

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD ON  
TUESDAY, 31st MARCH 2015 AT 7:15PM IN GOLANT VILLAGE HALL,  
GOLANT**

**Present:** Councillors C Hunter (Chairman), S Reardon (Vice Chairperson), J Luddington, S Ratchford and M Whell.

Sue Blaxley (Parish Clerk)  
Cornwall Councillor David Hughes  
7 members of the public

The Chairman opened the meeting at 7:15pm.

**Public Participation**

Maurie Parsons said that he was sorry if he had caused angst among the parish council as a result of his comments at the last meeting regarding councillors' appearances at village events. He said that his point was that he thinks that parish councillors should attend the "meet and greet", not as a councillor, but as a resident, so that new parishioners can put "a name to a face". He also said that he would answer any questions on the planning application reference number PA/15/02324 which is to be discussed under item 4 on the agenda. He said that the applicants have shown the plans to the immediate neighbours and they support the application. He explained that the application amends the previously approved application for a replacement dwelling on this site in that the revised application proposes a smaller dwelling for the site. He said the applicants will be undertaking the ground works at the site entrance soon in order to keep the existing planning permission alive. Councillor S Reardon asked Maurie Parsons if a summer house would replace the chalet on the site. Maurie Parsons confirmed that this would be the case.

Penny Parsons said that the stiles across Penquite Drive had been replaced and she thanked the parish council for their efforts in this respect. She said that the village hall committee wishes to replace the notice boards outside the village hall as they are in a poor state of repair. She said that the parish council has sole use of one of these notice boards. She explained that the likely cost of replacing the notice boards is approximately £500 and she asked if the parish council would be willing to make a contribution to this cost. The Chairman said the matter would be put on the agenda for discussion at the next meeting of the parish council but reminded Penny that it would be necessary to complete a formal application in writing to enable proper consideration of this to be given. He invited her to contact the Clerk to obtain an application form for this purpose.

Christine Dodridge said that she thinks that it would be detrimental to the village if an outside parking company monitors the car park as it is a negative step and it would be too stringent. She said that a "happy medium" would be preferable whereby volunteers police the car park. The Chairman said that while no decision had yet been made on this issue although it was on the Agenda. One of the concerns the Council has is that volunteers have no legal basis for issuing penalty notices and there could be more complicated issues surrounding such an arrangement such as the status of volunteers (as possible deemed agents/employees of the Council –would the parish be their employer and/or responsible for their actions and would our insurance cover that?). Christine said that people will not know about the penalty notice point and that volunteers could arrange their own rota. She mentioned that she would be prepared to go to the car park for a couple of hours each week and she was sure others would be prepared to do the same. The Chairman said that information on issues such as validity of enforcement tend to disseminate while a voluntary approach to car park policing is unlikely to prove effective given past experience. He deferred to Councillor Reardon. Councillor S Reardon said the parish council were instrumental in introducing monitoring of the car park, as when the parish plan was drafted, the biggest complaint from parishioners was the parking problems in the car park caused by the parking of cars, dinghies and trailers. Christine Dodridge said an outside parking company will earn revenue from imposing fines. The Chairman said this would be the case if the council vote for them to police the car park but commented that the parish council would receive all the money from the parking meter and that there would be no change there. In fact, if people bought and displayed valid parking tickets there would be no change on the ground. More importantly the council would not have to pay either car park takings or any other income to police the car park. Penny Parsons commented that there has been a lot of publicity regarding the over aggressive nature of private companies enforcing parking charges. The Chairman said he is well aware of this but that AS Parking (who have tendered for the role of monitoring the car park) is a local company who work for a number of parish councils one of whom is our neighbouring council at Fowey who have recommended them to us. They will operate at no charge to the parish council and are independently audited by an outside body on a regular basis. He explained that the parish council have a discretion in the rules which can be applied and also have the option of using them for a trial period so if it did vote to retain them this could be reviewed. Graham Estlick said that there are two vehicles displaying disabled badges that regularly park in the car park and never pay as do a lot of boat owners. Councillor J Luddington said that it is unfair on permit holders who do pay to park if there is no enforcement of the parking charges for other people.

