

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING
HELD ON TUESDAY, 28TH JUNE 2022 AT 7:15PM IN GOLANT
VILLAGE HALL, GOLANT**

Present: Councillors D Jenkinson, (Chairman), D Johns, A Van den Broek, D Pugh-Jones and M Whell.

Fayre Hardy, Ian and Louise Jordan, Jason and Amanda Cross,
Roger Kneebone
Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

Public Participation

Fayre Hardy said that she acquired an enforcement notice in respect of the debris on the road emanating from the Cormorant development. She said that mud and debris is still being discharged onto the road and she has urged the enforcing authority to act. Jason Cross said that contractors were jet washing concrete equipment in the road and the resultant water was draining into the Pill. Louise Jordan said that she has reported the matter to the Environment Agency. Fayre Hardy said that she will contact Fowey Harbour Office. Fayre Hardy reminded councillors that if permission is requested for vehicular access across the village green, reference should be made to The Highways Act 1988, section 31 (6). She also said that the rights for access on Golant Downs granted by landowners' statements have expired.

Jason Cross explained that he had objected to the planning application reference number PA22/05142 for a first-floor extension and alterations to the existing studio and gallery at Riverside Gallery. He said that whilst he supports the use of the building for commercial purposes, the proposed design, in terms of its size and height and the use of vertically aligned black cladding is incongruous. He said that he was also concerned about the potential future use of the building and that if planning permission is granted, any conditions imposed regarding the operation of the construction should be robustly upheld.

Roger Kneebone explained that he is the Applicant for the planning

application for Riverside Gallery. He said that the cladding would be dark wood in colour, not black, and that he would change the alignment of the proposed cladding if required and replace the proposed garage door with windows if required. He said there are many restrictions applicable to the site and he has taken account of them in the proposed development. He said that, in order to ensure it is a commercially viable letting proposition, he has to increase the building's energy efficiency. He said that as the building is in a flood risk area, the ground floor can only be used as a workshop so that the only useable space is on the first floor which, in order to make it useable, needs to be extended. He said that he proposes to extend the building so that the height of the roof is the same from front to back, hence the square appearance of the building. He said that the proposed solar panels on the roof will comply with the NDP. He said that he proposes to install a garage door on the front elevation for ease of unloading.

1. Apologies

The Chairman welcomed everyone to the meeting. Apologies for absence were received from Councillor S Harper.

2. To confirm the minutes of the meeting held on Tuesday 24th May 2022

The minutes of the meeting held on Tuesday 24th May 2022, having previously been circulated, were agreed as an accurate record subject to an amendment to minute 18 changing “.....part of this programme involves looking into the potential re-introduction of species” to “part of this programme involves looking into the potential for the re-introduction.....”

3. Declaration of interest in items on the agenda

The Chairman declared an interest in item 5 where it relates to the noise complaints regarding music events at South Torfrey Farm.

4. Planning

To receive and consider the following planning applications:

PA22/05047 – Extension to side with car port, internal alterations and associated works at St Cloud, Church Hill, Golant

The Chairman said that the proposed development is a small extension which will result in the car port being pushed further towards the road. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the application be supported. All Councillors voted in favour of this proposal. The proposal was therefore carried.

PA22/05142 – First floor extension and alterations to existing gallery and studio at Riverside Gallery and Studio, Golant

The Chairman said that the building has to be commercially viable and, in this respect, the EPC rating needs to be increased. He said that the building is falling into disrepair as time goes by. He acknowledged the public concern regarding the colour and alignment of the proposed cladding and the siting of a garage door on the front elevation. He said that he supports the principle of the development but the Planning Officer should be mindful of the public comments and condition any planning permission appropriately. Councillor D Johns commented that the existing building sits nicely into the hillside and the proposed box like structure will not be aesthetically pleasing and is therefore contrary to the NDP. He said that the existing building is viable as an art gallery. Councillor M Whell said that the proposed development is not particularly attractive but he appreciates the need to have a building that is commercially viable. Councillor D Pugh-Jones said that she has no significant objection to the proposed development but the neighbours' concerns should be taken into account and that if planning permission is granted, the construction phase should be controlled by conditions. Councillor A Van den Broek said that it has to be viable to retain it as a commercial building. It was proposed by Councillor Johns and seconded by Councillor Whells that an objection be raised to the application as the design is incongruous by reason of its size and height. Three

councillors voted in favour of this proposal and two 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

The Chairman reported that all the action points were actioned.

