

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING
HELD ON TUESDAY, 23RD MAY 2023 AT 7:45PM IN GOLANT
VILLAGE HALL, GOLANT**

Present: Councillors D Jenkinson, (Chairman), D Johns, C Taylor, M Whell, A Van den Broek and S Harper.

8 members of the public

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:45pm.

Public Participation

The Clerk read out an email from Simon Simpson regarding the development at Sunnyside. The following points were raised.

- First, the owner/developer should have issued a Party Wall notice to all neighbouring properties due to the proximity of the development to neighbouring dwellings. This notice has now been issued but it should have been done prior to excavation taking place.
- Secondly, the plot appears to have expanded compared to the approved plans which showed that the new development would take place upon the original footprint. How the plot has been marked out suggests it is not within the original footprint and will result in encroaching the dwelling known as Cheyles and it will also result in the terrace and garden of Riverview Bungalow being overlooked.
- Martyn Hardy said that the shed which has been erected at Orchard Cottage breaches planning legislation.
- He said that at Sunnyside, pegging out has recently been carried out by surveyors which clearly shows the extent of the “new” building. The snug at the front of the building comes to within 500mm of the boundary fence with Cheyles. The wall of bedroom 2 is actually on the boundary with Riverside Cottage and the veranda is just 1m away from the fence with Cheyles.

He said this will result in overdevelopment of the site. He said that further comments from parishioners should be encouraged.

- In respect of kayak storage fees, he said that the fees should be set to ensure that all expenses associated with the storage facility are met with some extra for contingency. He said that the proposal of £25 is too low and a figure of £50 is more in line with the anticipated costs of administering the facility, insuring the building, legal fees for a lease, provision of stickers, maintenance of the buildings and the racks and disposal of derelict/abandoned kayaks and financial reporting. He said the parish council does not need to make a profit, but recovering costs is the best financial management of the precept. He then added that the increase in the toilet cleaning of 20% agreed at the previous parish council meeting could be met from the kayak fees.
- In respect of the playground appeal, he asked for a figure for what the parish council is hoping to raise and for what items of equipment it is hoping to purchase and install. He said that many figures are being bandied about and parishioners are confused.
- In respect of the Network Rail works, he asked the Chairman to ascertain as to when the application for a Marine Licence is going to be made. He said that one has to be made and can take some time to go through the process which will have a bearing on when works can commence. He said that we do not really want an October commencement date which will mean disruption through December, over Christmas village activities.
- Neil Smith said that parishioners do not know who the parish council has approached for funding for the playground appeal, and to avoid duplication of effort, an improved dialogue with the parish council is required.

1. Apologies

Apologies were received and accepted from Councillor D Pugh-Jones.

2. Election of Chairman

It was proposed by Councillor D Johns and seconded by Councillor C Taylor that Councillor D Jenkinson be elected as Chairman. No other nominations were received. All Councillors voted in favour of the proposal. The proposal was therefore carried.

3. Election of Vice Chair

It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that Councillor A Van den Broek be elected as Vice Chair. There were no other nominations and the proposal that Councillor A Van den Broek be elected as Vice Chair was carried unanimously.

4. To confirm the minutes of the meeting held on Tuesday 25th April 2023

The minutes of the meeting held on Tuesday 25th April 2023, having previously been circulated, were agreed as an accurate record subject to an amendment to minute 15 from "It was noted that so far, donations have been received/promised as follows: Imerys £500, Green & Rock £2,150 and Community Chest £300" to "It was noted that so far, donations have been received/promised as follows: Imerys £500 and Community Chest £300. Green and Rock have promised to pay a total of £2150 for parking fees for using Councillor A Van den Broek's field plus half the cost of white lining the southern car park. Our thanks to Councillor A Van den Broek for his generosity".

5. Declaration of interest in items on the agenda

Councillor C Taylor declared an interest in item 10 on the agenda where the payment related to himself.

6. Matters Arising from the previous meeting

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

- Councillor D Jenkinson said that he had contacted another company regarding a mobile repeater unit and has been informed that only the Network operators can boost a signal for an entire village and this route had already been explored without success. Boosting any signal on a property by property basis can be very expensive. Councillor D Johns said that mobile phone masts work off fibre optic cable (via BT) so it may be possible to install a commercial modem on the fibre optic cable in the village which will then go to a mast.
- The Clerk confirmed that she had invoiced National Grid for use of the car park and that she had contacted the parish council's insurers (BHIB) regarding public liability insurance and insuring the toilet block and car park.
- The Chairman said that he had spoken to the developer of the Cormorant Hotel regarding the discarded vegetation on their land who will look at it to ascertain if it is worth clearing away, when he is in the village shortly.
- The Chairman said that he had been advised that re-surfacing of Water Lane could possibly take place in September 2023.

