

## **MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD VIRTUALLY USING ZOOM ON TUESDAY, 26TH JANUARY 2021**

**Participants:** Councillors D Jenkinson (Chairman), A Van den Broek, D Johns, M Whell, S Harper, S Phillis and D Pugh-Jones.

David Goss, Charles Mador, John Orriss, William Gelston and Jason Cross  
Sue Blaxley (Clerk to the Parish Council)

### **Public Participation**

David Goss spoke in respect of planning application reference number PA20/11451 for a proposed extension and re-modelling to existing dwelling, landscaping and associated works at Cascade, Gumms Lane, Golant. He apologised for the late provision of the design statement. He outlined details of the proposed development and the rationale behind the design. He explained that other buildings in the vicinity have a flat roofed design as will the proposed development although there will be a pitched roof to connect with next door to retain the continuity in design terms. He explained that the positioning of the solar panels will be low angled on the flat roof so they will blend in and be unobtrusive. He said that the proposed construction is a lightweight timber frame structure which will minimise the transportation of heavy materials through the village. He said that the building will be erected on site and that any resultant materials removed during groundworks, will be used within the site. He said that the completed development will have improved sustainability compared to the existing building on the site and improved access will be provided. Councillor D Johns asked David Goss if he had consulted the immediate neighbours. He said that he had consulted with the occupiers of one of the neighbouring properties who have no objection to the proposed development. He said that he has not had chance to meet with the occupiers of the other property next door to Cascade, but he believed the proposed development will not adversely affect them.

### **1. Apologies**

None

### **2. To confirm the minutes of the meeting held on Tuesday 24th November 2020**

The minutes of the meeting held virtually using Zoom on Tuesday 24th November 2020, having previously been circulated, were agreed as an accurate record.

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

Councillors D Jenkinson and A Van den Broek declared an interest in item 13 on the agenda and Councillors D Johns and S Phillis declared an interest in the planning application PA20/11451 for a proposed extension and re-modelling to existing dwelling, landscaping and associated works at Cascade, Gumms Lane, Golant

#### **4. Cormorant Development Site**

##### **To receive and consider preliminary pre-application proposals for amendments to the planning permission for the re-development of the Cormorant Hotel site**

John Orriss said that there are a number of proposed minor amendments to the planning permission for the re-development of the Cormorant Hotel site which will be submitted to Cornwall Council. Charles Mador detailed the minor amendments in detail and showed plans of the proposed amendments. He explained that the main reason for the majority of the changes is because it is proposed to enlarge the size of the master bedroom in the units. In addition, he said there has been an adjustment of ground levels which will result in an increase in height of Unit 4 by 240mm. He said the other units will be slightly reduced in height. He said that, in addition, roof lights have been added to the staircases and in Unit 1, the porch has been adjusted and a balustrade wall added. He said that in Unit 6, windows have been added to the covered top floor porch area. He said that there are a number of fenestration changes to the units but in all cases, the amount of glazing overall has remained constant and that the number of windows on the north elevations has remained the same due to the potential impact on the neighbouring dwellings. He said that all the units have remained the same size and that the shapes and positioning of the units has not changed. He said that he has consulted the Case Officer at Cornwall Council who is of the opinion that the proposed amendments are all minor. He said that the formal application will come to the parish council as a formal consultation. John Orriss said that the aim is to proceed in a consultative way and that the proposed changes are intended to be sensitively done especially in relation to the north and east elevations. Councillor M Whell asked if the neighbours to the north had commented on the proposed amendments. John Orriss said that he has not spoken to them as there are very few changes to the north elevations. He said that the planning application will, of course, be in the public domain. Councillor S Phillis asked how the development is progressing. John Orriss said that the hotel has been demolished and they are on schedule with the groundworks which will end in May 2021 if all goes according to plan. He said the development is on track to finish in summer 2022.

