

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD ON TUESDAY, 27TH JUNE 2017 AT 7:30PM IN GOLANT VILLAGE HALL, GOLANT**

**Present:** Councillors R Anderson (Chairman), D Pugh-Jones, A Van den Broek, D Johns, D Jenkinson and S Phillis.

Graham Estlick and Richard Gabb

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

**Public Participation**

Graham Estlick said that the human sundial on the village green was made by villagers as a millennium project. He said that it needs a complete refurbishment. He also said that he has spoken to Ian Carter and he has informed him that he will be digging a trench to connect with the sewer in the road on 17<sup>th</sup> July 2017 and that he will be digging a trench back to Rverbank Cottage on 18<sup>th</sup> and 19<sup>th</sup> July 2017. He said that access for residents will be maintained at all times. Graham Estlick said that there are many vehicles belonging to builders parked on the village green. He said that the builders have told him that they will endeavour to tidy up part of the development site to enable more vehicles to be parked there. Richard Gabb said that the view from the benches at the top of Downs Hill is being obscured by vegetation. He said the vegetation needs cutting back.

**1. Apologies and Signing of Declarations of Acceptance of Office**

The Chairman welcomed everyone to the meeting. Apologies for absence were received from Cornwall Councillor Dr A Virr. Councillor A Van den Broek accepted the Vice Chairmanship as voted for at the last meeting of the parish council and he signed a declaration of acceptance of office.

**2. To confirm the minutes of the meeting held on Tuesday 23rd May 2017**

The minutes of the meeting held on the 23rd May 2017, having previously been circulated, were agreed as an accurate record subject to an amendment to minute 16, line 11 changing Councillor D Jenkinson to Councillor D Johns and minute 16, line 12 changing Councillor D Johns to Councillor D Jenkinson.

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

None

**4. Planning**

The Chairman said that the application for the construction of a three bedroomed dwelling, provision of garden and parking at land south of St Carroc, School Hill, Golant (PA17/03309) awaits a decision. The Clerk said that revised plans have been received and these will be discussed at the next meeting of the parish council.

**To receive and consider the following:**

**Whispers, Downs Hill, Golant – to receive and consider a complaint regarding the erection of a structure at Whispers, Downs Hill, Golant**

Councillor D Pugh-Jones said that she had received complaints regarding the large fence which has been erected at Whispers. She said that it does appear to be an eyesore but she is unsure as to whether the structure requires planning permission. Councillor D Johns said that the fence replaces vegetation which has been cut down. He said that he thinks it is an eyesore and that if it was painted green, it would be more visually pleasing. Councillor D Jenkinson said that he was unsure whether it required planning permission. Councillor A Van den Broek said the fence will discolour in time. Councillor S Phillis said that there has always been a structure in this location but the fence is visually intrusive. He suggested that the parish council writes to the owners and ask them what their intentions are regarding the fence. The Chairman said he was unsure as to whether the structure required building regulations or planning permission. He said that the timber will discolour over time and that it sits in a varied streetscape and is probably an improvement on what was there before. It was agreed that if the complainant feels very strongly about the negative impact of the structure, they can report the matter to Cornwall Council. It was proposed by Councillor D Jenkinson and seconded by Councillor A Van den Broek that Councillor D Johns talks to the owners and ascertains their intentions in respect of the fence. All Councillors voted in favour of this proposal except for Councillor R Anderson who abstained from voting. The proposal was therefore carried.