Robin Anderson said that it is time that the parish council took some action regarding the public toilets and car park. He said the toilet building is an eyesore and the railings in the car park are in a very poor state of repair. He said that volunteers could monitor the car park. The Chairman explained that the parish council are aware of the poor state of repair of the toilet building and the railings. The toilet building is not owned by the parish council although its future is possibly tied up with the future of the car park which will be dealt with later in the meeting. He said that the parish council is in the process of renewing the car park lease and that the question of a community asset transfer of both the car park and the toilets building was being investigated. In the meantime, he said that the car park is to be relined and the internal assets review undertaken by the parish council in the Autumn of 2014 had identified a large number of items in and around the car park which need to be addressed/improved. In particular, there is old signage which needs removing, the car park area needs cleaning up with weeds etc to be removed and the parking spaces need relining. It was also noted in the review that the railings need removing or renovation or replacing. In respect of the latter item, he said that the parish council has made enquiries to establish who actually owns the railings before making a decision on what to do with them. For example, we could not remove them if they belonged to Network Rail and were in situ for railway safety purposes. Enquiries had been made on this and it has been recently established that the railings do not belong to Network Rail and the issue now, possibly in consultation with Cornwall Council, is whether to remove or replace them. This does of course depend on whether the parish council takes a new lease or takes a transfer of the car park. Otherwise the parish council had agreed in the Autumn not to move forward with works under the assets review until the Spring although some positive outcomes had already been achieved notably in relation to the removal of defunct Network Rail signage and the improvement of their land adjoining the car park which Councillor Luddington had been instrumental in convincing them to get done. In respect of the toilets, the Chairman commented that the parish council did not close them and that they did investigate taking them over in 2011 but, at that time, the cost was perceived as being too high. He explained that the parish council is looking again at the possibility of an asset transfer of this building but it is complicated by the potential liability of the toilet building in terms of its structural integrity and the cost of converting it for an alternative use. He said that the parish council needs to be satisfied that such an asset transfer could be undertaken with the minimum financial liability to parishioners. He said that he was happy for any volunteers to assist the parish council with progressing this matter further

## **1. Apologies**

Apologies for absence were received and accepted from Councillor S Fitzgerald and from Councillor M Whell for his late arrival at the meeting.

**2. To confirm the minutes of the last meeting, held on 24<sup>th</sup> February 2015**

The minutes of the meeting held on the 24<sup>th</sup> February 2015, having previously been circulated, were agreed as an accurate record.

**3. Declaration of interest in items on the agenda**

Councillor S Reardon declared a prejudicial interest in agenda item 4 and Councillor J Luddington declared a personal interest in agenda item 10 with particular reference to the payment of invoices for the website.

**4. Planning -**

**To consider applications received from the District Council :**

Councillor S Reardon, having previously declared an interest, left the meeting during discussion of this item.

PA/15/02324 - Application by Mr and Mrs D Pheplstead for replacement dwelling at Tenneys Cottage, Golant (amendment to PA12/02356). The Chairman explained that this application is an amendment to a previously approved application. He said the proposed dwelling is smaller than previously approved (312 square metres instead of 500 square metres) and in spite of the site being prominent from the River, the proposed dwelling appeared to be in keeping with the surroundings and will be shielded to a certain extent by the topography of the site and the mature hedges surrounding it. He said that the neighbours support the previous application for a much larger building.. Councillors J Luddington and S Ratchford said they concur with this view. It was proposed by Councillor J Luddington and seconded by Councillor S Ratchford that this application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

Councillor S Reardon returned to the meeting.

**4. Matters Arising from the previous meeting**

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

**meeting:**

Keep users of village green parking area of progress re Riverbank Cottage (SR)

It was noted that this is an ongoing issue.

Purchase and site new salt bin and inform highways of its location (MW)

Councillor M Whell said he would do this in time for next winter

**Progress assets review (CH/JL/SR)**

Councillor J Luddington explained that there are a number of issues outstanding in respect of the village green. She said that she was waiting for the builders to finish work before progressing some of these matters further. She said that she had obtained a quotation in the sum of £3,500 to replace the railings in the car park with stainless steel ones. She said the railings appear to belong to Cornwall Council. She suggested that in line with the works to be undertaken in the internal assets review, a spring clean of the village takes place towards the end of April and that all parishioners could be involved. It was proposed by Councillor J Luddington and seconded by Councillor S Reardon that Councillor S Reardon would organize a spring clean. All Councillors voted in favour of this proposal. The proposal was therefore carried.