##### **To receive and consider any other matters arising relating to the Cormorant Hotel site**

The Chairman said that he has received considerable correspondence about the site. He said there had been concerns raised by a parishioner that the developers were digging out beyond the hedge line to the north of the site. He said that the Case Officer has asked that any damage to the vegetation on this boundary be made good. The Chairman said that many parishioners have raised concerns about large vehicles using Water Lane and the resultant damage to the road surface, the mud emanating from the site and coming down the track onto the road, stonework on boundary walls being damaged and private driveways being used as passing places. He said that each time, the issues have been resolved satisfactorily. He said that the aim is to keep the developers on board and involved with the community. Councillor S Harper said that during Easter and the summer, there is likely to be

potential traffic chaos with visitors coming to Golant so the movement of heavy vehicles to and from the site needs to be scheduled very carefully. The Chairman said that he would email the developer and ask them to do this. Councillor D Pugh-Jones said that, in the same email, the developer should be reminded of their parking commitments as the contractors have been parking in the car park which will have an impact when visitors arrive in the village. The Chairman said that the track to the site has now been concreted and that offloading of large vehicles is being undertaken on private land, by arrangement, at the top of the village at South Torfrey crossroads, so that smaller vehicles can be used to come into the village. Councillor A Van den Broek commented that the Chairman's email should include a request that the sweeper comes once a week as an absolute minimum as a considerable amount of mud is being left on the highway, both at the bottom of the drive and specifically along the highway by the nursery at Torfrey. Councillor D Johns said that the developer still seems to be planning to pave part of Gumms Lane. Councillor S. Phillis said that his understanding is that the developer will pay a share for the re-surfacing of Gumms Lane. Councillor S Phillis also said that he was concerned about the state of Water Lane. Councillor M Whell said that Water Lane and the highway by Torfrey nursery is very dirty and there are a considerable number of potholes. Councillor D Pugh-Jones said that the mud washing down the track from the development site has washed away the white lines in the car park.

## **5. Planning Applications**

### **To receive and consider the following planning applications:**

Councillors D Johns and S Phillis, having previously declared an interest, left the meeting during discussion of the following planning application.

#### **PA20/11451 – Proposed extension and re-modelling to existing dwelling, landscaping and associated works at Cascade, Gumms Lane, Golant**

Councillor D Pugh-Jones said that she thought that the proposed development will improve the dwelling. Councillor S Harper said that the proposed development will be in keeping with other dwellings in the vicinity of the site. She said that it is important to consider the comments of the neighbours as the dwelling will look very different. It was proposed by Councillor D Pugh-Jones and seconded by Councillor S Harper that the application be supported. All Councillors voted in favour of the proposal. The proposal was therefore carried.

Councillors D Johns and S Phillis returned to the meeting.

#### **PA20/10705 – Proposed two-bedroom residential house in garden plot at Kiln Cottage, Golant**

Councillor D Johns said that there are currently two dwellings on the site, one of which is a holiday let and the other is an occasional holiday let. He said that the proposal will add a third property to the site. Councillor D Jenkinson said that the proposed dwelling seems to be very close to Kiln Cottage. Councillor S Harper said that she was concerned that there will be insufficient on-site parking. Councillor A Van den Broek said that a turning space will be provided at the bottom of the drive.

Councillor D Johns said that vehicular access to the site from the road is very difficult. He said that a total of 4 parking spaces should be provided on the site. Councillor D Pugh-Jones said that the owner already rents a car parking space in the car park which would suggest that there is insufficient parking on site. Councillor S Phillis said that access from the road is difficult. Councillor S Harper said that the NDP seeks a minimum of 2 car parking spaces per residence. Councillor D Jenkinson said that the access to the site is difficult and 2 more car parking spaces need to be provided. It was proposed by Councillor D Johns and seconded by Councillor S Harper that the parish council supports the principle of a new dwelling on the site but objects to the application as submitted due to the inadequate parking provision and poor access to the site. All Councillors voted in favour of this proposal. The proposal was therefore carried.

## **6. Matters Arising from the previous meeting**

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

Ascertain from Cormac which parts need replacing in the Wallgate machine - SB

Councillor D Pugh-Jones said that the Wallgate machine is now working.

