigations into the alleged washing out of a concrete mixer and discharging the resultant debris onto the highway. She said that the developers are using Gumms Lane for vehicular access which may be contrary to the planning permission. Councillor D Johns said that they are working on the steps and wall to the rear of the site. Fayre Hardy asked if the parish council is part of Cornwall Council's LMP scheme. The Clerk confirmed that this is the case. She asked if an annual income and expenditure analysis could be published on the parish council's website. In addition, she said that the parish council should not pay the internal auditor's invoice as there had been too many simple errors in their original and subsequent reports.

Roger Kneebone explained that he is the Applicant for planning application reference number PA22/05142 for a first-floor extension and alterations to the existing studio and gallery at Riverside Gallery and that he was seeking the parish council's views on the type of cladding he should use and whether he should replace the garage door with fenestration. The Chairman said that it is the proposed design, in terms of its size and height, and the use of a flat parapet roof, that is the main focus of the parish council's objection. He said that if revised plans were submitted showing a slightly angled roof,

this may take away the major objection. Roger Kneebone said that a more traditional roof design will affect the visibility of the solar panels. He said there is a huge flat roofed building immediately behind and above the application site. Councillor D Johns said that the AONB Officer has objected to the shape of the building. The Chairman said that the best way forward would be for the Applicant to submit revised plans for discussion by the parish council.

Ian Laughton said that there may have been a failure of process by Cornwall Council in terms of notifying neighbours of the proposed development at Sunnyside, Water Lane, Golant. (Reference number PA22/05346). However, Anne Macleod said that she had now received a letter from Cornwall Council advising her of the planning application. She said that she did not object to the application. Ian Laughton said that overlooking from the proposed roof terrace is not too much of a problem as it will be surrounded by high, opaque glass.

1. Apologies

The Chairman welcomed everyone to the meeting. Councillor D Pugh-Jones apologised for her late arrival at the meeting.

2. To confirm the minutes of the meeting held on Tuesday 28th June 2022

The minutes of the meeting held on Tuesday 28th June 2022, having previously been circulated, were agreed as an accurate record subject to an amendment to minute 20 to read “Councillor D Johns said that surplus power generated from solar panels can be sold to the grid. He said that Octopus Energy have a tariff which will pay up to 18p/kw to return power to the grid and, on a different tariff, off peak electricity can be purchased from them as low as 7.5p/kw.”

3. Declaration of interest in items on the agenda

None.

4. Planning

To receive and consider the following planning applications:

PA22/05346 – Demolition of existing detached two-storey, two-bedroom dwelling and erection of a new two-storey, four-bedroom dwelling and associated works at Sunnyside, Water Lane, Golant

The Chairman said that the proposed development is for the demolition of the existing bungalow on the site to replace it with a dwelling 1.5 storeys high. He said that it will be approximately 1 ft higher than the existing bungalow and will be built to modern building regulations. He said that a parishioner had contacted him saying that it should be noted that contractors should not assume they can use the village green on which to park their vehicles. Councillor A Van den Broek said that many parishioners consider that the proposed development will overdevelop the site. He said that the nearest neighbour however does not object to the proposal. Councillor D Pugh-Jones said that a condition should be imposed on the permission restricting the hours the contractors can work. It was agreed that the roof terrace with a tall glass surround which cannot be looked over or through mitigates any unacceptable overlooking. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the application be supported. All Councillors voted in favour of this proposal except for Councillor M Whell who abstained from voting as he considers the design to be incongruous. 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

The Chairman reported that all the action points were actioned and would be discussed under the relevant agenda items. He said that Fowey Town Council had not yet responded advising when the Saints Way footpath will be cut.

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

None.

