

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING
HELD ON TUESDAY, 28TH FEBRUARY 2023 AT 7:15PM IN ST
SAMPSON PARISH CHURCH, GOLANT**

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

15 members of the public
Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm and welcomed everyone.

Public Participation

Shona Hoad introduced herself as the new vicar for St Sampson and Tywardreath.

Lia Tania Tigarean spoke in respect of planning application reference number PA22/10896 - Erection of new detached two storey above ground with partial basement, four-bedroom dwelling on the footprint of a demolished bungalow and associated works at Sunnyside Water Lane, Golant. She said that she has read everyone's comments on the planning portal and that the majority of the concerns raised, such as the stability of the land and drainage, will be addressed once planning permission is granted.

Simon Simpson said that he lives next door to the application site and is concerned that no technical review of the site took place before excavation commenced. He said that a watercourse runs below or close to where excavation has taken place. He said that his mains water feed runs across the site which was severed and now he has a temporary water feed above ground which freezes in cold weather. He said that as excavation works for the proposed basement have now taken place, it is a 'fait accompli' that the new dwelling will have a basement as safe backfilling would now be difficult.

Steve Phillis said that drainage has been a problem in Golant for many years. He said that the submitted plan shows a basement area

on one side of the site only, but the excavations have taken place across the whole site.

Martyn Hardy said that the parish council broadly supported the previous application as the proposed footprint and design was an improvement to the dwelling which previously existed on the site. He said that as works to excavate the site have now commenced, in the absence of a valid planning permission, he asked the parish council to change their view on the proposed development.

Ian Laughton said that excavation of the site has already taken place and this has occurred to the edges of the site. He said that the watercourse in the vicinity of the site is still running even though there has been very little rain in recent days. He asked where the water will be diverted.

Rachel Mackison explained that she lives above the site in Orchard Cottage and is concerned about potential subsidence if there is heavy rain. She said that she would welcome reassurance that the height of the development will be no higher than that which was originally approved.

Robert Tillet explained that he is the Applicant for Sunnyside. He said that the proposal is for a replacement dwelling. He said that the quality of the original dwelling made it unsuitable for re-furbishing. He explained that the development will be undertaken in accordance with approved legislation and process. He said that he was unaware that the neighbours water pipe had frozen due to the provision of a temporary pipe. He explained that the basement will be to one side of the new dwelling. He said that a soil survey has been undertaken and the level of the water table investigated. He said that there will not be a combined sewer as a soakaway will be provided for surface water. He said that the dwelling will be screened with soft landscaping and that he intends to re-build the dwelling with some of the features of the original cottage. He said that he intends to live in Golant and that he is not a property developer,

Louise Jordan said that the property known as The Watchers remained empty for a long time and she is concerned that this will be the case with Sunnyside?

1. Apologies

Apologies were received and accepted from Councillor M Whell.

2. To confirm the minutes of the meeting held on Tuesday 20th December 2022

The minutes of the meeting held on Tuesday 20th December 2022, having previously been circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

Councillor C Taylor declared a prejudicial interest in item 4 on the agenda where it relates to PA22/10896.

Councillor C Taylor left the meeting during discussions relating to PA22/10896.

4. Planning Applications

To receive and consider the following planning applications:

PA22/10896 - Erection of new detached two storey above ground with partial basement, four-bedroom dwelling on the footprint of a demolished bungalow and associated works at Sunnyside Water Lane, Golant.

The Chairman said that, whilst the parish council acknowledges and is unhappy that excavation of the site has taken place, he has been advised by Cornwall Council that this should have no bearing on determination of the application and that it must be judged on its merits. He said that the application states that there is not a watercourse within 20m of the site which is incorrect. He said that he is concerned that a Flood Risk Assessment has not been undertaken prior to work commencing. Councillor S Harper asked if the elevations will differ from those originally approved. Councillor D

Johns said that they will not differ. Councillor S Harper said that if the drainage issues are addressed, she cannot see a problem with the application provided the footprint and elevations are the same as those originally approved as the only alteration is the addition of a basement. Councillor D Pugh-Jones said that she was concerned that a Heritage Impact Statement has not been submitted as the site is in close proximity to Orchard Cottage which is a Grade II Listed Building. Councillor S Harper said that Orchard Cottage had planning permission for a contemporary extension.