**Obtain quotations for repairs to fence in playground (MW)**

Councillor M Whell said that he had obtained two quotations. It was noted that this matter would be discussed under agenda item 17.

**Sort parish council documents in village hall (SB/JL)**

The Chairman reported that this matter had been actioned.

**Write letter to Peter Le Grys to thank him for his clarification regarding the bus shelter (SB)**

The Chairman reported that this matter had been actioned. Councillor S Reardon said that when the YHA had sold the site to Peter Le Grys, a condition was that the bus shelter had to be removed and the gates had to be reinstated.

**Speak to Fowey Town Council regarding workings of AS Parking (SB)**

The Chairman reported that this matter had been actioned. He said that the Clerk from Fowey Town Council had emailed the Clerk and said that AS Parking was efficient and helpful and that she would happily recommend the company.

Parking permits to be issued (SB)

The Chairman reported that this matter had been actioned.

Prepare brief for surveyors for demolition, disposal and making good of toilet building and ascertain likely costs of carrying out the work (CH)

The Chairman reported that he had not progressed this matter apart from speaking to Michael Foulkes who has estimated that it will cost approximately £420 for him to prepare a structural report of the building. It was agreed that a minimum of two quotations would be obtained for this report and that the matter would be discussed at the next meeting of the parish council.

Prepare draft revised standing orders (SB)

The Chairman reported that this matter had been actioned and that it will be discussed at the next meeting of the parish council.

| Ask Golant Pill printers what their ideal scenario of dates would be for parish council meetings (CH)

The Chairman reported that this matter had been actioned and that the parish council meetings would continue to be held on the 4<sup>th</sup> Tuesday of the month as alternative dates would not work for other Councillors.

Inform Cornwall Council about poor state of repair of stiles on Penquite Drive (SB)

The Chairman reported that this matter had been actioned

## **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**

The Chairman read out a report from PC Lloyd Panter which explained that there had been two reported crimes in the parish since his last report. Both were thefts, one involving the theft of an iPhone from a car in the car park and the other was the theft of a fuel tank from a boat adjacent to Jimmy Marine's premises. He said he believes the crimes occurred at the same time. He also said that he was looking forward to attending the Boatwatch spring get together on 28<sup>th</sup> March 2015 and would be happy to speak to anyone on that evening about matters that require police attention. He said the police surgeries are still very well attended and he will be arranging to continue this service on the second Wednesday of each month throughout the year.

**b) Cornwall County Councillor**

Cornwall Councillor David Hughes explained that resurfacing works will be taking place on the road from Castledore to the A390 and on the road from Castledore to Church Street, Twydrreath. He said that a number of parishioners had raised concerns about the enlarged gap in the hedge at Trewidland Farm and the mud brought onto the highway by the cattle. He said that the enforcement officers at Cornwall Council are deciding whether to take enforcement action in respect of this matter and the police have also been informed. He explained that he had spoken to the planning officer regarding her reasons for wanting to approve the planning application at Applegate, School Hill, Golant. He said that he did not consider there were sufficient planning reasons to justify refusing this application and therefore, would not be calling the application before the Planning Committee. He said that it will be approved under delegated authority. He said that officers at Cornwall Council were sympathetic to the complaints about the destruction of the hedge at Gumms Lane but the enforcement powers available to ensure the owners rebuild the hedge are non-existent. He said that the enforcement officers are currently working on enforcement action in respect of the South Torfrey wind turbines and that the draft enforcement notices are currently with the legal team. He explained that if enforcement notices are served on the owners of the site, they may appeal these notices. He said that all parliamentary candidates will be attending the Fowey Forum on Thursday 23<sup>rd</sup>

April 2015 for a question and answer session. He said that the demolition of Cornwall Coliseum will take place on 25<sup>th</sup> April 2015 and the next meeting of the Central Area Planning Committee will be commencing at the earlier time of 10am.

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

Councillor J Luddington left the meeting during discussion of this item.

CALC (2015/16 subscription fee) - £135.90

Mrs S Blaxley (February 17<sup>th</sup> - March 24<sup>th</sup> 2015 salary/ expenses) - £293.81

Mrs S Blaxley (parking permits/key for filing cabinet) - £32.96

Mrs J Luddington (web domain registration) - £11.37

Mrs J Luddington (website) - £180.00

Peter Edwards (village hall PA system) - £703.00

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

Councillor J Luddington returned to the meeting.

