

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

**Present:** Councillors D Jenkinson, (Chairman), D Johns, C Taylor and M Whell.

24 members of the public and Lisa Solly from Situ 8 for the public participation section of the meeting.

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

**Public Participation**

Lisa Solly (from Situ8) gave a presentation on behalf of Patrick Towell and explained that the owner of Paradise Cottage proposes dividing this land into two plots. She said that the proposal would be to erect a new dwelling on one plot of either a single storey or split-level design with a linear form. She said this would fit in with the existing tier of development and would be constructed of a sympathetic palette of materials. She said that parking provision during the construction phase, traffic management and hours of working during construction would be considered at a later date.

A member of the public asked how access to the site would be gained. Lisa Solly said this would be via the PROW. Members of the public said this is a route for pedestrians or horses only, because it is a Bridle Way. Lisa Solly said the building could be constructed in a modular form on site or, alternatively, materials could be brought onto site by the side of Paradise Cottage. A member of the public asked if the existing garage on the site would be demolished to accommodate parking. Lisa Solly said this may be the case. A member of the public said there is a requirement to provide two parking spaces for a new dwelling. Lisa Solly said there are no minimum parking standards in the CLP. She noted the serious concerns expressed by many about how the site would be accessed and how building materials would be handled into the site. A member of the public explained that the lane outside Paradise Cottage is a pinch point in

Golant and that a development of this nature will have a huge impact on the village. They said that the lane outside cannot be blocked by vehicles because it is vital for residents to use to access their dwellings at all times. The consensus view was that the public are in disagreement with the proposed development by reason of the inconvenience caused by construction traffic, the inadequate access and parking and the overdevelopment of the village. They explained that there is no access up Tinney's Lane and the inadequate access into the site leaves no room for a development of this nature. A member of the public asked if the Applicant intends to sell the plot for development or to develop it himself. Lisa Solly said if the latter was the case, the Applicant will retain interests via covenants. A member of the public said that this side of the valley is very wet, with numerous streams and springs which will be disrupted by more construction work. A member of the public asked if the design could be changed once planning permission is granted. Lisa Solly said that if it was changed, it would have to comply with policy considerations and the Design Code set out in the covenant. The Chairman suggested that another presentation be given to the public at a future time with the Applicant present and outside of any time constraints of a Parish Council meeting.

Steve Phillis asked how many people are moving into the Cormorant Hotel site. He said that the development at Sunnyside required a traffic management plan which was not asked for by the parish council. He said that more than 40% of the dwellings in the village are second homes and there is no stipulation regarding primary residences in the NDP.

Fayre Hardy said that GHG wish to thank the Parish Council for adding their two items to the asset register. She said that 96 people have used the talking post mechanism and usage will continue to be monitored. She said that Green and Rock still do not adhere to the correct working times. She said that parishioners have provided a good exchange of photos and videos which have been sent to the Environmental Department at Cornwall Council. She asked if the Parish Council can ensure that the mess at Gumms Lane is removed and the area returned to being clean and tidy. The Chairman said this has been done. In addition, she asked that the Parish Council ensure that the fencing which has been thrown into the hedge on the

Saints Way, Gumms Lane is removed, and the area returned to being clean and tidy. She asked if the Parish Council is aware that the promised upgraded Saints Way path has not been carried out, nor has the path through the site. The Chairman said these works have commenced. She said that Condition 9 of the planning permission states that no development the subject of this permission shall be commenced until plans and details including written specification for the new footpath link through the development and for the proposed enhancement of Footpath 5 (for the length of the western boundary of the site) have been submitted to and approved in writing by the Local Planning Authority. All works to the footpaths shall be completed in accordance with the approved scheme and provided for use prior to completion and occupation of the development. Reason: To ensure that the development incorporates an appropriate specification for the new footpath link through the site and appropriate enhancement for Footpath 5. In addition, she asked if the Parish Council can ensure that the saplings planted on the Saints Way, Gumms Lane are replaced (per planning conditions) as they have died. The Chairman said that this has been undertaken.

Fayre Hardy asked if all the necessary conditions have been met prior to the occupancy. She brought the parish council's attention to Condition 15 which says that the approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.