Councillor D Johns said that if the provision of a basement was included in the original application, the parish council would not have objected to the application.

It was proposed by Councillor D Jenkinson and seconded by Councillor S Harper that the application be supported subject to a condition being imposed on the planning permission asking for a Flood Risk Assessment to be submitted to and approved by the LPA prior to commencement of work on site. In addition, Cornwall Council should be informed that there is a watercourse within 20m of the site and be notified that the parish council is unhappy that excavations have already taken place on the site. All Councillors voted in favour of the proposal, apart from Councillor D Pugh-Jones who abstained from voting. The proposal was therefore carried.

Councillor C Taylor returned to the meeting.

PA21/10010 - Construction of log cabin summerhouse with decking at Land Adjacent to Robins Hill, Golant

The Chairman said this application is a revision to the application, omitting the previous decking. He said that the parish council objected to the original application, explaining that the site is landlocked and has no access. It was proposed by Councillor D Johns and seconded by Councillor S Harper that the parish council objects to the revisions to this application citing the same reasons submitted in respect of the original application under the same reference number. All Councillors voted in favour of the 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

- Councillor A Van den Broek reported that Network Rail are responsible for the maintenance of the post/rail fence at the rear of the car park. Councillor C Taylor said that one of the contractors who may undertake the re-tarmacking of the car park will remove the low level railings as part of the works and Councillor A Van den Broek said that he will remove the remainder.
- Councillor C Taylor said that he had not yet obtained quotations for replacement benches.
- Councillor A Van den Broek said that he had inspected the D shackles on the swings and they are safe. However, he said that he will replace them.
- Councillor C Taylor said that he has removed the bench on the Saints Way.
- The Chairman said that he has written to the owner of Cliff House regarding the possible siting of a mobile repeater unit on his land. The Chairman said that he will then ascertain the cost of a mobile repeater unit.
- The Chairman said that he had asked CC A Virr to investigate the long-standing pending planning applications and he reported that planning permission for Lantyan House has now finally been granted.
- The Chairman said that he asked for a time extension for the submission of a grant application for the toilet building but it transpired that the grant was unsuitable and the date had passed.

- Councillor D Johns said that he had sent out a Maurie mail regarding the provision of a Kayak rack in the toilet building as had been planned.

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

- The Chairman said that the village map has now been updated and that he has a PDF copy. He said that he will circulate the PDF via Maurie Mail. He thanked Ian and Sarah Laughton, on behalf of the parish council, for re-designing the map and for undertaking the amendments.
- Councillor D Johns said that he has removed the signs from the car park. He said that he has retained one sign – Permit Holders Only – for use on the village green and will discuss with Ian and Sarah Laughton appropriate siting.

6. To receive the Chairman’s Communications

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

- 1. Email re’ Jubilee expenses
- 2. Email from Stephen Kirby (CC Planning) re-iterating the status of the Saints Way footpath that had been questioned again.
- 3. Update from the developers of the Cormorant confirming 6 houses completed with 3 more to complete in January 2023.
- 4. Copy of an email identifying mud on the lane by Torfrey Nursery.
- 5. Various emails about the setting up of banking arrangements for the new ticket machine.
- 6. Email reporting the collapse of some of the bank inside the Pill. Network Rail have been informed.
- 7. Email received about overgrown hedge at the top of Water Lane.
- 8. Email received about the need to cut back excessive growth on Tinney’s Lane.

- 9. Email from Julian Barr confirming the requirement by CC to attend to the retaining wall around his property. Work to be carried out in January/February 2023.
- 10. Further emails to set up Direct Debit mandate instructions for Banking for the new ticket machine.
- 11. Various emails concerning the updating and correcting of the village map.
- 12. Copy of an email concerning a non-material amendment to a property at the Cormorant, not being carried out as planned.
- 13. Email from a “proof reader” for the updating of the village map.
- 14. Further emails concerning an objection to the change in a building by the developer.
- 15. Email confirming the spelling of Camellia Cottage received.
- 16. Email from Cllr Virr confirming that he would uphold the objection raised to the change in a Cormorant building. (Brick wall to glass balustrade)
- 17. Email asking for progress on a Construction Management Plan and mud on Road.
- 18. Email traffic with our solicitor to provide a letter of confirmation for the Bank to authorise a Mandate for the new ticket machine.
- 19. Email raising concerns about the preparation for a basement at Sunnyside in advance of planning approval. Issues specifically centre on water courses and springs being affected.
- 20. Emails concerning the removal of the broadband “line of sight” connector on the Boatwatch Hut and connection to the new router now installed. Possible use for a connection to Oakenhurst on a pay to use basis.
- 21. Email received raising concerns with the premature removal of spoil on the Sunnyside site in preparation to the proposed basement development.
- 22. Request for history and update on Tinney’s Cottage from a lady with the maiden name Tinney. Assistance (and a lot of detailed history) provided by Sue Reardon.
- 23. Email with expenses for Christmas Fayre received.
- 24. Email to Cllr Virr to seek support on outstanding planning applications not decided.