Contact car parking machine manufacturers and ask for Cornwall Council to be removed from the tickets – DJ

The Chairman said that the cost of removing Cornwall Council from the tickets will be £489.30. He said the cost of upgrading the existing machine to make it able to read debit and credit cards will be £2,500. He said that to enable this, a SIM card or a 5G signal is required. Councillor D Johns suggested getting a phone line and broadband into the Boatwatch Hut. Councillor S Phillis said that if the internet can be provided in the Boatwatch Hut, the parish council could fund it. Councillor D Johns said that it will be a positive move towards the provision of electric charging points in the future. It was proposed by Councillor D Jenkinson and seconded by Councillor D Pugh-Jones that the existing carparking machine be upgraded using the existing carcass to enable it to accept credit and debit cards and to remove Cornwall Council from the tickets and to have the flexibility to change the times of parking charges. All Councillors voted in favour of this proposal. The proposal was therefore carried. The Chairman said that he would forward the emails regarding the car parking machine to Councillor D Johns for perusal and to understand how to best take this proposal forward.

Email AS Parking and request car parking income to be paid into bank account - DJ

The Chair reported that AS Parking has said there is £6,775.05 of car parking income which has yet to be deposited into the parish council's bank account.

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

None

## **7. To receive the Chairman's Communications**

The Chairman reported that he had received the following communications:

- an email from Cornwall Council confirming that there will be no parking charges in Cornwall Council run car parks until the end of lockdown.
- an email from David Bonsall on behalf of Boatwatch thanking the parish council for their generous donation.
- a number of emails from a new resident in St Sampson's Terrace asking about parking in the village.
- email from a new resident saying that vehicles were using their driveway as a passing place. Councillor S Harper said that it is very difficult not to do the latter given the number of vehicles using Water Lane.
- an email that an old tyre had been dumped into a resident's garden. He said that he had removed it and taken it to the recycling centre.
- a query from a Parishioner as to whether the signs at Castledore Crossroads require planning permission. He explained that he has sent details of the relevant legislation to the parishioner concerned. The Cormorant site signs had been granted approval from the landowner.
- a report of an incident when a car had met a large vehicle in Water Lane causing a modest amount of damage, but the matter has now been resolved satisfactorily.
- a complaint about the deteriorating state of Water Lane.

## **8. To answer any questions from Councillors, previously notified to the Clerk**

None

## **9. To receive a report from the Clerk**

None

## **10. To receive reports from –**

### **a) Police**

None

### **b) Cornwall Councillor**

A report from Cornwall Councillor A Virr was circulated in advance of the meeting, which thanked the Parish Council for embracing the on-line world of Council meetings and highlighting the good work of our Covid Coordinator in sending out "Maurie Mails!"

He also confirmed that due to the handling constraints of the Pfizer vaccine, that delivery was being rolled at the Bodmin treatment centre.

## **11. To authorise the signing of orders for payment, including –**

Mrs. S Blaxley (17<sup>th</sup> November 2020 – 19<sup>th</sup> January 2021) - £542.10  
Cornwall Council (Rent for Car Park – December 2020 and January 2021) - £333.34  
Cornwall Pension Fund (Pension Contributions – January 2021) - £86.34  
Cormac Solutions (Toilet Cleaning – November 2020 and Zoono Spraying) - £423.64  
Cormac Solutions (Wallgate Machine Repairs) - £136.80  
South West Water (Water for Toilets 20/10/20 to 02/12/20) - £25.11  
David Jenkinson (Zoom Subscriptions October, November and December 2020 and wreath for Remembrance Sunday November 2020) - £87.56  
Andrew van den Broek (Padlock for toilet door) - £46.20  
Andrew van den Broek (Chippings for car park) - £57.00

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

## **12. Finance Report**

The Clerk reported that no income has been received since her last report and the accounts balance at £22,525.59, of which circa £16,000 is already ringfenced against specific projects, plus a further £2500 will be required to fund the upgrading of the ticketing machine in the carpark.