**Clover Stables – to consider a potential planning application for the erection of a dwelling at Clover Stables, Golant**

The Chairman said that he had received a copy of a pre application which has been submitted to Cornwall Council for the erection of a bungalow at Clover Stables. He said the bungalow is intended for the Applicant' six family members, one of whom is his severely autistic daughter. Councillor A Van den Broek said that whilst it is very sad that his daughter is severely autistic, this is not sufficient justification to build a dwelling outside the settlement boundary. He said the site is very visible in the landscape. Councillor S Phillis said the site is outside the settlement boundary and there is no planning policy support for this proposal. Councillor D Pugh-Jones said that personal circumstances are not material in considering such a development and that it would set an undesirable precedent. Councillor D Jenkinson said that he thought it would set an undesirable precedent. The Chairman said that new residential development within an AONB

is not automatically refused because of the special landscape designation. He said that he did not consider that a dwelling would have a greater negative visual impact on the AONB than the stables which are currently on the site. He said that no one apart from the neighbours along that private road and the few houses across the valley would know it was there and he considers that the AONB could sustain such a development. He said the original stables have the benefit of planning permission and they would be re sited further down into the hillside. Councillor D Johns commented that if such a development were permitted, it should have a legal agreement attached to it ensuring it is an affordable dwelling. It was proposed by Councillor D Johns and seconded by Councillor D Pugh Jones that the parish council thank the Applicant for the information but they do not wish to make any further comment at the present time. Four Councillors voted in favour of the proposal and Councillor R Anderson abstained from voting. 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**

Fit basketball hoop/Paint white lines in car park/Fit plank to see saw  
(AVB)

Councillor A Van den Broek said that he would action these matters as soon as he is able.

Add woodchip to play ground (AVB)

The Chairman said he would check the ROSPA specification for woodchip in a play area.

Request highway safety review from Cornwall Council regarding junction of road from Goland with B3269 (RA)

The Chairman said he had actioned this matter and it will be discussed under item 16 on the agenda.

Ask Cornwall Landscaping to cut Saints Way and Downs paths and remove fallen trees and to cut Tenny's Lane (SB)

The Clerk said she had actioned this matter. It was agreed that the Clerk would check on the progress.

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

Councillor D Pugh-Jones said that she has found a supplier for the new sign and David Parry has agreed to work with him. It was agreed that Councillor A Van den Broek would ascertain how high the posts for the sign need to be. Councillor S Phillis said that the owners of the Fishermans Arms may want to erect a sign in the village. The Chairman said they would need to seek the permission of the parish council. The Chairman read out the report from the Church which was intended for the Annual Parish meeting but was received too late to be reported. It was noted that the report is on the website. The Chairman said that he had written to David Hughes thanking him for all his work over the years as a Cornwall Councillor.

**6. To receive the Chairman's Communications**

The Chairman said that he had attended the recent CNP meeting. He said that he had received a copy of the St Austell Bay Regeneration Forum report which he will circulate to all councilors.

**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**

None.

**b) Cornwall Councillor**

The Chairman read out a report from Cornwall Councillor Dr A Virr saying that he had not been contacted by any residents from Golant. He said that he is chairing the Fowey Hospital joint committee to push for the reopening of Fowey Hospital. He said that he has joined the Health and Social Care Scrutiny Committee and has asked for a review of out of hours GP services. He also said that he is serving on Cornwall Council's shadow cabinet with an Adult Care brief.

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

Mrs S Blaxley (May 16<sup>th</sup> 2017 – June 21st 2017 salary/ expenses) - £339.63  
Cornwall Council (Rent for car park) - £166.67  
Glenn Humphries Landscaping (Grass cutting) - £252.00  
CORMAC (Toilet cleaning – April and May) - £375.34

South West Water (Water for toilets) - £18.46  
HMRC (PAYE income tax/national insurance) - £73.20

It was proposed by Councillor D Jenkinson and seconded by Councillor D Pugh-Jones that all of the above orders be authorized for payment. All Councillors voted in favour of this proposal. The proposal was therefore carried.

**11. To receive correspondence from :**

- a) Cornwall Council

The Chairman said he had attended the Community Network Panel meeting on 19<sup>th</sup> June 2017 at the Alexander Hall, St Blazey. He said the Police and Crime Commissioner, Alison Hernandez was in attendance and gave an address, followed by some discussion from the group. There was considerable discussion about the name of a proposed community hub in Par. The Chairman circulated some statistics relating to key issues such as population, vulnerable groups, housing, health and wellbeing and access and transport in the community network area.