- 25. Email received re' Sunnyside planning application to confirm that our PC deliberations should be based on its merits.
- 26. Maurie Mail received confirming the removal of the old shed in the Pill.
- 27. Email received with electricity charges for the Boathut.
- 28. Email received suggesting that it would be useful if the changes to the toilet block could include lockers for life jackets and oars etc.
- 29. Invitation for ideas and questions to go to the Port Users Group meeting in March, which will be attended by Simon Robins.
- 30. Email traffic concerning brambles along the sunken lane at the top of Water Lane.
- 31. Email confirming a revised planning application for a plot of land adjacent to Robins Hill.
- 32. Further email re' planning application for a summerhouse on a plot adjacent to Robins Hill, with confirmation that there is no parking and no access.
- 33. Email prompting a Maurie mail for parking permits to be requested.
- 34. Maurie Mail sent out to remind parishioners to apply for their parking permits.
- 35. Final version of the updated village map sent though for approval and printing.
- 36. Further emails to update Simon for the upcoming P.U.G.meeting.
- 37. Email from a Parishioner concerned that we do not lose the toilet facility when we develop the toilet block.
- 38. Contact from a Councillor suggesting that the Architect for the Sunnyside development wants to attend the PC meeting and a possible public meeting.
- 39. Email received confirming the introduction of a "Community Capacity" fund to enable smaller organisations (like ours) to apply for projects that need to cover fees for architects etc.
- 40. Invitation from the planning office at CC to attend a "teams" meeting on Monday 27th Feb to discuss planning conditions.
- 41. Confirmation that the planning approval has been granted for Lantyan House with our negotiated "conditions."

- 42. Email shared from Village Hall about insurance risk.
- 43. Email received concerning information on Business Rates and Council Tax.
- 44. Email asking if the recent discussion on a CMP could be applied retrospectively to Sunnyside?
- 45. Email asking for the designed capacity of the village sewage system?
- 46. Email to seek a meeting 'informally' to discuss plans for the Coronation.
- 47. Email seeking clarification on the process to help raise funding for the planned upgrade to the village playground.
- 48. Email received from Boatwatch seeking a donation towards a proposed web cam with views over the river.
- 49. Maurie Mail detailing the plan to hold an open session/presentation by the architect for Sunnyside on Wednesday 1 st March in the Village Hall at 9:00am.

Councillor D Johns said that, at the last meeting, the issue was raised regarding anomalies in business rates and council tax being paid by parishioners. It was agreed that it would be helpful if Councillor D Johns would send out a Maurie Mail reminding all parishioners of the rules.

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

The Chairman said that he had received a request from Boatwatch for a financial donation of £500 towards a webcam to monitor the river. He said that Boatwatch will install the webcam and monitor it and will pay for the server. He said that anyone will be able to access the web cam via a link. It was agreed that the webcam will not take up a significant broadband band width so as to interfere with the car parking machine. It was proposed by Councillor D Jenkinson and seconded by Councillor A Van den Broek that a donation of £500 be made towards the webcam. All Councillors voted in favour of the proposal. The proposal was therefore carried.

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:

Construction Guidance

I was pleased to meet with the Parish Council, a local resident and a senior Planning Officer to discuss a way forward to mitigate some of the disruption caused by building works in the village. The proposal is to indicate in planning applications the need to work according to some documented best practice guidance that will be published on the Parish Council website and shared with the community. The expectation is that most issues can be resolved with education / information for the property owners and their builders.