**11. To receive correspondence from :**

- a) Cornwall County Council
- b) Others

There was no correspondence reported.

**12. Finance Report**

**To receive a current financial statement of the accounts**

The Clerk reported that, this month, income of £31.40 had been received from the car park. She said the balance of the car park account stands at £22,616.11 and the balance of the other account stands at £2,423.67.

**13. Golant Car Park**

**To consider the options for policing the car park**

The Chairman explained that the options for policing the car park had been

previously discussed at length. He said these options are: employ a car park warden, use an independent organization or do not police the car park. He said that if the parish council is unable to secure a community asset transfer shortly, the lease on the car park will have to be renewed at a cost of £2,000/year. Councillor M Whell said that his view was to either use local volunteers to police the car park or to not police it at all. He said that he was against using AS Parking as they receive all the revenue from the fines and that it will lead to a lot of unnecessary grief when the parish council has enough money in reserve. He said that he does not want the negative atmosphere in the village that using AS Parking will create.

Councillor S Ratchford said that he objects to the use of AS Parking as it is making money out of misery. He said that he thinks that the way forward would be to licence someone local to issue parking fines. The Chairman asked why that is different to using AS Parking. Councillor S Ratchford said the latter will not exercise any discretion at all whereas local volunteers would be able to distinguish between persistent offenders and someone making a genuine mistake.

Councillor J Luddington explained that the parking situation is absolute chaos at weekends. She said that if all 12 permits are in use at the same time, only 14 car parking spaces are available and a value has to be put on them. She said the value has to be a monetary one and that people have to be responsible and pay the appropriate parking charge. Councillor M Whell asked what percentage of people parking in the car park actually pays to park. Councillor J Luddington said that statistics show that there are a large number of people who access their boats and park in Golant, many of whom know they will not receive a parking fine if they do not pay to park. She said that she supports the use of AS Parking.

Councillor S Reardon said that she supports the use of AS Parking. She said that a local "enforcer" will get into arguments with offenders and they have no power to issue parking tickets. She said it is not fair to put someone in that position. She explained that the parish council would give AS Parking the rules which are to be enforced. She said the parking problem will not be resolved by being "nice". She said that she considers that AS Parking should be used for a trial period of at least one month.

The Chairman said that the car park is used in the main by non residents. He said it is a commercial asset for which the parish council is legally obliged to pay rent and has a duty to maintain on a full repairing basis. Therefore, he said, if the parish council is to function in a financially responsible manner, it has to be managed in a commercial way. He emphasized that the parish council is a

publicly accountable body. He said that he has experience of the use of a commercial “enforcer” and it is not as bad as people anticipate it will be. He said that a balance has to be struck between commerciality, and inconvenience to those who may fall foul of enforcement with an eye to the certainty of a return. He said that his view was that the use of AS Parking has to be trialed. It was proposed by Councillor J Luddington and seconded by Councillor S Reardon that the use of AS Parking be trialed for a period of 3 months starting forthwith with a 10 minute grace period to be allowed before a ticket has to be purchased after arriving in the car park and a 10 minute grace period be allowed on the expiry of a ticket before a fixed penalty notice is issued. Councillors C Hunter, J Luddington and S Reardon voted in favour of this proposal and Councillors M Whell and S Ratchford voted against. The proposal was therefore carried.

**To receive and consider the community asset transfer of Golant toilets and car park**

The Chairman said he would obtain quotations from surveyors to report on the structural integrity of the toilet building before the next meeting.

**To receive and consider any other matters arising relating to Golant car park**

None

**14. Website for St Sampson Parish Council**

**To receive and consider matters arising relating to a website for St Sampson Parish Council**

Councillor J Luddington explained that the website is purely a portal for information for parish council business. She said that she had met with Western Web to discuss the specification and the brief and they are currently building the site. She said that all councilors will see the pages prior to them going live. She said there will be useful links on the website to other sites. She emphasized that it is not intended to compete with other websites. She said there will be a “who’s who” page with a short description relating to each individual. She said it will enable parishioners to access parish council information and that the site will be launched at the AGM.