The Chairman also said that he had received correspondence from the Electoral Commission who are looking to reduce the number of councilors in Cornwall to 87. He said the thinking behind this is that the ratio of councilors to population is equal across the country. This was noted.

- b) Others

None.

**12. Finance Report**

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

The Clerk reported that, this month, no income has been received. She said the accounts balance at £15,621.07. The Chairman signed the cash book.

**13. Golant Car Park**

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

The Chairman said that he would redo the laminated sign informing users of the car park how much money needs to be paid to park for a 24 hour period as water has ingressed into the existing sign. He said the toilet is looking clean. Councillor D Johns asked when the parish council will discuss how the remainder of the toilet block will be used. The Chairman said that ideas need to be sought from parishioners. Councillor D Johns said that the idea put forward so far has

been as a store for kayaks. It was agreed that Councillor D Johns would formulate a brief outline proposal for the use of the building.

#### **14. Village Green**

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

The Chairman thanked Councillor D Pugh-Jones for monitoring the vehicle parking on the village green. He commented that if the builders are not able to park their vehicles on the village green, it may delay the building work. Councillor D Pugh-Jones said that when the trench is dug for the mains sewer pipe, vehicle access across the green has to be maintained. Councillor D Johns said that the village green could be a permit holder parking area only with others having to pay at the main car park. It was agreed that councilors would monitor the situation, being mindful of the residents living nearby. Councillor S Phillis said that one of the telegraph poles that supports the chain on the village green is broken and that six more of the poles are rotten. It was agreed that Councillors A Van den Broek and S Phillis would undertake some urgent repairs to the poles. Councillor D Jenkinson said that he had undertaken a walkabout and he commented that the area along the entire river frontage from the quay to the north end of the Pill is embarrassingly untidy with asbestos sheeting stored under a shed, derelict boats, rubbish at the north end of the Pill, railings in the car park in need of painting and an abundance of weeds. He said that it is everyone's best interest to address these matters although it was acknowledged that it is not the parish council's responsibility to deliberate in respect of the untidiness of private property. He said that the Pill could possibly become a local nature reserve in order to give the area a focal point of interest and to formalize the use of the land. Councillor D Johns said that GQUA own the Pill up to the level of the spring tide and beyond that, the land is privately owned. He suggested that a village clean-up day is held. The Chairman said this was a good idea as it may encourage private landowners into tidying up their land. Councillor S Phillis said that the parish council could pay for a skip to be available. Councillor D Pugh-Jones said that the parish council could pay for some hanging baskets to be installed in the vicinity. It was agreed that Councillor S Phillis would arrange a village clean-up day to involve the parish council, GQUA and Boatwatch and that the Chairman would copy the minutes of this meeting to the Chair of GQUA for comment and ask for their support with a longer-term plan. It was proposed by Councillor R Anderson and seconded by Councillor S Phillis that the Clerk asks Oliver Read for a quotation to undertake weeding of the area from the quay to the toilet block and to keep the area clean and tidy on a regular basis and to manicure the human sundial. This quotation can be accepted in consultation with the Clerk and Chairman and three other councilors. All Councillors voted in favour of this proposal. The proposal was therefore carried.