Councillors A Van den Broek and D Jenkinson, having previously declared an interest, left the meeting during discussion of the following item

## **13. St Sampson's Churchyard**

### **To consider making a financial contribution towards the replacement of the shed in the lower churchyard**

Councillors were reminded that under Section 137 of the LGA 1972, there are limits on the amount of money that a parish council can donate in any one financial year. This amounts to approximately £1,500 for the parish council in 2020/21 and that £500 has already been donated to Golant Boatwatch.

Councillor D Johns said that the proposed shed in the lower churchyard will be for the benefit of the parish. It was proposed by Councillor D Johns and seconded by Councillor S Harper that a donation of £1,000 be made towards the replacement of the shed in the lower churchyard. All Councillors voted in favour of this proposal. The proposal was therefore carried.

Councillors A Van den Broek and D Jenkinson returned to the meeting.

## **14. Devolving Assets from Cornwall Council**

### **To receive and consider matters arising relating to the devolution of assets from Cornwall Council**

The Chairman reported that there is no further update regarding the devolution of the toilets and car park, which are understood to be on our “list.”

### **15. Golant Car Park and Toilets**

#### **To consider the criteria for issuing car parking permits**

The Chairman said that peak season parking issues will undoubtedly arise. He said there are no written policies relating to the allocation of parking permits and that the 5 reserved bays in the car park are allocated to the same parishioners every year on a first come first served basis. Councillor D Pugh-Jones asked why there cannot be an additional reserved space. The Chairman said that the permission of Cornwall Council is required to do this. He said that parking spaces are allocated for the village green if residents do not have on-site parking at their house. It was noted that there are about 9 spaces on the village green but more permits than this are issued but there has never been a complaint that permit holders cannot park on the village green. It was agreed that the current “light touch” approach to the issue of parking permits seems to be adequate.

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

The Chairman reported that he had received an email from Alliance Parking saying that the car parking charges are the cheapest in Cornwall and unless the parking charges are increased, there is no incentive for them to manage the car park. It was agreed that the charges for car parking will be discussed at the next meeting of the parish council.

### **16. Village Green**

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

The Chairman said that the playground project is being progressed, with some useful feedback from Joe Cocker and Gillian Murphy, who are leading the project.

### **17. Neighbourhood Plan**

#### **To receive and consider any matters arising relating to the Neighbourhood Plan**

Councillor S Harper said that the NDP is now in consultation for 10 weeks after which the NDP will be allocated an examiner which will be paid for by Cornwall Council. After this, she said the referendum will take place. The Chair thanked Councillor S Harper for all her hard work with the NDP.

### **18. Highways**

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

Councillor Harper said that the issue of the blocked drain in Water Lane seems to have been attended to by putting sandbags over the manhole as opposed to jetting and cleaning the drain. Councillor S Harper said that she will contact S W Water again. The Chair said the proposal to extend the double yellow lines outside St Sampson's Terrace is currently out for consultation and details have been put on the website.

## **19. Footpaths and Benches**

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

The Chairman thanked Sue Reardon and her team for cleaning the brambles on the Top Downs path.

## **20. Corona Virus**

**To receive and consider any matters arising relating to the corona virus pandemic**

None

## **21. Date of next meeting**

**To confirm the date and venue of the next meeting on Tuesday 23<sup>rd</sup> February 2021**

The next meeting of the parish council will be a virtual meeting held using Zoom and will take place on Tuesday 23<sup>rd</sup> February 2021 commencing at 7:15pm. The link will be on the Homepage of the Parish Council web site.

The meeting finished at 9:20pm.

## **ST SAMPSON PARISH COUNCIL MEETING**

**26th January 2021**

### **ACTION POINTS**

<b><u>Minute Number</u></b>	<b><u>Action</u></b>	<b><u>By Whom</u></b>
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4	Email developer of Cormorant Hotel site regarding various issues as detailed in minute 4	DJ
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|----|---|----|
| 6  | Forward emails to Councillor D Johns<br>Regarding car parking machine | DJ |
| 18 | Contact S W Water regarding blocked drain<br>in Water Lane            | SH |