Fayre Hardy asked if the Sawmills bin has been removed. She also said that, at the last parish council meeting, it was said that the car parking charges needed to go up and this should reflect the 'loss of revenue' due to the payment of VAT to HMRC. She said that just upping them by 20% will return the charge to what it was previously set at, so any increase to be of benefit to the Parish Council will need to be an additional 20% plus the increase which should refer to both permits issued and the parking charges. She also asked when the income from the car park is going to arrive in the Parish Council's bank account. The Chairman said this would be paid into the bank account at the end of the charging season. She asked if the parish council could consider having more timely payments if the car park is

to be charging all year round for financial protection. Finally, she said that in 2006 Network Rail used the car park at the Halt. The Parish Council charged £300 for parking. The CPI Cumulative Price Increase calculator says £300 in 2006 is equivalent in purchasing power to about £513.02 today

### **1. Apologies**

The Chairman welcomed everyone to the meeting. Apologies were received and accepted from Councillors D Pugh-Jones, A Van den Broek and S Harper.

### **2. To confirm the minutes of the meeting held on Tuesday 27th September 2022**

The minutes of the meeting held on Tuesday 27th September 2022, having previously been circulated, were agreed as an accurate record.

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

Councillors C Taylor and D Johns declared a personal interest in item 10 on the agenda where it related to payments to themselves.

### **4. Planning**

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

#### **PA22/07079 - Listed building consent for external and internal alterations at Bellsat Farm, Golant**

The Chairman said that the application is not on Cornwall Council's Planning Portal.

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

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

The Chairman reported that he had emailed the developer of the Cormorant Hotel site. He said that the dead saplings have been replaced but the discarded fencing has not yet been removed.

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

None.

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

The Chairman explained that the FROGs are very concerned about the control of contractors in the village when building works are being undertaken. He said that their ideas to rectify this through planning conditions, were emailed to him for inclusion in his proposal to be sent to Andy Virr and the Cornwall Council planning team. Essentially, a "condition" would require an applicant to submit a **Construction Management Plan** prior to commencement of works. This plan would include matters such as traffic management, parking, dust control, security fencing, noise control amongst other things and compliance with the NDP. It was agreed that the imposition of such a condition would have to be considered '**reasonable**' being mindful of the size of the development under consideration. It was proposed by Councillor D Jenkinson and seconded by Councillor C Taylor that the **proposed** Construction Management Plan be submitted to Cornwall Council (via Andy Virr) for review and consideration but that it should not necessarily be applied to every planning application being considered. All Councillors voted in favour of this proposal. The proposal was therefore carried.

The Chairman also explained that the application to list the Fisherman's Arms as an Asset of Community value is being progressed by Cornwall Council, but further information is required regarding the events which take place in the pub and the numbers attending. Councillor D Johns said that he would attend to this matter and forward the numbers to the Parish Clerk.

The Chairman said that a Christmas charity event will be held in the village (on December 10<sup>th</sup>) to raise money for Little Harbour Childrens' Hospice and they are seeking financial assistance. He

said that unfortunately the request could not be added to the Agenda as it had already been agreed and posted on the notice board. So, the matter will be discussed at the next meeting of the parish council.

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

1. Email from Cornwall Council to acknowledge receipt of a “reported fault” namely the bollard knocked down near the Fishermans
2. Email received from Cornwall Council to acknowledge receipt of a “reported fault” namely the damaged ‘hill sign’ on Water Lane.
3. Email received from Cornwall Council to confirm that the sign on Water Lane needed attention.
4. Email from a Parishioner that the black post had been repaired.
5. Various emails from a Parishioner providing background information on the Marine Licence application to do with upgrading the foreshore between Lostwithiel and Fowey.
6. Email from the group looking into improving controls on contractors in the village.
7. Email from Cornwall Council that they had made the broken sign on Water Lane “safe.”
8. Email from a Parishioner providing a land ‘title’ indicating various buildings and land including the Rowing Club.
9. Email received concerned that a “portaloo” had been parked in the carpark.
10. Email received from Developer apologising for the portaloo which should have been collected.
11. Email from a Parishioner indicating the planning team names at Cornwall Council in 2021.
12. Email from a Parishioner suggesting that planning Applications could be delayed because of the funeral of Her Majesty the Queen.
13. Web site enquiry asking for a parking permit. Request rejected on the grounds that the applicant was not on the Parish Electoral Roll and not a property owner in the village.
14. Email from a Parishioner providing a review of “all” properties and those occupied “full time!” The calculation would suggest that FT residents account for 59% of all properties, down from 70% 12 years ago.