## **15. Neighbourhood Plan**

### **To consider the Housing Strategy in relation to the neighbourhood plan**

The Chairman circulated a draft copy of Section 7 of the neighbourhood plan – Defining Sustainable Development in the Parish – to all councilors. He said that part of this section relates to the housing strategy which comprises the built environment profile and new housing affordability guidelines. He said that the former involves describing the rules for building in terms of factors such as size, scale, density and impact on neighbours. He said the latter relates to how many affordable units would have to be included in any new housing development and suggested that a two in every three rule could be applicable meaning that at a site where three houses are built, two would have to be affordables. He also suggested that a further rule could be included detailing the maximum number of new dwellings that could be built during the lifetime of the plan which is until 2030. He suggested that a figure of 16 may be appropriate as the neighbourhood plan questionnaire results highlighted that parishioners do not want a large number of new houses in the parish and that the infrastructure cannot support a large number of new houses. That figure represents approximately a 10% growth of the existing housing stock until the year 2030. Councillor D Jenkinson commented that a figure of 16 seems very severe without refinement. Councillor S Phillis said that it is not about the number of houses but about keeping people living in the parish. Councillor D Johns commented that all of the housing development in the last decade has been one or two houses, all of which could have been used as second homes and to which the affordability criteria would not apply. He said that parishioners want assurance that new dwellings are not going to be used as second homes and that the imposition of a primary residence condition should be investigated in addition to the suggested rule on affordable units. It was noted that 36% of homes in the parish are currently second homes. Councillor D Pugh-Jones said that each planning application should be judged on its merits but has no objection to a primary residence condition being imposed. She said that there needs to be some flexibility on the number of new dwellings that can be built up to 2030. The Chairman said the neighbourhood plan is constantly reviewed during its lifetime. Councillor A Van den Broek said that he has no objection to a primary residence condition being imposed on new dwellings. It was agreed that the neighbourhood plan steering group will investigate the imposition of primary use conditions and a further report will be made to the parish council in due course.

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

None

## **16. Highways**

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

The Chairman said that he had written to Cornwall Council asking for a review of the safety of the dangerous junction where the road from Golant meets the B3269. He said that Cornwall Council will ask a Highway Steward to inspect the junction and he will make recommendations. They said that they consider the speed limit on the B3269 is correct. Councillor D Jenkinson asked when the hedges will be trimmed. The Chairman said that legislation sets out regulations as to when this should take place in order to protect wildlife but that the Highways Act overrides this when road safety is concerned.

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

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

None.

### **18. Community Emergency Plan**

**To receive and consider matters arising relating to the community**

None

### **19. Frequency of Parish Council Meetings**

**To consider the frequency of parish council meetings**

Councillor D Johns said that the parish council meets 10 times a year and that some smaller parish councils only meet bi monthly with planning committee meetings in between. Some discussion took place regarding the necessity to discuss the same issues every month. The Chairman said that he was not confident that the parish council would operate efficiently if there were bi monthly meetings and that they would be lengthy. No changes were proposed to the current schedule of meetings at this time.

### **20. Budget and Spending Plans**

**To consider the budget and spending plans**

The Chairman explained that priorities for spending were approved by the parish council in 2015 and that since then, money has been spent in accordance with these priorities. He said the overall aim was to reduce the level of reserves as reserves in excess of three times the precept is considered to be excessive by the auditor. Councillor D Johns commented that spending should be to give maximum benefit to the parish as a whole. Councillor D Jenkinson said that he felt that we need a blank page to identify what to spend and where but the spending priorities document meets that requirement.

**21. Co option**

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

None

**22. Date of Next Meeting**

**To confirm the date and venue of the next meeting on Tuesday 25th July 2017**

The date of the next meeting will be on Tuesday 25<sup>th</sup> July 2017, commencing at 7:15pm in Golant Village Hall.

There was no further business and the meeting was closed at 9:50pm.

**ST SAMPSON PARISH COUNCIL MEETING**

**27th June 2017**

**ACTION POINTS**

<b><u>Minute Number</u></b>	<b><u>Action</u></b>	<b><u>By Whom</u></b>
4	Ascertain owner's intentions regarding fence at Whispers	DJ
5	Fit basketball hoop	AVB
5	Paint white lines in car park	AVB
5	Fit plank to see saw	AVB
5	Ascertain ROSPA recommendation regarding woodchip in a play area and add woodchip to play ground and	AVB/RA
5	Check progress on cutting Saints Way and Downs paths, removing fallen trees and cutting Tenny's Lane	SB
6	Undertake repairs to telegraph poles on Village green	SP/AVB

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|----|---|----|
| 13 | Ask Oliver Read for a quotation to undertake weeding of the area from the quay to the toilet block and to keep the area clean and tidy on a regular basis and to manicure the human sundial | SB |
| 14 | Organise a village clean-up day   | SP |