

MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD ON TUESDAY, 26TH JANUARY 2016 AT 7:15PM IN GOLANT VILLAGE HALL, GOLANT

Present: Councillors C Hunter (Chair), S Reardon (Vice Chairperson), S Ratchford, S Fitzgerald, R Anderson and M Whell.

Sue Blaxley (Parish Clerk)
Cornwall Councillor David Hughes

6 members of the public

Public Participation

Mr and Mrs C Stead spoke in respect of planning application reference number PA16/00180 for the construction of a two bedroom detached dwelling (amended design), formation of new vehicle access and new connection to existing foul sewer at land northwest of Sea View, Golant. Mr Stead explained that they have lived in Cornwall since 1985 and want to retire in Golant. He explained that the application he has submitted is 1.8m lower than the previous dwelling approved for the site and the size of the proposed dwelling is smaller than that previously approved. The Chairman said that the occupier of one of the immediate neighbouring properties, Kiln Cottage, has expressed three concerns regarding the application. First, she is concerned about subsidence caused by plant and machines using Gumms Lane during the building process and the possibility of subsidence to Kiln Cottage. Mr Stead explained that Gumms Lane will be surveyed before any building works commence and it will be restored to this condition when building works are complete. Secondly, the Chairman said the occupier of Kiln Cottage says that the site plan allegedly shows an incorrect boundary position on the eastern edge of the development site. The Chairman said that he did not consider this to be a material planning consideration. Thirdly, the Chairman explained that the owner of Kiln Cottage is concerned that the proposed drainage system adds further to her concerns about subsidence. Mr Stead explained that a specialist company has undertaken percolation tests and the proposed development will over specify their recommendations. He said there will be less water going into the open water course when the dwelling is built than is currently the case as a lot of the water runoff will go into the new soakaway. Roger Fry explained that he lives at Riverview Terrace and that he is pleased that the dwelling will be smaller than the one previously approved. He said that the conditions imposed on the original planning permission should be imposed on this permission too. Roger Fry commented that the initial planning permission showed more soft landscaping on the site. Mrs Stead explained that planting will be undertaken on the boundary with Gumms Lane and there will be soft landscaping within the site. Graham Estlick asked Mr and Mrs Stead when they hoped to occupy the property. They explained that they anticipate the build will begin in the summer and that they will move in in early 2017. Graham Estlick thanked Steve Ratchford, who is moving from the parish, for all his hard work as

a councillor. Sheila and Marcus Read introduced themselves explaining that they are moving into 2 Fore Street, Golant in due course. Sheila explained that their son is a self employed gardener and will be living here too and that she practices complementary therapy. Mr Read said that he is a retired optician and enjoys painting.

1. Apologies

Apologies were received from Councillor J Luddington.

2. To confirm the minutes of the meeting held on Tuesday 24th November 2015 and the extra ordinary meeting held on Friday 15th January 2016

The minutes of the meetings held on 24th November 2015 and 15th January 2016, having previously been circulated, were agreed as accurate records subject to an addition to the public participation section of the latter minutes to include reference to Cornwall Councillor David Hughes involvement in discussions regarding the neighbourhood plan.

3. Declaration of interest in items on the agenda

Councillor C Hunter declared a prejudicial interest in item 5 on the agenda relating to planning application reference number PA15/11331 – Application by Mr C Rundle for change of use of land to site shepherds hut for tourist accommodation and associated works at Trebathevy Farm, Castledore.

4. Matters Arising from the previous meeting

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

Respond to Dave Luck regarding extended charging period for car park and the decision regarding the continued use of AS Parking (CH)

The Chairman said that he had actioned this matter.

Installation of new salt bin (MW)

Councillor M Whell explained that he had obtained a quotation from CORMAC for a salt bin in the sum of £126 plus delivery and VAT. It was proposed by Councillor S Fitzgerald and seconded by Councillor R Anderson that Councillor M Whell purchases a salt bin on behalf of the parish council and liaise with highways regarding its siting. All councilors voted in favour of this proposal. The proposal was therefore carried.

Write a letter to Punch Taverns thanking them for their support and explaining that the problem has now been solved. (SB)

The Clerk said that she had actioned this matter.

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

It was noted that the letter from Nalders to Mr and Mrs Wallace Jones regarding rights on the village green had not been dispatched. It was agreed that the Clerk would follow up this matter and report to the next meeting.

