

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING**  
**HELD ON TUESDAY, 25th JANUARY 2022 AT 7:15PM IN**  
**GOLANT VILLAGE HALL, GOLANT**

**Present:** Councillors D Jenkinson, (Chairman), D Johns, S Phillis, S Harper and A Van den Broek.

Fayre Hardy, Jeremy Pearson, Kenny and Gwen Phillips and Donna Hayes.

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

**Public Participation**

Kenny Phillips explained that he was made redundant on Christmas Eve from Four Turnings Garage where he worked as a motor engineer. He said that he has secured an industrial unit in which to undertake his newly launched motor vehicle repair business but owing to a legal issue, he is unable to occupy the unit at the present time. Therefore, he is repairing vehicles at his home on a temporary basis. He said that he has contacted Cornwall Council and they have advised him that he is not breaching planning legislation working from home at the business' current scale. He said that he has made every effort not to cause any disturbance to the occupiers of neighbouring properties. He said that he collects and delivers vehicles so there is no increase in the number of vehicles. He said that no one has confronted him with their concerns.

Jeremy Pearson said that until yesterday, he was under the impression that Kenny Phillips was going to be working from home on a permanent basis and that he would not have objected if he knew that it was a temporary arrangement. He said that if it is a temporary use, he does not object and wished Kenny Phillips good luck with his new venture. However, he said that under policy E112 of the NDP, residents are not allowed to work from home and furthermore, condition 3 of the planning permission granted for the annex at Mr and Mrs Phillips property stated that the annex should be used as a domestic garage with a hobby/craft room above as incidental uses to the dwelling house. He concluded by saying there has been a lack of

communication from both parties.

Donna Hayes said that repairing motor vehicles is not acceptable in a residential area and is contrary to policies in the NDP. She said that whilst Kenny Phillips is endeavouring not to cause a noise nuisance, customers' cars are parked on Fore Street which is a nuisance. In addition, she said that there are delivery vehicles delivering vehicle parts to the premises. She said that she would support Kenny Phillips if he was working in an industrial unit.

Councillor S Phillis asked if Kenny Phillips knew how long it would be before he moved into the industrial unit. He said that, at worst, it would be 6 months and, at best, 1 month, but he will do so as soon as is practicable. The Chairman explained that the parish council is not the enforcing authority for such matters. It was agreed that Kenny Phillips would reiterate the comments he has made at the meeting in an email to the Chairman.

### **1. Apologies**

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

### **2. To confirm the minutes of the meeting held on Tuesday 30th November 2021**

The minutes of the meeting held on Tuesday 30th November 2021, having previously been circulated, were agreed as an accurate record subject to an amendment to minute 11, paragraph 2, line 2 changing the sum for the legal fees from £1,500 to £3,000 and the addition of the following sentence to the last paragraph of minute 14 where it refers to the parking permit policy: "Any changes considered would be put forward for consultation, but at the moment, there will be no change to the "free" village green parking permits.

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

None

#### **4. Planning**

**To receive and consider the following planning application:**

**PA21/10498 and PA21/10497 – Replacement of windows and door to the front of the property and soil pipe to rear. Work to internal walls and floor and the restoration of the stone fireplace at The Annexe, Orchard Cottage, Water Lane, Golant**

It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the application be supported. All Councillors voted in favour of the proposal. The proposal was therefore carried.

**PA22/00153 – Erection of raised decking area and replacement of boundary fence in garden at rear of property at The Watchers, Golant**

It was noted that the occupiers of the neighbouring residential property object to the proposed decking as they claim that it will increase overlooking into the rear of their property. The Chairman said there was also an objection from the Ramblers Association stating that this would be detrimental to the use of footpath No.5. However, this objection is irrelevant as footpath No.5 no longer exists. Councillor S Phillis said that the sub structure for the proposed decking is already in situ and the proposed decking will result in additional overlooking into the rear of the neighbouring dwelling house. Councillor S Phillis said that the decking potentially goes beyond the footprint of the Applicants' garden into adjacent land. Councillor S Harper said that Policy H 1.2 of the NDP says that consideration should be given as to whether development adversely affects the residential amenity of neighbouring residential properties. It was proposed by Councillor D Johns and seconded by Councillor S Harper that the parish council neither supports or objects to the application but has concerns that the proposed decking may extend beyond the boundary of the Applicant's property and that the proposed decking may adversely impact on the amenity of the occupiers of the neighbouring residential property by reason of increased overlooking. All Councillors voted in favour of the proposal. The proposal was therefore carried.

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

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

The Chairman said that the filing cabinet has been removed from the rear of the village hall, the U turn around device is covered by the parish council's insurance and that, in terms of the strips of land shown on the plan of proposed assets to be devolved, the one in front of the Art Studio is now part of that freehold and no one knows what the other strip of land relates to. Councillor A Van den Broek said that he has not yet asked for the Sawmills bin to be emptied.

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

Councillor A Van den Broek said that he had topped up the hand sanitiser in the public toilet. The Chairman reported that Openreach have completed the work in Water Lane.