Councillor D Jenkinson, having previously declared an interest, left the meeting during discussion of the following item.

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

It was noted that the Clerk had written a letter to the owners of the site asking them to clarify the likely frequency of music events, the permitted noise levels and the conditions of the licence to hold music events and any measures they may put in place to reduce the noise levels. She reported that she had received a comprehensive response from the owners which had been circulated to all councillors. She informed councillors that the Environment Officer from Cornwall Council had visited the site and taken noise readings but a report from him had not yet been received. It was agreed that the Clerk would write to the Environment Officer requesting an update on his findings and what further action he intends to take in respect of the matter. It was also noted that the parish council is not the enforcing authority, and it is a matter to be dealt with primarily by the owners of Bar Silo, the neighbouring residents and the Environment Officer. However, it was agreed that the parish council would continue to monitor the case.

Councillor D Jenkinson returned to the meeting.

The Chairman said that following publication of the relevant notice regarding the vacancy on the parish council, Cornwall Council had not received a request for an election to be held. Therefore, he said the vacancy will be advertised and the vacancy filled by co-option at the meeting of the parish council in July.

6. To receive the Chairman's Communications

The Chairman emailed the following communications in advance of the meeting. Other communications are covered under specific agenda items:

1. Email received about damage to a wall that seemed not to have been responded to appropriately. But response email was found and matter resolved.
2. Email asking for Tinneys Lane to be cut back.
3. A number of emails received examining the various licences required for the sale of alcohol and the provision of live or recorded music.
4. Email confirming that should bank cards be used to make payments for car parking then no signal is required. If contactless payments are made and there is no signal in the immediate vicinity, then the complete transaction synchronises when the phone next has a signal.
5. Email asking whether we need to have contracts in place for grass cutting the various lanes and village green. Tinneys Lane although cut was not as good as being strimmed fully back?
6. Various emails about moving tables for the jubilee, putting up the new village map, and making the A3 maps available in the pub and in the delivered picnic baskets.
7. Email about repairing a wall along Water Lane.
8. Visit by the Environment Officer to listen to (and record) the volume of music at an event at Bar Silo.
9. Email asking about the loss of a "remembrance rose" that seems to have died. Follow up emails confirmed that it was probably planted originally by Judith Campbell Taylor as a war memorial.
10. Email received about VAT on exempt supplies.
11. Email received requiring a 'donation receipt' to be completed for Imerys. Awaiting receipt of said monies.
12. Phone call received from Alliance parking to query the understanding of annual permits.
13. Phone call received to confirm that a planning application was being sent to CC about plans for the Gallery.
14. Emails received showing possible interest in Councillor vacancy.

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

None

8. To receive a report from the Clerk

None

9. To receive a report from Cornwall Councillor A Virr

A report (see below) was read out at the meeting:

Water Lane

I am aware of residents' concerns regarding the state of the road. I have been given assurance that the road is on the council's work programme. Please continue to report any larger holes for repair using the council's on-line reporting system.

Asbestos in Toilet Block

Concern was raised and I have instigated an enquiry. An initial response has been received today and the chair of the council has been informed.

Jubilee

Congratulations to the village for their enthusiastic Jubilee celebrations. It was good to mark the historic moment by celebrating the strength of community volunteering in Golant.

Covid

Rates of Covid are on the rise again. We all need to remember the virus has not gone away. If you are eligible for a booster jab you should log into the Covid vaccination website and arrange an appointment as soon as possible.

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

Mrs S Blaxley (Salary and Expenses) - £623.57

Cornwall Council (Rent for Car Park – June 2022) - £166.67
Cornwall Pension Fund (Pension Contributions) - £101.60
Source for Business (Water for Public Toilet) - £37.41

It was proposed by Councillor D Johns and seconded by Councillor M Whell 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 £10 had been received from a parishioner to cover postage for sending him agendas and minutes and that the accounts balance at £24,299.27.

12. Internal Audit Report

To receive and consider the Internal Audit report for 2021/22

The Chairman reported that, following a review of the report, which raised a number of queries, the Clerk had referred these matters to the internal auditor and that the report will be considered by Councillors at the July meeting of the parish council, after the auditors had responded.

13. Annual Governance Statement and Accounts

To approve the Annual Governance Statement and Accounting Statement for 2021/22

It was noted that both documents had been circulated prior to the meeting together with the income and expenditure spreadsheets for 2021/22.

