

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING
HELD ON TUESDAY, 27TH SEPTEMBER 2022 AT 7:15PM IN
GOLANT VILLAGE HALL, GOLANT**

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

Fayre Hardy for the public participation section of the meeting.

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

Public Participation

Fayre Hardy said that the application by Network Rail for a Marine Licence (PA22/08349) is a consultation document to many consultees including the parish council and Cornwall Council and that members of the public can also comment on the application. She said that the application is for sea defences to protect the land between Lostwithiel and Fowey for the next 20 years. She said that she would encourage the parish council not to support the application until additional details have been confirmed. She suggested that conditions could be imposed to protect the environment and parishioners' health.

Fayre Hardy commented that the traffic management and parking as well as hours of working by the contractors should be taken into account in consideration of planning application PA22/08554 – Extension and alterations at Lantyan House, Church Hill, Golant.

1. Apologies

The Chairman welcomed everyone to the meeting. Apologies were received and accepted from Councillor D Pugh-Jones.

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

The minutes of the meeting held on Tuesday 28th July 2022, 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 a prejudicial interest in item 14 on the agenda where it related to land that is claimed to be in the ownership of the Rowing Club.

4. Planning

To receive and consider the following planning applications:

The Chairman explained that there had been an issue with residents concerning the dust emanating from a building site in the village, which also involved the Health and Safety Executive being called to the site. The Chairman explained that this issue has generated further complaints from other residents saying that they have also had problems with contractors on sites close to their homes. As a result, a group of residents formed and met with Cornwall Councillor A Virr to discuss the matter further. The Chairman said that Cornwall Council does have a guidance document entitled “Noise and Dust Control on Construction and Demolition Sites” and Cornwall Councillor A Virr has said he will be contacting the Planning Department to see if this guidance can be applied to planning permissions granted for development in the parish. Councillor S Harper said that the Parish Council should work with parishioners who are anxious about such matters. Councillor M Whell said that they could come to the Parish Council with their views and concerns and work with the Parish Council. Some discussion took place regarding alerting parishioners, via Maurie Mail, to planning applications in the parish. But there was a general acceptance that too few people get involved at the Planning Application stage when comments can be made to the planners at Cornwall Council.

PA22/08349 – Consultation on application for a Marine Licence at Golant Quay, Golant

The Chairman said that the consultation relates to an application to rebuild the sea wall between Lostwithiel and Fowey and that the

works would be completed in December 2023. He said that the application states that it could be a 24-hour operation. The Chairman said that he had requested further information from the Applicant including start and finishing times, noise control and traffic management but these details have not yet been forthcoming. The Applicant has stated that a formal response to the questions raised will be provided when the tender for the works is finalised. However, Councillors agreed that the application cannot be supported until further information is provided. Councillor D Johns said that the Applicant should consider attending the Parish Council and giving a formal presentation of the proposed works. Councillor A Van den Broek said that the drivers of any vehicles associated with the works should pay if they park in the car park. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the application cannot be supported in the absence of clear information and that the Applicant be invited to give a presentation on the proposed works to the Parish Council. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA22/08554 - Extension and alterations at Lantyan House, Church Hill, Golant

The Chairman explained that the proposed development is modest in scale and that the nearest neighbour has no objection to the proposed development. It was proposed by Councillor D Johns and seconded by Councillor C Taylor that the application be supported subject to a condition being imposed to ensure that the contractors comply with the guidance contained within Cornwall Council's document entitled "Noise and Dust Control on Construction and Demolition Sites" dated April 2010 and that a traffic management plan be submitted for approval and that all contractors' vehicles should be parked on the site. 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

The Chairman reported that all matters arising would be discussed under the relevant agenda items.

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

None.

6. To receive the Chairman's Communications

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

1. Email received from Rachel Mackison with planning considerations for the Sunnyside Application. It was received too late for consideration by Councillors and the writer was advised to put any comments onto the CC planning portal.
2. Email received asking that we checked the slide in the playground for any sharp edges. Apparently, a child had cut themselves. Andrew checked and found nothing untoward.
3. Email received from a parishioner confirming that documents on the internet would suggest that land north of the toilet block is owned by CC.
4. Email received from a parishioner with a document showing that as at 31st July 1987, the 27.08 acres known as Golant Downs, was to remain as protected under section 9 of the ACT 1965. (commons registration act)
5. Email received from a parishioner to confirm that the accounts were available to members of the public. The reply from the RFO was that there are certain audit documents that are routinely placed on the web site. Individual requests can be raised by anyone.
6. Email received from Andrew Pittaway (environment protection officer) to confirm that further meetings were being held with the senior officer in Fowey to see how best to proceed with the matter of noise from South Torfrey.
7. Email received from the potential owner/operator of a pop up café to be located within the 'Gallery'. The writer was advised to contact CC as the enforcing authority and to ensure that all appropriate licenses and legalities had been approved and that H&S and food safety standards were to be followed.
8. Email received from a parishioner asking that the PC examine the

possibility of installing “charging points” for electric/battery driven boat engines, within a secure environment, as well as supporting the notion of a kayak rack within the toilet block when acquired.