15. Email from a Parishioner to put in writing various comments provided to the recent Parish Council meeting to ensure clarity and correctness.
16. Email from the Canoe Club with map showing the proposed one-way system.
17. Email from a Parishioner identifying where to find a link on the Cornwall Council web site for information on Environmental Health: <https://www.cornwall.gov.uk/media/vtcklbni/construction-dust-noise.pdf>
18. Phone call and follow up email from Patrick Towell to ask permission to display a “mood board” of his potential application for a building for comment and observation by the village and Councillors.
19. Village Green Parking permit request from new person at 5 St Sampsons Terrace.
20. Various emails concerning the connection of Broadband to the Boatwatch Hut for the new Ticket Machine.
21. Email from our solicitor providing details of ownership of the strip of land between the Rowing Club and the Toilet Block, plus advice on the ongoing potential to incur greater cost should we wish to retain the original “offer” from Cornwall Council.
22. Email received from the ticket machine people confirming that Mobile Network Operators (MNO’s) are planning to decommission their 2g and 3g networks and push resources towards 4g and 5g technology.
23. Email from a Parishioner confirming that a skip was located in Water Lane without warning bollards or lights at night.
24. Email traffic concerning the recent application for a marine licence and how to comment on the CC planning portal. Our own Parish Clerk confirmed that the Tests for imposing Planning Conditions are: **i) necessary; ii) relevant to planning; iii) relevant to the development; iv) enforceable; v) precise; vi) reasonable.**
25. Various emails with Andy Virr to confirm his dialogue with the CC planning team.
26. More details from a parishioner to do with the historic ownership of the plot of land between the Rowing Club and the Toilet Block.
27. Email and photo received identifying a contractor using the carpark to make cement. Details passed onto the developer immediately.

28. Email received from Andy Virr providing a suggested “Construction Method Statement” which planning would be happy to receive.
29. Email received from a Parishioner requesting that Highways clean and uprate the 20m.p.h. signs on Water Lane and that the PC consider ways to slow down traffic.
30. Email received form the Golant Christmas Market Chair, requesting assistance with parking arrangements for the day in question and financial support for a “Santa’s Grotto” and ‘wet weather’ gazebo installations. (December 10<sup>th</sup>)
31. Email received from a villager concerned that trees were being cut down in the land in front of the Cormorant development. The developer confirmed that in fact he was planting trees and shrubs, but he **was** “trimming some trees” in that area, which is land also owned by the developer.
32. Email received from a Parishioner with further details about land between the Toilet Block and Rowing Club.

**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:

**Construction Management Plans**

I have been liaising with Cornwall Council Planning and the Parish Council to agree a set of standards to act as a Construction Management Plan for planning applications in Golant going forward. The Planning Department recognise the impact of building works to a small community with restricted access and want to work with the Parish Council and residents to minimise the impact.



## **Vaccination**

Please can I urge residents to take up the offer of Covid and Seasonal Flu vaccinations as we are expecting a surge in flu cases this winter particularly. The new Covid vaccine is also bivalent, including the original Covid virus variant and the Omicron variant. It is hoped this will reduce transmission and incidence of the virus, which is on the rise again. Thankfully, the vaccine is very effective at preventing severe disease.