5. Planning

To receive and consider the following planning applications:

PA16/00180 – Application by Mr and Mrs C Steed for construction of a two bedroom detached dwelling (amended design), formation of new vehicle access and new connection to existing foul sewer at land north west of Sea View, Golant

It was noted that there is an existing planning permission for a dwelling on the site which the parish council objected to and which Cornwall Council approved. The Chairman confirmed that all councillors had read the email from the occupier of Kiln Cottage objecting to the application. Councillor S Reardon said that there were no objections to this planning application from Mr and Mrs Campbell-Taylor or from Mr and Mrs Fuge who are neighbouring residents. Councillor S Ratchford commented that this dwelling seems more suitable for the site than the one previously approved. Councillor M Whell asked how the application would fit with the results of the neighbourhood plan survey. Councillor R Anderson said the site was an orchard and there was not a lot of support in the neighbourhood plan questionnaire responses for the loss of such open spaces. He said that the proposal is as sympathetic as possible to its surroundings and is a more acceptable development than the application previously approved for the site. However, he said that Gumms Lane is narrow and the site is steeply sloping so overall, the site is better suited to its use as an orchard. Councillor S Fitzgerald said that she is happy that many of the neighbours support the application and that she considers this proposal is smaller in size and more sympathetic to its surroundings. She says that she does have concerns about how the issue of the retaining wall on the boundary with Kiln Cottage will be addressed. The Chairman said that the land is more suited to being an orchard but this proposal is more suitable for the site than the approved application. Councillor S Reardon said this is a classic example of infill development which is supported by the results of both of the neighbourhood plan questionnaires. Councillor M Whell said he is supportive of the proposal as it is to be a permanent home as opposed to a holiday home. It was proposed by Councillor S Fitzgerald and seconded by Councillor S Reardon that this application be supported. All councillors voted in

favour of this proposal except for Councillor R Anderson who abstained from voting. The proposal was therefore carried.

PA15/11331 – Application by Mr C Rundle for change of use of land to site shepherds hut for tourist accommodation and associated works at Trebathevy Farm, Castledore

The Chairman, having previously declared an interest, left the meeting during discussion of this item. Councillor R Anderson explained that this proposal comprises a low impact sustainable tourist feature which is designed to blend in with its surroundings. It was noted that it will have a septic tank and a water supply. He said that it may be visible over the hedge from the nearby public footpath. Councillor M Whell commented that there is an existing holiday business on the site. Councillor S Fitzgerald said that she hoped, if this application is approved, it would not set a precedent for a whole field of shepherds' huts. It was proposed by Councillor R Anderson and seconded by Councillor M Whell that this application be supported. All councillors voted in favour of this proposal. The proposal was therefore carried.

6. To receive the Chairman's Communications

None

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

Councillor S Reardon said she was very concerned about the lack of drainage from the rowing club building down to the slip. She said that rain runs down the road and forms enormous puddles making some parking spaces unusable. She said the access to the toilet is almost unusable too at times due to the puddle of water outside the door. It was noted that the Cormorant Hotel has a soakaway tank in the bank which is very overgrown and which leaks which contributes to the problem. The Chairman said that this seems to be primarily a highways matter. It was proposed by Councillor S Ratchford and seconded by Councillor M Whell that standing orders be suspended to allow Cornwall Councillor David Hughes to speak. All councillors voted in favour of this proposal. The proposal was therefore carried. Cornwall Councillor David Hughes said that the parish council could suggest to Cornwall Council that as a condition of taking over the toilets and car park, this problem needs to be rectified. Standing orders were reinstated. It was agreed that the parish council do not want to impede the CAT because of this drainage problem but agreed that the lack of effective drainage is impacting on the amenity of the toilets and car park. It was proposed by Councillor S Reardon and seconded by Councillor S Ratchford that the Clerk contacts Tasha Davis, Community Link Officer, and explains the problem to her and asks for her assistance in achieving an acceptable solution to the drainage problem. All councillors voted in favour of this proposal. The proposal was therefore carried.

8. To receive a report from the Clerk

None

9. To receive reports from -

a) Police

PC Lloyd Paynter was not at the meeting but had emailed a report which read as follows: "I am very happy to report that there have been no crimes reported for the Golant Parish again this past month. As we approach the end of January only three crimes have been reported since 1st May 2015. Let us hope that this continues. Again, I must praise the members of the Boatwatch whose presence obviously makes a huge difference.

The first Police Surgery of 2016 was particularly well attended with several new faces. I must say how handy it is to have the public toilets up and working when we are all down at the Boathut. I am always happy to welcome people along to the surgeries and express the fact that all information is handled confidentially at all times. Sometimes a small nugget of information can prove vital.