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

The Chairman said that the parish council has asked for the same condition on the planning permission for St Carroc (PA23/02466) as was required for Lantyan House. He said that the Planning Case Officer has responded suggesting a less robust "informative" on the permission. The Clerk said that she has responded to the Case Officer saying that the parish council do not agree with this recommendation and is waiting to hear from her.

The Chairman said that he has received an email from a concerned neighbour that the pegging out of the new dwelling at Sunnyside does not match the footprint of the original dwelling. An overlay has been produced and superimposed onto the original footprint to demonstrate that the new footprint seems greater than had been

suggested. The Clerk said that she would email the Planning Case Officer to say that it appears that the development is not being constructed in accordance with the approved plans and that if it is considered appropriate, a revised planning application should be requested.

7. To receive the Chairman's Communications

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

Chairman's communications since 25th April 2023:

1. Reply from Cornwall Planning department offering a suggestion for "conditions" to be applied to planning applications.
2. Query from a Parishioner to see if locally we can ask for money from the Community Chest fund?
3. Application received to use the village green for a dog show.
4. Donation received from Gillian Murphy and Joe Cocker.
5. Email confirming that the BT phone box has to stay in situ, because it is near the river and the railway line and because there is no other phone box within 400 metres. The phone is now working having been repaired!
6. Confirmation that my pothole reports had been received.
7. Follow up email from Martin Barrett of CML who will be doing the repair work on the foreshore for Network Rail.
8. A reminder from Highways that although it is intended to re-surface Water Lane (this year) the date must be continually reviewed based on priorities.
9. Email from a parishioner concerned about the apparent speed of traffic using Water Lane.
10. Email from a Parishioner suggesting that we could use a "just giving" method for collecting donations.
11. A few emails to try and determine if a development in the village would attract C.I.L. (which would offer some financial return to the village) It is believed that C.I.L is only for a new build as opposed to a self-build?
12. Detailed response from Highways about the "speed" issue on Water Lane.

13. Email from Alliance parking to suggest our tickets do not display sufficient information and asking about re-filling the ticket rolls?
14. Draft Maurie Mail received from CML prior to sending out.
15. Email from our solicitor for costs incurred looking at a draft lease for an association to operate the proposed kayak store.
16. Reply from Marcus Lewis to my request for a boat and boatman to assist CML with their work. He suggested FHC would be able to help.
17. Reply from Paul Thomas (harbour master) confirming that any vessel would need to be licensed as a commercial vessel and require a boatman's license to operate it. So best that FHC undertook the work.
18. Reply from CML agreeing to the draft changes on the MM and for the information regarding boat and boatman assistance.
19. Email from a parishioner seeking guidance on the prospects of building on the plot being offered for sale by Martyn Jones.
20. An email forwarded from someone with a permit query which had gone to the village hall.
21. Request for financial assistance for posters and maps for the upcoming Open gardens and Veggie plots event.
22. Offer to replace a rusty and old "grab rail" in the toilet block with a spare one, left over from the village hall refurbishment.
23. Email asking the PC to explain in the minutes of the last meeting that money to be received from Green & Rock is made up of a contribution towards the white lining and for parking on Andrew's field.
24. Offer to purchase/donate a picnic bench (like the one recently placed on the green) to celebrate the coronation.
25. Email received suggesting that someone was having difficulty using the new ticket machine and suggested maybe having a sign on how to operate it?
26. Email from Alliance suggesting that the ticket should display the expiry date as opposed to the purchase date.
27. Further email from a Parishioner with additional suggestions on traffic calming on Water Lane.
28. Email from a Parishioner asking if CML had considered using the railway to deliver stone to their work area.
29. Email from a Parishioner pointing out that with the recent wet and then sunny weather, the paths now need cutting back.

30. Email to ascertain where and when various fund raising activities are taking place.
31. Email re Annual Parish Meeting
32. Further email re Annual Parish Meeting
33. Issue raised by a Parishioner about the thoughtless parking on the wide part of Church Hill (where the salt bin is located) making it difficult if not impossible to pass other cars and asking for a “passing only sign” to be erected.
34. Email from a Parishioner pointing out that potholes, even when reported are not being filled in and asking the PC to complain.
35. Email to query the level of cover on the VH insurance policy.
36. Enquiry via the web site from someone wanting to arrange a talk on the prospects of introducing Beavers in the area.

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

None

9. To receive a report from the Clerk

None

10. To receive a report from Cornwall Councillor A Virr

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

Thank you to the Chair and Councillors of St Sampson Parish Council for all your tireless efforts for the community. Thanks also to the residents for all their excellent community groups and cohesion.