- (a) It was proposed by Councillor A Van den Broek and seconded by Councillor D Johns that the Annual Governance Statement for 2021/22 be approved. All Councillors voted in favour of the proposal. The proposal was therefore carried.

- (b) It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the Accounting Statement for 2021/22 be approved. All Councillors voted in favour of the proposal. The proposal was therefore carried.

14. Asset Register

To approve the asset register

It was proposed by Councillor A Van den Broek and seconded by Councillor D Pugh-Jones that the asset register be approved. All Councillors voted in favour of the proposal. The proposal was therefore carried.

15. Cormorant Hotel Site

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

The Chairman said that Superfast broadband is now in the village. He said that the developer is still scheduled to complete the development in July 2022 with snagging expected to take place in August 2022. Councillor D Jenkinson said that he would write to the developer regarding the washing out of concrete machinery on the road and asking him if the sandbags on the footpath have been moved.

16. Devolving Assets from Cornwall Council

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

- The Chairman said that the parish council should be in a position to authorise the deed of transfer at the next meeting. He said that the parcel of land between the toilet block and the rowing/canoe club is part of the devolved asset. He said that it is currently used for the storage of boats and that the parish council's solicitor has advised that the use of this land should be formalised in a written agreement. The Chairman said that he would attend to this matter.

- The Chairman said that he had received an asbestos management survey from Cornwall Council. It was agreed that considerable discussion needs to take place as to what use the toilet block will be put to and whether further input should be sought from parishioners.

17. Golant Car Park

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

Councillor D Johns said that he is waiting for BT to install for the telephone line and broadband to enable the new car parking machine to operate effectively. He said that it is possible that the machine may work solely on a 4G signal and therefore a BT landline will not be needed. He said that he would make further investigations into this matter.

Councillor A Van den Broek said that he can source rubber parking wheel stops 100mm high and 900mm long which he could fix at an angle to the concrete apron in front of the pub, alongside the Pill. This would have the benefit of aiding vehicle owners to park at an angle between the wheel stops, thereby increasing the number of parking spaces. He said the rubber stops have reflectors and can be walked on and driven on. He commented that the landowner has given permission for these to be laid. He said that he would also erect 5 “Park at your own Risk – Beware of Tide” signs on the wall below the walkway. It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that Councillor A Van den Broek be authorised to source these materials up to a value of £1,000 and that volunteers will undertake the works. All Councillors voted in favour of the proposal. The proposal was therefore carried.

Some discussion took place regarding the installation of a drain at the southern end of the car park when it is re-surfaced. Councillor A Van den Broek said that he thought a drain was unnecessary as the water flows back to the area in front of the toilet block and into the drain that goes into the Pill.

18. Public Toilets

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

It was noted that the soap dispenser is working.

19. Village Green and Playground

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

It was noted that Councillor S Harper and the Clerk had submitted an expression of interest to Cornwall Council to receive a grant from the CIL fund towards the new play equipment.

The Chairman said that the village map will be re-instated using pins to keep it in place.

20. Green Issues

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

Councillor D Johns said that surplus power generated from solar panels can be sold to the grid. He said that Octopus Energy have a tariff which will pay up to 18p/kw to return power to the grid and, on a different tariff, off peak electricity can be purchased from them as low as 7.5p/kw.

21. Highways

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

None

22. Footpaths and Benches

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

Councillor D Johns said that he had received concerns that part of the Saints Way which is in Fowey parish needs cutting. The Clerk said she would ask Fowey Town Council when this is likely to take place.

22. Pensions Discretions Policy

To approve the Pensions Discretions Policy

The Clerk had emailed a draft policy to all councillors prior to the meeting. Councillor D Johns said that he had looked at the draft document and proposed that it be adopted. This was seconded by Councillor A Van den Broek. All Councillors voted in favour of the proposal. The proposal was therefore carried.

24. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 28th June 2022 in Golant Village Hall

The date of the next meeting will be on Tuesday 26th July 2022, commencing at 7:15pm in Golant Village Hall, Golant.

There was no further business, and the meeting was closed at 9:10pm.

ST SAMPSON PARISH COUNCIL MEETING

28th June 2022

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
15	Write letter to developer of Cormorant site regarding washing out concrete machinery and sand bags removal	DJ

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|----|--|-------|
| 16 | Formalise agreement for use of land between toilet block and canoe/rowing club | DJ |
| 22 | Ask Fowey Town Council when Saints Way will be cut | Clerk |