I look forward to catching up with the Council, hopefully in February."

b) Cornwall Councillor

Cornwall Councillor David Hughes read out the following report: "Firstly, apologies for not being able to attend recent meetings due to a combination of factors including unavoidable family commitments, illness, over-running Cornwall Council Meetings and, as a Member of Fowey Town Council, attending a meeting of FTC Councillors to resolve a confidential legal matter which could have had long-term implications for the council. I promise to try to do better, although I do find that I am spreading myself rather thin on the ground at present. It is difficult to imagine how any conscientious Cornwall Councillor will be able to do their constituents justice if the boundary review reduces the numbers to say 80 from the present 123, potentially adding another two parishes to each Division.

In December, Cornwall Council approved the revised submission of the Local Plan. Members expressed misgivings about the revised total housing target and in particular the allowance for second homes. We were assured by officers that, with these changes, it was probable that the Inspector would approve the Plan and that failure to approve the Plan would almost certainly mean that a Government version of the Plan would be imposed on us, probably with higher

targets and excluding many of the specific local policies designed to protect Cornwall and respond to local conditions. In these circumstances, Members voted by a substantial (cross-party) majority to approve the revised submission. If all goes to plan the Plan will be approved and operational before the end of the year.

In early January, Councillors agreed to recommend Cornwall Council's response to a Government consultation on proposed changes to national planning policy. Members were highly critical of most of the proposed changes, which would, in our opinion, be highly disadvantageous to most working people in Cornwall. We were particularly critical of the government's move to "starter homes", whose sales price would be capped only for 5 years, and which would not have a "local" tie. It was recognised that, because of low average earnings and seasonal employment, coupled to abnormally high "open market" house prices, the pressing demand in Cornwall was for social rented accommodation and the proposed policies would discourage this.

There was also concern that the proposed policies would put pressure on sites in the more attractive areas of the county rather than meeting local needs.

The final version of the response will highlight these points and press for a complete rethink of the proposed government policy.

We also recommended that the Cabinet support Supplementary Planning Documents on Areas of Outstanding Natural Beauty, the World Heritage Sites, Historical Environment and Environmental Growth. These will be out for public consultation in the next few months and will eventually be attached to the Local Plan to expand and explain its policies.

There is a high level of across-the-board consensus that "national" planning policies do not fit the specific needs of Cornwall and its people and Cabinet Members and Officers are working hard, both in public and behind the scenes to make Westminster aware of this. Unfortunately, it would seem that they are not receiving the support which they should have from our local MPs.

Whilst all of the above may seem to many readers to have little relevance to them, I can assure you that the fight to persuade "Central Government" that "one size fits all" policies, largely aimed at the big urban areas of Britain and their immediate surroundings will do long-term damage to rural areas such as Cornwall and is of huge importance to the majority of local people. There is no doubt that there is serious housing need in Cornwall. However, in an area with low wages and high levels of seasonal employment, the pressing need is for genuinely affordable housing, especially affordable rented family accommodation. The policies and proposals presently being offered by government do not, in the opinion of most Cornwall Councillors, address these needs and we are doing everything in our power to get this message across to central government.

In December, on a visit by the Boundary Commission to Cornwall, the Council was told that our current electoral divisions did not meet the Commission's requirements in terms of numerical balance and questions were raised as to the optimum number of Councillors. The Council was instructed to carry out a comprehensive review, to be completed and agreed by March 2017 in order that the May 2017 Cornwall Council elections could be carried out on the new

boundaries. After consideration, the Council made a considered and closely argued response explaining why it was neither desirable, nor possible in practical terms to make such a substantial change within the timescale set out, in particular since it gave insufficient time for meaningful consultation with the electorate. I am pleased to report that last week we received a response from the Commission agreeing that we could have until March 2017 to prepare and consult on our submission with the implementation to come into effect at the 2021 elections.

At today's Council, a motion was presented instructing the Leader to present the strongest opposition to the Government's proposal to bring the Fire Service under the control of the Police and Crime Commissioner. It was argued that over the past four years Cornwall Fire and Rescue service had established nationwide recognition for the excellence and efficiency of its services and was leading the way in coordination of "blue-light" services. It was considered that the Government proposal would be a retrograde step. After serious debate it was agreed by a large, cross-party consensus, to support the motion, with an amendment urging that everything possible should be done to bring the Police service in Cornwall back under our control.

Two other motions, of which I was seconder and supporter were referred back for consideration by the appropriate committees. The first sought to introduce a "Public Spaces Protection Order – Means to Pick-up". This would require dog owners to demonstrate that they were carrying suitable means to clear up after their animals. Where this has been tried it has had a significant impact on dog-fouling. The second asks Cornwall Council to take a leading role in a multi-service study of ways to reduce the safety and nuisance problems caused by vehicles dropping-off and picking up outside our schools.