Planning Disturbance Guidance

I was pleased to work with the Parish Council, local residents and a senior planning officer to acknowledge the particular disruption that building works have impacted on the local residents in recent years, particularly with the works to the site of the Cormorant Hotel.

Bespoke wording aimed at limiting disruption to residents is now included in planning approvals. None of my other Parish Councils have this privilege and this represents excellent partnership work to achieve this special status.

Water Lane Road Surface

Water Lane is in a poor state, despite the efforts of Highways to fill the holes. I am pleased that Highways have committed to resurfacing work to be scheduled into the works programme for September this year. This should be a huge improvement for drivers.

Highway Schemes

There is a small pot of funding available for limited Highway schemes. This has been used in Golant previously to extend yellow lines on Water Lane and to install a 'children crossing' warning notice. Please contact myself or your Parish Council if you have further ideas for future funding.

Devolution

I was delighted that, finally, the devolution of the toilet block to the Parish Council was completed. Thanks to the Parish Council for your hard work on the legal agreements and for your chivvying up of the process. I am sure the proposed Kayak store will be of great benefit to the community and for the enjoyment of the river.

St Sampson Church

Congratulations to Rev Shona Hoad on her appointment as Priest in charge. I am sure the community are very grateful for the hard work of the church wardens keeping services going during the protracted transition period.

I wish the council every success for the coming Civic year.

The Chairman expressed thanks, on behalf of the parish council, to Cornwall Councillor A Virr for the contribution from the Community

Chest Fund to the playground appeal and for his ongoing support for general matters, especially 'planning'.

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

Mrs S Blaxley (Salary and Expenses – 20th April 2023 – 17th May 2023) - £732.50

Cornwall Pension Fund (Pension Contributions) - £147.12

Stephens Scown (Draft Lease for Kayak Store) - £360.00

Flowbird Smart City (Car Parking Machine) - £34.51

Andrew van den Broek (Road salt, concrete for map holder fixings, fence post) - £96.00

Playsafety Ltd (Play Equipment Inspection) - £94.20

Source for Business (Water for Toilet) - £11.95

Chris Taylor (Picnic Bench) - £190.00

D J Wilton and Son (Car Park Tarmacking) - £3,576.00

Chris Taylor (Grass Cutting) - £225.00

It was proposed by Councillor D Jenkinson and seconded by Councillor S Harper that all the above orders be authorized for payment. All Councillors voted in favour of this proposal, except for Councillor C Taylor, who having previously declared an interest, abstained from voting.

11. Finance and Insurance

To receive and consider a current financial statement of accounts and to receive and consider matters arising relating to the insurance policy

The Clerk reported that income of £55.00 has been received for a car park permit, £774.00 from the car parking machine and £2062.00 as the first half of the precept. She said that the accounts balance at £16,067.59.

The Clerk explained that under the parish council's insurance policy with BHIB, there is £10million public liability insurance. This covers events held on parish council land organized by the parish council but does not provide insurance for third parties organizing events on

parish council land. She said that the toilet building and carpark must be added to the buildings insurance under the policy and it was agreed that a value of £20,000 would be sufficient cover.

12. Golant Art Trail

To receive and consider a request for a financial contribution towards the proposed Golant Art Trail

It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that a donation of up to £150 be made to the proposed Golant Art Trail and Open gardens/veg plots. All councillors voted in favour of the proposal. The proposal was therefore carried.

13. Car Park

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

The Chairman said that it had been reported that the car park machine was not working. Councillor D Johns said that he tests it regularly and it seems to be working properly. However, he said that it may be worth testing it when the owner of Oakenhurst is streaming online to ascertain if this affects the broadband speed. Councillor D Jenkinson said that he would contact David Bonsall.

The Chairman said that AS Parking had commented that the tickets issued do not show the location of the car park or the correct details regarding the expiration of the parking ticket. However, it was agreed that the standard template from Flowbird has been used. And both location and VAT number had subsequently been allocated to the ticket format.

The Chairman thanked Councillor C Taylor for organising the tarmacking and white lining of the Southern end of the car park. And asked him to obtain quotes for arranging for the Northern end of the car park to have white lines refreshed and to repaint the low level metal barrier.

13. Public Toilet and Kayak Storage Facility

To consider the charge for the kayak storage facility

Councillor D Johns explained that he has submitted a planning application to Cornwall Council for a change of use of the building to a kayak storage facility but that his original submission was insufficient in terms of its detail. He said that additional details are required including a flood risk assessment, an ecological plan and statement and a green infrastructure plan and statement. He said that he has submitted the details to Cornwall Council as requested. Councillor D Johns explained that the building has been stripped internally and expressed his thanks to Steve Phillis, David Goss, Ian Barker and Councillor A Van den Broek for their help.