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

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

1. Email received alerting owners of POULTRY about new housing measures coming into force because of a new outbreak of avian flu.
2. Email received concerning speed of vehicles going through tidal water in front of the pub and providing a photo of the "muddy run off" from the development into the Pill by the Rowing Club.
3. Copy of an email received asking the Forestry Commission if they were due to inspect the Trebant Valley and Penquite Woods.
4. Reply from Cornwall Council re: Blocked Drain report (ref: W2174007)
5. Email received concerning leaves blocking multiple drains down Water Lane.
6. Apology received from Fowey River CC following a complaint that one of their members had caused one of our Councillors to leap out of the way. The driver was a learner and was driving at an excessive speed.
7. Email received from South West Water looking for alternative dates

when they might carry out their remedial work on the sewage plant which was cancelled.

8. Email received confirming a meeting to be held with the developer and builder with Andrew and myself.

9. Email received about someone seeking advice on their vehicle movements and offloading, on their arrival into the village.

10. Email received concerning a Christmas Party for the junior members of the Rowing Club.

11. Email follow up about the discontinuation of rental parking bays.

12. Email re: concrete delivery to Orchard Cottage.

13. Email from Developer confirming a new drainage connection to help alleviate water run-off from the site.

14. Acknowledgement from CC having received request for street cleaning on the lane up to the church.

15. Request to help with cost of hedge and tree trimming along Tinneys Lane (Item: 19)

16. Invitation to run through Parish documents (to check for any anomalies) and to see if any standing orders need adjusting.

17. Email received with the invoice for electricity the Boatwatch Hut.

18. Email received from Alison Fogg about the importance of trees and Fungi: <https://www.bbc.co.uk/programmes/m00132xm>

19. Reply from solicitor about who to contact in Network Rail, for when we approach them about the footprint of the Boatwatch Hut and the need to agree access to the ticketing machine (ITEM: 13)

20. Request by a parishioner to examine the planning reg's concerning the operation of a car repair business in the village (Item 4. Planning)

21. Email providing details about the Sport England Queen's Platinum Jubilee Activity Fund. (via the Cornwall Voluntary Sector Forum)

22. Email from Alison Fogg about the scaling up of electric vehicles and the opportunity to reduce home bills by reverse charging (i.e. from car to house)

23. Email confirming the need to apply the VAT registration number to our parking meter tickets. (Item:14)

24. Information received from a parishioner about the ongoing treatment of VAT for specific items.

## **7. To 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**

A report was circulated at the meeting:

Devolution of Toilet Block

It is encouraging to see some progress being made with the devolution of Cornwall Council assets to St Sampson Parish Council. I continue to raise the frustration felt by councillors in my meetings with the Community Network Officers. Please let me know of any further issues I can assist with.

Potholes

Potholes commonly appear this time of year due to the temperature changes. These can be easily reported using the following link:  
<https://www.cornwall.gov.uk/report-something/>

Network Highway Schemes

Councillors are encouraged to submit ideas for Highway Safety improvements in time for the next round of submissions. Please contact me with your suggestions.

In respect of highway schemes, Councillor S Harper asked if the junction with the main road from Fowey could be improved. It was noted that this matter had been discussed at previous parish council meetings and that Cornwall Council consider that the junction is not dangerous considering that there have been no fatalities there. The Chairman said that Church Hill needs “re-widening” by cutting the

hedge and removing the mud underneath the hedge. He said that he would contact Cornwall Council in this respect. It was also noted that the double yellow lines on the road in front of St Sampson's Terrace have still not been completed. It was agreed that Councillors would give their suggestions for highways schemes at the next meeting of the parish council.

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

Mrs S Blaxley (Salary and Expenses 25<sup>th</sup> November 2021 – 18<sup>th</sup> January 2022) - £769.60  
Cornwall Council (Rent for Car Park – December 2021 and January 2022) - £333.34  
Cornwall Pension Fund (Pension Contributions) - £128.55  
Cormac Solutions Ltd (Toilet Cleaning – December 2021, January and February 2022) - £570.18  
Fowey Harbour Commissioners (Electricity for Boatwatch Hut) - £46.71  
Cornwall Council (Election Recharges) - £255.00  
David Jenkinson (Zoom subscription/Postage/Parking cones/Charge at Recycling Centre) - £92.37  
Mrs S Blaxley (Microsoft Office for new laptop) - £138.00

It was proposed by Councillor A Van den Broek and seconded by Councillor S harper that all the above orders be authorized for payment. All Councillors voted in favour of this proposal.

**11. Finance**

**To receive and consider a current financial statement of accounts**

The Clerk reported that income of £12,342.45 has been received from the car parking machine and £350.00 from car parking permits. She said that the accounts balance at £39,040.15.