The Leader announced that Cornwall Council has been shortlisted for the "Council of the Year award" to be decided in March.

Finally, efforts are still being made to avert the closure of the A390 at St Blazey Level Crossing for 10 days starting on Friday next. Cornwall Council has exhausted all legal methods to persuade Network Rail to come up with alternative arrangements which would cause less disruption, and economic damage to local businesses. However, direct appeals to the CEO of Network Rail by the St Blazey Cornwall Councillors may offer a glimmer of hope."

The Chairman asked Cornwall Councillor David Hughes what the revised housing target is in the CLP. He said that it is £52,500 from 2010 which is an increase of 4,500 originally put forward in the plan by Cornwall Council as the Planning Inspector did not consider that enough provision had been made for the fact that some of the new housing stock would be for second homes.

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

Mrs S Blaxley (18th November 2015–19th January 2016 salary/expenses) - £476.61

Cormac Solutions (Toilet cleaning – October and November 2015) - £391.54

Cornwall Council (Rent for car park) - £333.34

British Gas (Electricity for toilets) - £59.91
Glenn Humphries Landscaping (grass cutting) - £78.00
AED Locator (EU) Ltd (defibrillator maintenance) - £354.00

It was proposed by Councillor R Anderson and seconded by Councillor S Ratchford that all of the above orders be authorised for payment. All Councillors voted in favour of this proposal. The proposal was therefore carried.

11. To receive correspondence from:

- a) **Cornwall Council**
- b) **Others**

There was no other correspondence reported in addition to the emails previously circulated by the Clerk.

12. Finance Report

To receive a current financial statement of the accounts

The Clerk reported that no income has been received and that the accounts balance at £24,994.28.

13. Golant Car Park and Toilets

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

Councillor S Reardon said that she had been informed by Judith Campbell-Taylor that the Wallgate machine in the public toilet is not working. It was agreed that the Clerk would contact CORMAC and ask them to repair it.

14. Village Green

To receive and consider concerns regarding the gating of the passageway behind Water's Edge;

The Chairman reported that he has been contacted by a Parishioner expressing concern that the Mr and Mrs Laughton have put gates up either side of the path which runs through their property between the public highway at Water Lane and the (publicly registered) Village Green. He said that also a sign has been erected saying that the path is not a public right of way and that people can only use it if high tide and water is covering the road. It was agreed by the parish council that this route to the Green has been a public route for many years, without impediment, although the path does not appear to be allocated as a public right of way. The Chairman said there is clearly a public interest consideration here as

this path has apparently served parishioners for many years as a safer means of negotiating the dangerous corner at the bottom of Water Lane and as access onto and off the publicly accessible village green/river frontage. He said that this user appears to have been on a non permissive basis and the issue is whether there is a potential public right of way to the village green and the river and, if so, whether the parish council will act appropriately to ensure that it is retained for the convenience and enjoyment of the public for future, as past, generations. Councillor S Reardon said that she has spoken to Mr and Mrs Laughton and that they have taken legal advice regarding the matter. She said that it is their property and they want to make their ownership obvious. She said the gates are not locked and their presence is deterring people from walking through the alley which is what they want to achieve. Councillor S Reardon said the alleyway can still be used although Mr and Mrs Laughton would prefer it only to be used when the tide is too high to walk round the corner of their property onto the village green. The Chairman commented that over time, this situation may be eroded with time. There is clearly an inherent risk that the gates will be locked. Councillor S Ratchford said enough parishioners have used the alleyway over the years to make it a PROW. He said the sign is antagonising. Councillor S Fitzgerald said there are prescriptive rights to walk through the alleyway and it is a big mistake to allow Mr and Mrs Laughton to erect gates and signs to deter this. Councillor S Reardon said that, legally, no rights exist. The Chairman said that potentially, it is a PROW although it is not registered. He said the alleyway joins a public highway and a public village green and he considers the parish council should be doing something constructive to protect it for the parish. Councillor M Whell said that, in time, the gates will be locked and that he does not think the sign is in the spirit of the community. Councillor S Ratchford commented that it is another part of Cornwall that will disappear. Councillor R Anderson said that if Mr and Mrs Laughton own the alley way, they should be able to enjoy it. He said the gates are able to be opened but agreed that the sign is rather hostile. He asked whether, if a pedestrian were to be knocked down by a vehicle on the corner by Water's Edge when walking round to the village green, that is a situation Mr and Mrs Laughton would anticipate. He said some people feel safer walking through the alley way and feel that if they are deterred from doing so, their ownership of the village green is diminished. The Chairman said he did not think it was a deliberate attempt to exclude the user and Councillor S Reardon commented that Mr and Mrs Laughton did not mean to be nasty. It was agreed that there is some concern about this matter and it was proposed by Councillor S Reardon and seconded by Councillor M Whell that Councillors C Hunter and R Anderson have a chat with Mr and Mrs Laughton regarding this matter in an attempt to reach some common ground. All councillors voted in favour of this proposal. The proposal was therefore carried.