In terms of the charge to users of the kayak storage facility, the following principles were agreed: costs need to be covered, no profit is to be made and there should not be a cost incurred by parishioners. It was acknowledged that there may be some costs incurred with the facility including a small additional insurance premium and administration costs. However, once the facility is in place, the ongoing costs are expected to be minimal. Councillor D Johns said that boats in the Pill pay £25/£30 for a frape so the cost of storing a kayak should not be more than this. He said that kayakers should not be subsidising the cost of cleaning the public toilet. Councillor A Van den Broek said that the charge should be £50 per annum for kayak storage. He said that very few boats in the Pill can be used every day due to the tides. Councillor S Harper suggested charging £25 for the remainder of this year (approximately 6 months) and £50 per annum for subsequent years which can be reviewed after that if the cost is too high to cover the costs of the facility. She said that some parishioners are concerned that the precept will be used to fund the facility. Councillor C Taylor commented that the owners of the majority of the boats in the Pill also have to pay for mooring costs in the river at a charge of £250 per annum. It was proposed by Councillor D Johns and seconded by Councillor M Whell that the cost of storing a kayak be matched to the cost of keeping a boat in the Pill, assuming that the budgeted cost will be covered as outlined in the principle agreed above; and that Councillor D Johns will provide a breakdown of the costs involved to justify this decision. All Councillors voted in favour of this proposal except for Councillor A

Van den Broek who voted against. The proposal was therefore carried.

To receive and consider any other matters arising relating to the public toilet and kayak storage facility

None

16. Village Green and Playground

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

Councillor S Harper gave an update on the progress with the Playground appeal which currently stands at £5750 in donations and commitments which includes many generous donations from individuals and organisations. In addition, it was noted that many parishioners are organising events to raise further funds. She said that the CIL grant application deadline is 6th June 2023 and that she has liaised with Fayre Hardy (as Treasurer of the VH) to put together an application. In addition, Councillor S Harper said that she has sent letters of thanks to all those who have donated, and will now send a letter of thanks to Cornwall Councillor A Virr for the Community Chest donation. In addition, she said that she has sent a request for community support to Tesco and will send one to Asda and that Nick Budd is in communication with The Coop. Councillor S Harper commented on the concerns raised in the public section of the meeting, where individuals queried the exact sum the parish council aimed to raise and what it would buy and the reasons for the deadline of 30th September 2023. Councillor S Harper said that she had sent information showing the “boat” that the parish council had in mind to the VH Treasurer when this question had been raised in April 2023 and had conversations, around that time, with others raising money about the reasons for there being no specific financial goal. She was very grateful for the offer from J Smith and F Hardy to step in and apply for grant funding from various agencies as parishioners are being very pro-active in wanting to help raise money and hence more support is very much appreciated.

Councillor S Harper said that, following the ROSPA report, she has taken down the toddler swing and will purchase a cradle to be fitted to the existing chain. It was noted that the ROSPA report also mentions the poor state of the playground surface. Councillor A Van den Broek said that the one of the posts supporting the swinging bar in the playground is rotten and needs removing.

Thanks were expressed to Neil Smith, on behalf of the parish council, for assisting with cutting the village green prior to the Coronation celebrations.

Councillor C Taylor said that he has removed one bench from the village green and replaced it with a new one. It was suggested that another bench needs removing on health and safety grounds and that Martin and Fayre Hardy have offered to purchase a replacement and put a small discrete plaque on it to commemorate the Coronation. The Chairman thanked Martyn and Fayre Hardy, on behalf of the parish council for this generous offer which the parish council would be pleased to accept.

Councillor Van Den Broek will liaise with Martyn and Fayre on arranging the bench.

17. Green Issues

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

None

18. Highways

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

The Chairman made the point that although the Highways lead had confirmed that we were on the schedule for a possible September date for re-surfacing Water Lane, it would always depend on priorities and other factors like weather conditions.

He also noted that the current suggested date for the commencement of the River Bank repair work by CML was also to commence around

the same time; so he has written to both parties and asked them to coordinate their activities, to avoid any damage to a newly re-surfaced Water Lane. He has also asked for greater clarity from Highways about how their resurfacing would be carried out?

19. Footpaths and Benches

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

Councillor C Taylor said the strimming of the footpaths is in hand.

21. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 27th June 2023 in Golant Village Hall.

The date of the next meeting will be on Tuesday 27th June 2023 in Golant Village Hall commencing at 7:15pm

There was no further business, and the meeting was closed at 9:45pm.

ST SAMPSON PARISH COUNCIL MEETING

23rd May 2023

ACTION POINTS

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
5	Contact David Bonsall about broadband for car parking machine	DJ