## **12. Cormorant Hotel Site**

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

The Chairman said that last week, there were 20 trade vehicles parked in the car park and there was considerable mud and mess on the road from the development site. He said that the developer has apologised for the mess, saying that a pipe broke which has now been repaired and that the street cleaner has cleaned up the area. He said that the developer has refused to re-surface the end of the car park nearest the quay when the development is finished as they are not satisfied that the undulations in the surface of the car park are solely due to their vehicular activity. He said that the developer has requested that the contractors be authorised to use the car park on which to park their vehicles, for which they will pay on the meter, until the summer season starts. Some discussion took place regarding this matter and whether they should be invoiced for use of the car park or whether drivers who park there should pay to do so using the car parking machine. It was proposed by Councillor D Johns and seconded by Councillor A Van den Broek that the car park can be used for parking of contractors' vehicles from 01/02/2022 until 01/04/2022 provided the drivers pay using the car parking machine. If it is noted that drivers are NOT paying, then the facility will be withdrawn. All Councillors voted in favour of this proposal except for Councillor S Phillis who voted against the proposal. The proposal was therefore carried.

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

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

The Chairman said that Cornwall Council has asked if “devolvment” should continue even though the Boatwatch Hut and the land upon which it sits is not owned by Cornwall Council. It is owned by Network Rail. It was agreed that devolvment should continue. The Chairman said that the Harbour Master and Boatwatch would be happy for the parish council to approach Network Rail and ask them if they would consider devolving the hut to the parish council. It was

agreed that the parish council needs certainty in this respect to secure electricity for the car parking machine and for wi-fi for the car parking machine in the future. It was agreed that the Chairman would approach Network Rail and ask them to consider devolving the Boatwatch Hut to the parish council.

Councillor S Harper said that she had researched the concept of a Neighbourhood Development Order in terms of encouraging a particular type of development on a site. This was relevant in terms of potential uses for the toilet block once it is devolved to the parish council. She said that an NDO requires community involvement, a referendum, and an examiner and that she considered obtaining planning permission would be much more straightforward.

#### **14. Golant Car Park**

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

The Chairman said that the end of the car park nearest the quay will be re-surfaced once devolution has taken place. He said that the entire car park was due to be re-surfaced in 2015 but this work was never undertaken. It was agreed that Councillor S Phillis would acquire three quotations for the re-surfacing works and take a lead on this important project.

The Chairman also asked Councillor D Johns to head the project to liaise with Flowbird Smart City UK for the car park machine upgrade to accept credit and debit cards, for the BT wi-fi update and to print the VAT number on car parking tickets. He said that the machine will not be upgraded until ownership of the Boatwatch Hut has been resolved.

The Clerk said that she would email a list of parking permits that have been issued to all councillors.

#### **15. Public Toilets**

##### **To receive and consider any matters arising relating to the public toilets**

The Chairman said that a parishioner had reported that the CORMAC cleaner spends around 1 minute in the toilet doing the cleaning and then 5 minutes in his cab and wondered if we were happy that we were receiving value for money? The Clerk said that she would obtain confirmation from Cormac that the anti-bacterial spray continues to be used in the public toilet, the tasks that the cleaner should be undertaking and the frequency of cleaning.

## **16. Village Green and Playground**

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

Councillor A Van den Broek said that the village green is looking unsightly and needs partial re-seeding. He said that he would look at the village green and report to the next meeting of the parish council. The Chairman said that he is waiting for a further quotation for the new playground equipment. Councillor A Van den Broek said that new lights are needed for the Christmas tree. However, it was noted that the Village Hall Management Committee has funds available for this.

## **17. Green Issues**

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

Councillor D Johns had circulated an email in advance of the meeting relating to how changes to the NDP could be made to reflect green issues such as all new developments should have solar panels. He said that he now has two electric charging points at his property which could be used by the villagers.

## **18. Highways**

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

The Chairman said that at the next CNP (Community Network Panel) meeting, he will question why, two years on, the painting of double yellow lines, one car length, in front of St Sampson's Terrace has still not been done. It was noted that the double yellow lines along the Pill, in front of the Rowing Club and around the turning circle were due to be re-painted too.

## **19. Footpaths and Benches**

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

The Chairman reported that a parishioner has paid for the hedges and trees to be cut back on Tinney's Lane and has asked if the parish council would contribute to the cost. It was agreed that this is not within the financial regulations available to the parish council. However, it was suggested that if a request had been made for manual assistance prior to the works taking place, volunteers would have come forward. It was noted that it is the landowners' responsibility to cut their own hedges and trees, even though this does not always get done.

## **20. Corona Virus**

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

None

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

### **To confirm the date and venue of the next meeting on Tuesday 22nd February 2022 in Golant Village Hall**

The date of the next meeting will be on Tuesday 22nd February 2022, commencing at 7:15pm in Golant Village Hall.

There was no further business, and the meeting was closed at 9:15pm.

## **ST SAMPSON PARISH COUNCIL MEETING**

**25th January 2022**

### **ACTION POINTS**

<b><u>Minute Number</u></b>	<b><u>Action</u></b>	<b><u>By Whom</u></b>
5	Ask for Sawmills bin to be emptied	AVB
9	Contact Cornwall Council regarding “re-widening” Church Hill	DJ
13	Contact Network Rail regarding devolution of Boatwatch Hut	DJ
14	Email list of parking permits issued	SB
15	Email Cormac regarding toilet cleaning	SB