9. Email received from a parishioner outlining the proposal for a viewing platform at the north end of the Pill. Fund raising was commencing on Sports day and rough plans/artist impressions are available.

10. Email received from Caitlin Lord (CC area link person) confirming that someone from CC will be in touch about providing the outstanding funding to do with removing/protecting the asbestos for the toilet block.

11. Email received from Alison Fogg, with an article showing that France have introduced a new law requiring that all buildings in commercial zones MUST be covered in either plants or solar panels.

12. Multiple emails from solicitor and The Rowing Club, to ascertain the title deeds and therefore ownership of the small parcel of land north of the toilet block.

13. Email from Alison Fogg identifying the concern in France over the potential fire risk from the current heatwave. Are we acting well enough to prevent a similar problem in the UK?

14. Email and phone calls to MD of Alliance Parking to confirm an issue with the ticket machine. Apparently, someone had tried to phone but couldn't get through? I phoned and got through immediately and the machine was working again the same day.

15. Multiple emails with solicitor about the title deeds to the small plot of land by the toilet block.

16. Multiple emails from a parishioner raising concerns to do with the developer carrying out work connecting to water mains at the end of Gumms Lane. Developer contacted and responses provided to the parishioner.

17. Email received from the Fowey Canoe Club seeking permission to use the village green to park their boats for the morning of Sunday 2nd October and to operate a temporary one way system on the Sunday morning to allow for the transportation of trailers back to South Torfrey.

18. Follow up emails confirming that vehicle from subcontractors have been noted as parking in Gumms Lane.

19. Email between Chair and RFO regarding Assets of Community Value, re: The Fisherman's. CC required a new application and a reconfirmation of the “footprint” of the land and buildings.

20. Multiple emails following an issue with Orchard Cottage and the failure of an operative to follow correct H&S rules and as a result allowed dust from the site to blow over the houses opposite. MAC construction was reported to the HSE.
21. Email received from Alliance Parking to say that the ticket machine was broken and needed a replacement part. They were authorised to repair the machine.
22. Email from a parishioner confirming that Bar Silo was asking for an amendment to their licence.
23. Email about the closure of Water Lane opposite Orchard Cottage due to problems with S W Water.
24. Email from a parishioner following contact from Alexander Mackison about the development of Orchard Cottage.
25. Email received from a parishioner with a copy report from ACRE (Action with Communities in Rural England) for information.
26. Email confirming that the amendment for Bar Silo was to do with extending the covered seating area. The amendment was sent too late for consideration by this PC.
27. Further email received outlining the general feeling that contractors are not always operating within the terms set down by the planning application and that further discussion on the subject needs to be had.
28. Email received from Alexander Mackison following an email from the Chairman about the recent incident on the Orchard Cottage site.
29. Contact from a parishioner concerned that overflowing bins (Sawmills) were attracting rats. Needs further investigation and a solution required.
30. Email from a parishioner asking why there was no planning application notice located on the gallery?
31. Email from Andrew Pittaway (Environment Officer) to confirm that any "minor" variation to a licence, would not impact of on the licencing objectives including the prevention of a public nuisance.
32. Further email traffic concerning the need to exert greater control over contractors.
33. Email received from Alison Fogg providing a link to test riding of electric bikes: <https://www.eventbrite.co.uk/e/fully-charged-cornwall-ebike-and-ecargo-bike-demo-weekend-tickets-406233644767>
34. Email received from Cornwall Planning to provide the amendment to bar Silo and a drawing showing the required extension of covered

seating area. The deadline for representations was only 3 days after receipt.

35. Invoice for electricity received from Boatwatch for the Boatwatch Hut.

36. Email question over the removal of the plastic chain into the village green car park. It is in Ian's garage for the winter.

37. Email request from Cornwall planners to ask if they could determine the application for the gallery. After a 'round robin' we decided to retain our request that working hours should be restricted to those we identified originally, which were then adopted, "to protect the amenities for local residents."

38. Email received to confirm that the proposal to install raised parking blocks was rejected by GQUA. However, the success of the temporary sign (during the carnival) has prompted the idea to install a more permanent and similar sign.

39. Email received to identify the assets (owned by GHG) that are to go onto the PC insurance list.

40. Email received from a parishioner about the planning application for Sunnyside.

41. Confirmation and receipt of documentation to do with the annual canoe race from Golant for the Canoe Club.

42. Request from a parishioner to report the broken post by the corner of the Fisherman's Arms.

It was noted that a "pop up" restaurant which had been operated from Riverside Gallery has now closed. The Chairman said that the Rowing Club has applied to use the village green for boat storage on Sunday 2nd October 2022 and that a one way traffic system will be in operation. It was agreed that a Maurie Mail should be sent out detailing the proposed route of the traffic flow.