6. To receive the Chairman's Communications

The Chairman emailed the following communications in advance of the meeting:

1. Email received from a Parishioner, offering possible amendments to the proposed development of the gallery, (should a revised application be received) in line with the discussion in the Parish Council meeting.
2. Emails received to identify which footpaths should be managed by Fowey. (Penventinue to Sawmills.)
3. Phone call received to suggest that the ticket machine was not working. Machine checked and found to be ok and working fine.
4. Email received from Alliance Parking that cash had recently been collected and that there was plenty of paper for tickets, so neither of these would have been the cause of any problem with the machine.
5. Email received about the concern that "small children will be lost in the grass of the playground!" AGENDA:18
6. Email received concerned about the village green and playground, asking if both might be attended to before the Carnival. Also, a suggestion that rumours were circulating about the plan to improve the entrance at the far end of the Pill to Tanhay House and whether permission had been sought from the PC? AGENDA: 18
7. Request for Andrew's email, to enable an invoice to be raised for strimming.
8. Email received asking why Woodgate was not on the village map. It wasn't on the original map (which was used as a template) but will be added when a revision is printed.
9. Request from the developer to support an application by Openreach to carry out emergency (night-time) duct work down Water Lane.
10. Report from a Councillor that complaints had been received about the state of the village green and playground. AGENDA :18
11. Request received from the Village Hall for continued financial support for the ongoing supply of Broadband. AGENDA: 13
12. Email received to promote Stoke Climsland Climate Fayre
13. Email received with a copy of the response from Cornwall Council about the alleged breach of planning conditions at the Cormorant site, and specifically in relation to the discharge of water and concrete

sludge from the washing of concrete lorries. CC confirmed that no further action is required having visited the site.

14. Copy email from a parishioner, sent to Councillor Virr, about the state of the potholes down Water Lane. AGENDA:20

15. Email received from a firm quoting to “encapsulate” the soffits on the toilet block. AGENDA: 15/17

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

None

8. To receive a report from the Clerk

None

9. To receive a report from Cornwall Councillor A Virr

A report (see below) was read out at the meeting:

Water Lane Resurfacing

I was pleased to see that after sustained pressure Highways visited Water Lane and has done a reasonable job of filling in the worst holes. Proper resurfacing is planned in the short-term. I will update the Parish Council when a date is confirmed. Church Hill has also been added to the work programme.

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

Mrs S Blaxley (Salary and Expenses) - £549.11

Cornwall Council (Rent for Car Park – June 2022) - £167.67

Cornwall Pension Fund (Pension Contributions) - £95.62

Source for Business (Water for Public Toilet – June 2022) - £36.99

HMRC (VAT April – June 2022) - £101.95

HMRC (PAYE) – 97.92

Aalgaard Renshaw (Internal Audit) - £180.00

The Clerk explained that the payment to HMRC in the sum of £101.95 for VAT was an accounting error on her part. She said that

she had entered input tax incorrectly on the accounting software and that whilst this would be paid this quarter, it would be refunded next quarter as she had now corrected the error. It was proposed by Councillor D Jenkinson and seconded by Councillor A Van den Broek that all the above orders be authorized for payment except for the payment to Aalgaard Renshaw who would be asked to reduce their fee in view of the repeated errors made in their audit report. All Councillors voted in favour of this proposal.

11. Finance

To receive and consider a current financial statement of accounts

The Clerk reported that a donation of £500 had been received from Imerys towards new play equipment, £228.21 VAT repayment and £112.22 LMP PROW grant for 2021/22. She said that the accounts balance at £24,192.45.

12. Internal Audit Report

To receive and consider the Internal Audit report for 2021/22

The Chairman said that the precept figure (£3946.22) was still incorrect in the report and that this would be added as an addendum on the website. It was proposed by Councillor D Jenkinson and seconded by Councillor A Van den Broek that the internal audit report for 2021/22 be approved. All Councillors voted in favour of the proposal. The proposal was therefore carried.

13. Village Hall Broadband

To receive and consider a request for financial assistance towards the provision of broadband in the village hall

The Chairman said that the Village Hall have requested financial assistance for the continued provision of broadband in the village hall. He said the amount was £311.88 for the year. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that a

donation of £311.88 be made. All Councillors voted in favour of the proposal. The proposal was therefore carried.

14. Cormorant Hotel Site

To receive and consider matters arising relating to the Cormorant Hotel site

The Chairman said that he had received an email from the developer saying that concrete mixers were not being washed out; Superfast broadband is now in the village and that the developer is still scheduled to complete the development in August 2022 with some internal work expected to take place in September 2022.