To receive and consider quotations for works to the playground

Councillor R Anderson said that he was waiting for quotations from two contractors who had been given the specification for the works. It was agreed that this matter would be discussed at the next meeting of the parish council.

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

None

15. Neighbourhood Plan

To receive and consider matters arising relating to the neighbourhood plan

Councillor R Anderson said that he had ordered 20 copies of the analysis of the results of the second neighbourhood plan questionnaire. He said that he had put an article in the Pil advising parishioners that they can receive an email of this document if they wish. He said that the neighbourhood plan steering group had met today with Coleen O'Sullivan who is the Neighbourhood Plans Officer. She has also offered to use this parish's plan as a template for other small rural parishes which will result in additional funding being forthcoming. He said that more help will be needed to proof read the policies and that it is his intention to "head hunt" some people. He said that this will broaden the ownership of the plan and will allow for expertise to be exchanged. Councillor R Anderson said the next step is to draft a profile of the parish and its demographics in order to provide some background information for the plan. This will be followed by drafting a vision statement and the policies for the plan. The Chairman said that he had administration support available that could be used to help with the neighbourhood plan. Councillor R Anderson said that some specialist skills may have to be bought in at a later date. It was proposed by Councillor S Reardon and seconded by Councillor S Fitzgerald that the coordinating parish councilor role for the neighbourhood plan is officially handed over to Councillor R Anderson from Councillor S Reardon. All councillors voted in favour of this proposal. The proposal was therefore carried.

16. Highways

To consider weedkilling along the highway edges adjacent to the river and Pil

It was agreed that this matter would be deferred until the next meeting of the parish council.

To consider the restoration of the Golant/Castledore finger post sign

The Chairman said that the fingerpost sign at the top of the hill on the approach into Golant has been deteriorating for some time. It was proposed by Councillor

S Ratchford and seconded by Councillor S Reardon that standing orders be suspended to allow Cornwall Councillor David Hughes to speak. All councillors voted in favour of this proposal. The proposal was therefore carried. Cornwall Councillor David Hughes said that the parish council could consider contacting the Old Cornwall Society regarding this matter. Standing orders were reinstated. It was proposed by Councillor S Ratchford and seconded by Councillor S Reardon that the Clerk contacts the Old Cornwall Society in this respect. All councillors voted in favour of this proposal. The proposal was therefore carried.

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

Councillor S Fitzgerald said the integrity of the road adjacent to Wringford Farm is being seriously compromised as it is falling away. The Chairman said there is a huge rut in the road in Water Lane and there is a large pothole in the road outside the new houses on the road to the Church. It was proposed by Councillor R Anderson and seconded by Councillor S Reardon that Councillor S Fitzgerald reports these issues to the highways department at Cornwall Council. All councillors voted in favour of this proposal. The proposal was therefore carried.

Thanks were extended to John Varcoe, on behalf of the parish council, for sweeping the road down to the Church.

17. Footpaths and Benches

To receive and consider quotations for the management of the Saints Way footpaths

Councillor R Anderson showed some photographs detailing the works which had been done on the Saints Way footpaths which revealed the "hidden" bench and the "hidden" view of the river. It was agreed that the Clerk should post this information on the website.

18. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 23rd February 2016

The date of the next meeting will be on Tuesday 23rd February 2016, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 9:20pm.

ST SAMPSON PARISH COUNCIL MEETING

26TH January 2016

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
4	Installation of salt bin	MW
4	Ensure Nalders send letter regarding rights on the green to Mr and Mrs Wallace-Jones	SB
7	Contact Tasha Davis regarding drainage problem in car park	SB
13	Inform CORMAC that Wallgate machine in toilet is not working	SB
14	Informal chat with Mr and Mrs Laughton regarding gates and sign in the alleyway to the village green	RA/CH
16	Contact Old Cornwall Society regarding restoration of finger post sign	SB
17	Contact CORMAC regarding pothole in Water Lane and road to Church and poor state of road near Wringford Farm	SF
17	Put photographs of works to Saints Way footpaths on website	SB