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

Mrs S Blaxley (Salary and Expenses – 22<sup>nd</sup> September 2022 – 19<sup>th</sup> October 2022) - £589.48  
Cornwall Council (Rent for Car Park – October 2022) - £166.67  
Cornwall Pension Fund (Pension Contributions) - £100.79  
Corserv Facilities (Toilet Cleaning October 2022) - £200.51  
Chris Taylor (Strimming Tinney's Lane, Upper Downs, Village Green) - £304.00  
PKF Littlejohn (External Audit) - £240.00  
Fowey Harbour Commissioners (Electricity for Boatwatch Hut) - £57.56  
Katherine Ogg (Golant Boat on Village Green) - £239.49  
HMRC (PAYE) - £21.60  
David Johns (Jubilee Trees) - £1,400.00  
Cornwall Landscaping (Footpath Strimming) - £156.00

It was proposed by Councillor D Jenkinson and seconded by Councillor M Whell that all the above orders be authorized for payment. All Councillors voted in favour of this proposal. Councillors D Johns and C Taylor abstained from voting to approve payments to themselves.

### **11. Finance**

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

The Clerk reported that income of £1,979.68 has been received from Cornwall Council as the second half of the precept. She said that the

accounts balance at **£21,533.29**.

## **12. External Auditor's Report**

### **To receive and consider the External Auditor's Report for 2021/22**

The Clerk said that the external auditor had identified four minor errors in the submitted return which have now been corrected. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the external auditor's report for 2021/22 be approved. All Councillors voted in favour of the proposal.

## **13. Asset Register**

### **To approve the asset register**

It was proposed by Councillor D Johns and seconded by Councillor C Taylor that the asset register be approved. All Councillors voted in favour of the proposal.

## **14. Christmas Lights**

### **To consider replacing the Christmas lights**

The Chairman explained that the Christmas tree fund which has already been collected, includes the lights.

## **15. Cormorant Hotel Site**

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

The Chairman said that he had received an email from the developer, the details are as follows:

- The first owners have started to move in at the Cormorant. The remaining houses will be completed over the next 6-8 weeks. Work is now far quieter, and the big swing shovel has gone. There are also far fewer deliveries, so all far less disruptive for the village.
- We are working to the hours stipulated in the CEMP and actually have moderated these further with residents now in situ.
- There is no mess in Gumms Lane, any materials have been removed by the fencing contractor.
- We will be doing surfacing work on the footpath as part of remaining works, and once the landscape work is complete on site there will be permissive access, but a set of steps need completing first so there is no access at this time. Please can you note that there is no public access at this time as we did have trespassers on site when it was a closed building site and gated etc.
- We have planted in excess of all planting required in conditions.
- All planning conditions have been met and we have actually paid the final 106 payment which goes to Cornwall Council towards affordable housing, earlier than we needed to.

A lot of the villagers we have spoken to really like the development, and much preferred it, to a derelict unoccupied hotel!

## **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 a modified footprint of the assets to be devolved has now been received and counter signed. He said that this plan will be attached to the deed of transfer. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the

deed of transfer now be completed based on this revised footprint. All Councillors voted in favour of the proposal. The proposal was therefore carried.

## 17. Golant Car Park

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

The Chairman said that the current parking ‘charges’ apply from 1<sup>st</sup> March until 31<sup>st</sup> October and that the car park is **free** during the other months, until 1<sup>st</sup> March 2023. He said that some might view that it is greedy to change the charging season to become **all year round charging** and that other car parks in Cornwall do not charge for winter parking. In addition, charging during the winter months may result in increased on-road parking, which would not be desirable. Councillor D Johns said that most car parks charge for parking during the winter too. He said that when the new car parking machine is installed, payment will have to be made for the telephone line and the parking machine, even when it is not in use. So additional income would be desirable. Councillor M Whell said that by not charging in the winter months, the Parish Council is giving back to the community. Councillor C Taylor said that, given the amount of people using the car park in the winter, it is not necessarily financially viable to make a charge for parking during those months. It was agreed that the charging season will remain as it is currently.

In terms of the car parking charges, Councillor D Johns said that the fees were increased significantly a year ago. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the charges for car parking be changed as follows, effective from 1<sup>st</sup> March 2023:

	2022	2023
Up to half hour	£0.50	£0.50
Up to one hour	£1.00	£1.00
Up to two hours	£2.00	£2.00
Up to four hours	£3.00	£4.00
Twenty-Four hours	£5.00	£5.00
Overnight (6pm to 10am)	£3.00	£4.00

All Councillors voted in favour of the proposal. The proposal was therefore carried.