15. Devolving Assets from Cornwall Council

To receive and consider matters arising relating to the devolution of assets from Cornwall Council

The Chairman said that the parish council is in a position to authorise the deed of transfer although it is not legal until dated by the solicitor. He said that he had asked the Rowing Club about the parcel of land between the toilet block and the rowing/canoe club which is part of the devolved asset and is currently used for the storage of boats. He said that the Rowing Club think that they own a strip of land up to 1.5m from the toilet block but the parish council's solicitor thinks that Cornwall Council own the entire piece of land and therefore, it should be transferred to the parish council. He said that the Rowing Club need to prove ownership via a legal document. He said the deed of transfer will be held by the parish council's solicitor until ownership of the strip of land is definitively ascertained. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the deed of transfer be signed. All Councillors voted in favour of the proposal. The proposal was therefore carried.

16. Golant Car Park

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

Councillor D Pugh-Jones asked when the white lines in the car park will be re-painted. The Chairman said this will be done when the new tarmac is laid; And that this will not be until the “parking payment” season is over. A meeting will be held with the developer to agree the process by which the payment will be made (for white lining) and which could go towards the playground upgrade when that project gets underway.

17. Public Toilets

To receive and consider any matters arising relating to the public toilets

The Chairman said that an asbestos survey was undertaken by Cornwall Council back in 2019 which identified that the soffits contain asbestos. He said that Cornwall Council will pay the parish council a grant of £1,200 to either encapsulate the soffits or pay towards removing them. It was proposed by Councillor D Jenkinson and seconded by Councillor D Pugh-Jones that this grant be accepted and held until we know how best to utilise the building (post ownership transfer). All Councillors voted in favour of the proposal. The proposal was therefore carried.

18. Village Green and Playground

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

It was noted that Councillor S Harper and the Clerk had submitted an expression of interest to Cornwall Council to receive a grant from the CIL fund towards the new play equipment. However, Councillor S Harper reported that this application was unsuccessful as the CIL fund was being given to help improve the environment for those affected by big developments. Councillor D Pugh-Jones said that now the parish council has received money from Imerys towards the project, the parish council is obligated to progress the project more rapidly. The Chairman accepted that there is a commitment to move on the Playground project, but the sudden progress on the devolvement of Cornwall Council assets and the need to reserve

money against the carpark (and ticket machine) would potentially delay the start of the project until sufficient funds were in place.

The Chairman said that Golant Heritage Group has invited councillors to attend the unveiling of the U turn round post on the village green. This will take place on Saturday 6th August 2022 at 1:45pm. He reported that Golant Heritage Group had thanked the parish council for their generous donation towards the device.

19. Green Issues

To receive and consider any matters arising relating to green issues in the parish

None

20. Highways

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

- The Chairman thanked the parishioner who contacted Cornwall Councillor A Virr, requesting that repairs to the highways in the parish be undertaken. This seems to have prompted Highways to action.
- Councillor A Van den Broek said that he has not yet ordered the diagonal bollards for placing on the concrete strip next to the Pill in front of the pub, as liability issues were still under discussion.

21. Footpaths and Benches

To agree a schedule for footpath maintenance and grass cutting in the parish

The Chairman circulated a suggested schedule for footpath maintenance and grass cutting prior to the meeting. After some discussion, it was agreed that Tinneys Lane, the upper Downs path and the Downs link path should be cut twice a year (mid-May and end of July) and that the village green should be cut 8 times/year as

required. Considerable discussion took place as to whether the edges of the village green should be left to grow naturally for environmental reasons. It was proposed by Councillor D Jenkinson and seconded by Councillor A Van den Broek that Councillor A Van den Broek obtain three quotations for the footpath maintenance and grass cutting as agreed. All Councillors voted in favour of this proposal. The proposal was therefore carried.

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

Councillor D Johns said that he had received concerns that part of the Saints Way which is in Fowey parish needs cutting. The Clerk said she would ask Fowey Town Council again when this is likely to take place.

22. Co-option

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

Chris Taylor explained why he wanted to be a parish councillor and what he can contribute to the parish council. It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that Chris Taylor be co-opted onto the parish council. All Councillors voted in favour of the proposal. The proposal was therefore carried.

23. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 27th September 2022 in Golant Village Hall

The date of the next meeting will be on Tuesday 27th September 2022, commencing at 7:15pm in Golant Village Hall, Golant.

There was no further business, and the meeting was closed at 9:10pm.

ST SAMPSON PARISH COUNCIL MEETING

26th July 2022

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
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