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

Mrs S Blaxley (Salary and Expenses – 13th December 2022 – 21st February 2023) - £863.60

Cornwall Pension Fund (Pension Contributions) - £150.45

Corserv Facilities (Toilet Cleaning – January, February and March 2023) - £601.53

Western Web Ltd (Website Domain Renewal) - £30.00

Source for Business (Water for Toilets – November, December and January 2023) - £97.45

Flowbird Smart City UK Ltd (Car Parking Machine) - £4,914.00

Fowey Harbour Commissioners (Electricity for Boatwatch Hut) - £85.26

Western Web (Website Hosting) - £126.00

It was proposed by Councillor C Taylor and seconded by Councillor S Harper that all the above orders be authorized for payment. All Councillors voted in favour of this proposal.

11. Finance

To receive and consider a current financial statement of accounts

The Clerk reported that income of £350.00 has been received for car park permits and £15.00 from Graham Estlick for postage. She said that the accounts balance at £23,825.56.

12. 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, the details are as follows:

We will be all finished in 2 weeks with the last little bits all being completed. 2 houses are still being marketed. I am happy to meet up and discuss the contribution on white lining and also to hear your plans on the playground to see how we might assist with that.

13. Car Park

To receive and consider quotations for re-tarmacking and white lining of the car park

Councillor C Taylor detailed three quotations which he will circulate to all councillors. It was noted that one of the contractors has quoted to remove the post/rails on the section of the car park to be re-tarmacked. It was agreed that Councillor C Taylor would ask the others to do the same and ask them for timescales in respect of undertaking the work. The Chairman said that a decision will be made at the next meeting of the parish council regarding which contractor to engage and the time scale for carrying out the work.

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

The Chairman thanked Councillor D Johns for his hard work in progressing the cashless parking machine which will be operational from 1st March 2023. Councillor D Johns said that the machine is easy to operate and the ticket rolls are easily changed. He said that

spare rolls and instructions for changing them, plus instructions for re-setting the machine will be stored in the Boatwatch Hut. The Chairman thanked Councillor D Johns, on behalf of the parish council, for his hard work in procuring a new parking machine.

The Clerk handed out the car parking permits which will be distributed by councillors.

15. Public Toilets

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

Councillor D Johns reported that he had circulated a Maurie Mail saying that the parish council is considering the use of the toilet building as a kayak store and inviting comments and/or alternative ideas. He said that he had received many responses in support of the idea and no objections. The Chairman said that a new grant – Community Capacity Fund – will be available soon which would help pay for architects' fees for conversion of the building. Councillor D Johns questioned whether an architect is required but the Chairman said he was uncomfortable going ahead with building works in the absence of drawings and technical specifications. It was agreed that Councillors D Johns and A Van den Broek would inspect the building to ascertain the works required to convert the building to a kayak store. Meanwhile, three quotations will be required from appropriate architects.

16. Village Green and Playground

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

Councillor S Harper said that whilst the Village Hall Committee would be prepared to assist with raising funds for the playground project, there were a number of technical reasons why this cannot be undertaken immediately. She said there will be a further meeting of the Village Hall Committee on 2nd March 2023 when the matter will be discussed.

17. Green Issues

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

The Chairman thanked Councillor D Johns for organising the Jubilee tree planting. Councillor D Johns said that he had been asked by a parishioner if the toilet block could be used to host an electric car charger. He said that this would need to be a fast charger and something for a future occasion.

18. Highways

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

The Chairman thanked John Varco, on behalf of the parish council, for clearing the debris left by Highways at the top of Water Lane and on Church Hill. He said that the parish council will need to discuss a road closure for the Kings Coronation at the next meeting.

19. Footpaths and Benches

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

None

20. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 28th March 2023 in St Sampson Parish Church.

The date of the next meeting will be on Tuesday 28th March 2023, commencing at 7:15pm in ***St Sampson Parish Church, Golant.***

There was no further business, and the meeting was closed at 9:15pm.

ST SAMPSON PARISH COUNCIL MEETING

28th February 2023

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
5	Obtain quotations for replacement benches	CT
5	Replace D shackles on swings	AVB
5	Ascertain cost of mobile repeater unit	DJ
5	Circulate PDF of village map	DJ
6	Send out Maurie Mail regarding Business rates and council tax Rules	DJohns