The Chairman said that the **one reserved space** in the car park is for Paddle SUP for which they paid £250 for 2022/23. The agreement has been to increase this charge year on year, until the annual rate is the equivalent of any other single parking bay. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the charge for a reserved car parking space for Paddle SUP be increased to £300 for 2023/24. All Councillors voted in favour of the proposal. The proposal was therefore carried.

In terms of the parking passes for the village green, it was proposed by Councillor D Johns and seconded by Councillor D Jenkinson that there should be no charge for a parking pass on the village green. All Councillors voted in favour of the proposal. The proposal was therefore carried. It was agreed that the income that would be generated from charging for these passes would not justify the concern and potential disagreement that might be generated. But it was also noted that “free” village green permits are for Permanent Residents with no other parking of their own. And occasional permits for The Fishermans when the tide restricts staff-parking in the road.

In terms of **parking permits** for the car park, it was proposed by Councillor D Johns and seconded by Councillor D Jenkinson that the charge for Season Ticket A: (homeowners not on the electoral roll) be increased to £85/pa and the charge for Season Ticket B: (residents on the electoral roll) be increased to £55/pa. All Councillors voted in favour of the proposal. The proposal was therefore carried. The current Parking Permit will be updated on the St Sampson Parish web site. (It is to be found near the bottom of the page, under *documents*)

The Chairman said that Councillor C Taylor is attempting to obtain quotations for re-tarmacing the southern part of the car park, below the Boatwatch Hut. Councillor C Taylor said that he had contacted the companies who had quoted previously, and that one company will retain their original quote whilst the other will increase their price

slightly. It was noted that the developers of the Cormorant site will contribute to these works.

## **18. Public Toilets**

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

The Chairman said that an asbestos survey was undertaken by Cornwall Council back in 2019 which identified that the soffits contain asbestos. He said that Cornwall Council has agreed to pay the parish council a grant of £1,200 to either encapsulate the soffits or pay towards removing them. It was noted that the grant has not yet been received and that he would email Caitlin Lord regarding this matter.

## **19. Village Green and Playground**

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

- The Chairman said that Councillor S Harper has looked into grant aid from Sport England, crowd funding and the National Lottery but as the proposed play equipment is age specific, obtaining a grant is unlikely to be successful. It was agreed that a bigger project is needed to encompass more sections of the village population.
- Councillor C Taylor said that he has received a complaint that the village green is overgrown, and that some equipment is not fit for purpose. The Chairman said that we do have a recent RoSpa report (which is acceptable) but it has to be acknowledged that the proposed updating of the playground has taken a back seat, given the more immediate costs required to complete the devolution project, satisfy a previous historic non-payment of VAT and the contractual requirement to re-tarmac the carpark.

## **20. Green Issues**

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

Councillor D Johns said that the lack of a mobile signal in the village becomes more significant as time goes on. He said that an additional mobile phone mast would be required to improve the signal. The Chairman pointed out that a discreet signal booster could possibly be provided in the church tower, should this be a viable project to a telecoms provider?

**21. Highways**

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

- The Chairman reported that he had received a request that the 20mph sign on the road in Water Lane needs re-painting and the other 20mph signs on the roads need cleaning and vegetation cut back.
- Councillors M Whell and C Taylor said they would inspect the salt bins.

**20. Footpaths and Benches**

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

Councillor C Taylor agreed to undertake an inspection of the benches on the village green.

**21. Date of next meeting**

**To confirm the date and venue of the next meeting on Tuesday 22<sup>nd</sup> November 2022 in Golant Village Hall**

The date of the next meeting will be on Tuesday 22<sup>nd</sup> November 2022, commencing at 7:15pm in Golant Village Hall, Golant. It was noted that a meeting will be held in December 2022, on December 20<sup>th</sup> but **there will not be a meeting in January 2023.**

There was no further business, and the meeting was closed at 9:35pm.

**ST SAMPSON PARISH COUNCIL MEETING**

**25th October 2022**

**ACTION POINTS**

<b><u>Minute Number</u></b>	<b><u>Action</u></b>	<b><u>By Whom</u></b>
6	Complete list of activities at the pub	D Johns
18	Email Caitlin Lord re asbestos Grant	DJ