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:

Disruption from Building Projects

I have met with local residents frustrated by the ongoing disruption caused by building projects. I emphasised the excellent work that has been done by the Parish Council, particularly with respect to the Cormorant Hotel project. I will work with the planning team and the Parish Council to see whether a workable set of rules can be agreed to put before builders to minimise disruption and reflect the challenges of working in a small village with difficult road access.

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

Mrs S Blaxley (Salary and Expenses) - £674.96

Cornwall Council (Rent for Car Park – August and September 2022) - £333.34

Cornwall Pension Fund (Pension Contributions) - £116.54

Source for Business (Water for Public Toilet – July and August 2022) - £90.95

Corserv Facilities (Toilet Cleaning April – June 2022 inclusive) - £913.28 (already paid)

Corserv Facilities (Toilet Cleaning August and September 2022) - £456.64

Fowey Harbour Commissioner (Electricity for Boatwatch Hut) - £54.58

It was proposed by Councillor D Johns 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 no income has been received and that the accounts balance at £22,831.31.

The Clerk left the meeting during discussion of the following item

12. Clerk's Salary

To receive and consider the Clerk's Salary for 2022/23

It was agreed that the Clerk's salary be increased by one spinal point to spinal point 23 (£14.67/hour), effective from 1st June 2022.

The Clerk returned to the meeting.

13. 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 the schedule to complete the works is as follows: hard landscaping, tarmac in Gumms Lane and at the bottom of the drive to the site will be completed within the next two weeks; small planting starts on 3rd October 2022, 4 properties are being handed over to customers very soon and the other 5 should be completed within the next 6 weeks. The developer has said that contributions promised to the parish will be discussed nearer to completion of the development. It was reported that there are some concerns about the parking of vehicles at the end of Gumms Lane but it was noted that the site does have parking spaces in that location. Councillor A Van den Broek said that the saplings which have been planted are dead. Councillor D Johns said that the safety fencing lying in the undergrowth at the start of the path to Sawmills needs removing. The Chairman said that he would email the developer about these matters.

Councillor A Van den Broek, having previously declared an interest, left the meeting during discussion of the following item.

14. 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 has authorised the deed of transfer although it is not legal until dated by the solicitor. He said that the ownership of the parcel of land between the toilet block and the rowing/canoe club has not been resolved. He said that the Rowing Club think that they own a strip of land up to 1.5m from the toilet block but their solicitor has not provided documentation to prove this. He said that Cornwall Council has offered a “pragmatic” solution in that the devolved land will not now include the strip of land that the Rowing Club claim to be in their ownership. Cornwall Council will not clarify if they have title over this piece of land. He said that the gift of what Cornwall Council want to devolve is up to them and that to pursue this further will incur further legal fees. Councillors agreed that any legal costs incurred by the Rowing Club will not be met by the Parish Council. The Chairman said that he had received a further plan from Land Registry clearly showing that the strip of land in question is in the same ownership as the toilet block. However, he said that he had emailed the parish council’s solicitor with this plan but has not yet received a response until he returns from holiday. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the decision be deferred until a response has been received from our solicitor regarding this plan, but the parish council is inclined to accept the revised offer from Cornwall Council, if only to avoid further legal costs. Ultimately, the local Parish Council cannot have any future devolved land held in dispute with another owner. All Councillors voted in favour of the proposal. The proposal was therefore carried.

15. Golant Car Park

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

The Chairman said that Councillor C Taylor is attempting to obtain quotations for re-tarmacing the southern part of the car park, below the Boatwatch Hut. He said that decisions need to be made as to which contractor will undertake the works, when the work will be done, white lining of the entire car park and replacement of the metal

railings to the rear of the car park. Councillor D Johns said that the bin belonging to the Sawmills occupies a space of approximately 6 – 8m which could be used for kayak storage. Councillor A Van den Broek said he had asked the owner to move the bin. Councillor D Johns reported that the telephone line to operate the new car parking machine has now been installed but Openreach will not install broadband as the premises is a non-serviced premises. He said that, in the long term, 4G is becoming increasingly important.

16. 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 has agreed to pay the parish council a grant of £1,200 to either encapsulate the soffits or pay towards removing them. It was noted that the grant has not yet been received.

17. Village Green and Playground

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

Councillor S Harper said that she was pursuing two avenues of funding for the playground project: Sport England crowd funding and the National Lottery.

18. Green Issues

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

None

19. Highways

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

The Chairman reported that the two issues which have been reported relating to a bollard and a sign being knocked over have been made safe.

20. Footpaths and Benches

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

Councillor D Johns said that he would cut the diagonal footpath on the Downs. Councillor C Taylor agreed to undertake an inspection of the benches on the village green.

21. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 25th October 2022 in Golant Village Hall

The date of the next meeting will be on Tuesday 25th October 2022, commencing at 7:15pm in Golant Village Hall, Golant.

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

ST SAMPSON PARISH COUNCIL MEETING

28th September 2022

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
13	Email developer of Cormorant site regarding dead saplings and discarded fencing	DJ