**15. Neighbourhood Plan**

**To receive and consider matters arising relating to the neighbourhood plan**

Councillor S Reardon explained that the steering group is in place and that the group's terms of reference have been approved. She said the first questionnaire has been drafted and it will be hand delivered to all households in the parish. She said that returns are to be handed in to the pub. She said that a public meeting will be held in the village hall towards the end of April 2015 with a view to formulating a more detailed questionnaire which will be sent to all households in the parish.

#### **16. Highways**

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

Councillor S Reardon said that half way down Water Lane, there is a large rut on the left hand side of the road in which vehicles could get a wheel stuck. The Chairman said he would contact Cornwall Council in respect of this matter. Councillor S Reardon said that an annual walk around the village used to be undertaken with a representative from the Highways Department at Cornwall Council so that material hazards in the roads could be highlighted. It was agreed that the next time Cornwall Councillor David Hughes arranges such a walk around, he will inform the parish council so that a representative may attend.

#### **17. Footpaths and Benches**

##### **To receive and consider quotations for benches for the village green**

Councillor J Luddington reported that she had received a quotation from Duchy Timber for 2 picnic tables with benches and a garden seat in the sum of £474 plus VAT. These will be placed on the village green. It was proposed by Councillor S Reardon and seconded by Councillor J Luddington that this quotation be accepted. All Councillors voted in favour of this proposal. The proposal was therefore carried.

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

Councillor M Whell explained that he obtained two quotations for replacement fence posts on the village green. One was from Glenn Brewer who had quoted £180 including VAT for 8 posts. The other was from Andrew Van Den Brock who has quoted £195 including VAT for 10 posts. It was proposed by Councillor M Whell and seconded by Councillor J Luddington that the quotation from Andrew Van Den Brock be accepted. All Councillors voted in favour of this proposal. The

proposal was therefore carried.

### **18. Grass Cutting**

#### **To receive and consider quotations for cutting the grass on the village green**

Councillor J Luddington explained that the Lawn Ranger is the present incumbent for grass cutting. She said that he has quoted £80 plus VAT/ cut to cut and remove the grass for the 2015/16 season. She said that Glen Humphries Landscaping has quoted £65 plus VAT/cut to cut and remove the grass for the 2015/16 season. It was noted that both contractors have waste disposal licences and public liability insurance. Councillor S Reardon said that Glen Humphries Landscaping is very efficient and reliable. Councillor M Whell said that the Lawn Ranger is local and parishioners know him. It was proposed by Councillor J Luddington and seconded by Councillor S Reardon that the quotation from Glen Humphries Landscaping be accepted. All Councillors voted in favour of this proposal. The proposal was therefore carried. It was agreed that either Councillor J Luddington or Councillor S Reardon would inform Glen Humphries Landscaping when the grass needs cutting.

### **19. Computer Equipment**

#### **To consider the course of action to be taken with the parish council's computer equipment**

It was noted that some of the equipment is being stored by the Chairman and that Councillor S Reardon has a printer. It was noted that the computer tower belongs to Barry Campbell Taylor. It was agreed that the Chairman would have the hard drive of the tower stripped and the equipment would be retained in the store room of the village hall. If the equipment works, it will be kept and if not, recycled.

### **20. Co-option of Member to Parish Council**

#### **To receive and consider an application for co-option onto the Parish Council**

There were no candidates.

**21. Date of Next Meeting**

**To confirm the date and venue of the next meeting on Tuesday 28<sup>th</sup> April 2015**

The date of the next meeting will be on Tuesday 28<sup>th</sup> April 2015, commencing at 7:15pm in Golant Village Hall unless a meeting to discuss a planning application is called prior to that date.

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

**ST SAMPSON PARISH COUNCIL MEETING**

**28<sup>TH</sup> APRIL 2015**

**ACTION POINTS**

| <b><u>Minute Number</u></b> | <b><u>Action</u></b>  | <b><u>By Whom</u></b> |
|-----------------------------|---|-----------------------|
| 5 (page 4)                  | Keep users of village green parking area of progress re Riverbank Cottage | SR                    |
| 5 (page 4)                  | Progress assets review  | CH/JL/SR              |
| 5 (page 4)                  | Organise a village spring clean   | SR                    |
| 16 (page 10)                | Report rut in Water Lane to Cornwall Council Highways department          | CH                    |
| 19 (page 11)                | Hard drive of computer tower to be stripped                               | CH                    |