

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING  
HELD ON TUESDAY, 25th JULY 2023 AT 7:15PM IN GOLANT  
VILLAGE HALL, GOLANT**

**Present:** Councillors D Jenkinson, (Chairman), D Johns, C Taylor, A Van den Broek, D Pugh-Jones and S Harper.

Fayre and Martyn Hardy Neil and Jackie Smith, Colin Hunter, Ian Morrall and Helen Simpson

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

**Public Participation**

Ian Morrall spoke in respect of planning application reference number PA23/05095 – Application for discharge of planning obligation 96/00281, dated 07/10/1996, demolition of concrete building, erection of extensions to and conversions of disused barn to form residential dwelling at The Barn, Bellscat Farm, Golant. He explained that the building lies to the NW of the farmhouse and is single storey. He said that the existing planning permission restricts its use as ancillary to and in the same ownership as the farmhouse. He explained that this condition was imposed at a time when the conversion of redundant agricultural buildings restricted the new use to commercial use unless an ancillary use condition was attached to the permission. He said the building was used for family accommodation and it had been used for letting purposes. He said that his daughter currently lives in the building but he is seeking to remove the S106 agreement to allow for flexibility for the building in the future and to give his daughter financial security. He said that some planting has taken place between the farmhouse and the barn to give privacy and that the building has its own driveway, parking and garden. He said that no external alterations are proposed. Councillor A Van den Broek asked if the application would be affected by reason of the building being in the curtilage of a listed building. Ian Morrall said he was not aware that it would be affected.

Fayre Hardy said she had made some comments to the Clerk regarding the asset register and financial regulations.

Martyn Hardy spoke in respect of planning application PA21/10010 - Construction of log cabin summerhouse at land Adjacent to Robins Hill, Golant. He said that the revised application seeks to move the summerhouse back behind the “theoretical” footpath (no.5) which will therefore be nearer to the porch of the neighbouring property. He said there is still no means of access to the site. He asked the parish council to repeat the comments they made in response to the previous application for the proposal. In addition, he said that some of the land shown on the application plan is not in the Applicant’s ownership, so the certificate that has been completed on the application form is incorrect. He said the site is completely land locked.

Colin Hunter spoke in respect of his planning application at St Carroc (PA23/02466). He said that on 25<sup>th</sup> April 2023, the parish council supported the application subject to a condition being imposed that the contractors comply with the guidance contained within Cornwall Council’s document entitled “Noise and Dust Control on Construction and Demolition Sites” dated April 2010. He said that the determination deadline by Cornwall Council was 18<sup>th</sup> May 2023 but as they were struggling with the applicability of the suggested condition, this led to a 2-month delay. He said that the permission now granted does not have a “condition” as requested but it now contains an “informative” to the same effect. He said that he considers that it would have been inappropriate to impose such a condition as the development is small scale and that as both he and his wife work from home, they would be able to monitor the activity on the site. He said that he suggests that the parish council are possibly doing a disservice to parishioners in requesting such a condition on **all** developments. The Chairman said that, following issues that villagers had faced with the Cormorant and subsequent developments, the parish council worked with local parishioners (and Cornwall Council Planning) in trying to find a form of words agreeable to Cornwall Council, in an attempt to better control contractors. It was noted at the time, that each application should be viewed on its merits but in this case, given the proximity to Lantyan House and with a set of words previously agreeable to Cornwall Council, it was felt

appropriate to apply the same condition, as being fair to the previous application of a near neighbour. The Chairman thanked Colin for his feedback, which is noted for future reference.

### **1. Apologies**

Apologies were received and accepted from Councillor M Whell.

### **2. To confirm the minutes of the meetings held on Tuesday 27th June 2023**

The minutes of the meeting held on Tuesday 27<sup>th</sup> June 2023, having previously been circulated, were agreed as an accurate record, having modified the actual stated date of said meeting.

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

None

### **4. Planning**

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

**PA23/05095 – Application for discharge of planning obligation 96/00281, dated 07/10/1996, demolition of concrete building, erection of extensions to and conversions of disused barn to form residential dwelling at The Barn, Bellscat Farm, Golant**

The Chairman said there was no longer any justification for the building to be used in conjunction with the farmhouse or tied into ownership of the farmhouse. It was proposed by Councillor D Jenkinson and seconded by Councillor D Pugh-Jones that the application be supported. All councillors voted in favour of the proposal. The proposal was therefore carried.

**PA21/10010 - Construction of log cabin summerhouse at Land Adjacent to Robins Hill, Golant**

It was noted that this revised application seeks to move the proposed summerhouse behind footpath number 5. Councillor D Jenkinson

said that the site cannot be seen from the road as it is elevated high above the road. He said there as far as he has been made aware, there is no means of pedestrian or vehicular access to the site, contrary to page 7 of the Applicant's planning statement. The only access would have to be via a ladder from the road. Councillor D Pugh-Jones said the Case Officer must visit the site. She said the proposed summerhouse will be directly in front of the porch of the neighbouring dwelling which will be detrimental to their amenity. It was proposed by Councillor D Jenkinson and seconded by Councillor D Pugh-Jones that an objection be made to the application citing the comments made previously and saying there is no access to the site from neighbouring land (and according to owners, neither will access be granted) and that the Case Officer should visit the site. All Councillors voted in favour of the proposal. 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 said that he had been advised that re-surfacing of Water Lane will take place in September 2023 and that he has sent out a Maurie Mail to this effect.

Councillor C Taylor said that he was waiting for quotations for white lining the north end of car park.

The Clerk said that she had not contacted Sawmills regarding their bin in the car park as she was waiting for the contact email from Councillor A Van den Broek.

Councillor A Van den Broek said that he has stress tested the play equipment and, as a result, has removed one standing post. He said that he has fitted the toddler swing. In addition, he said that no one knows who the family is that placed the bench on the green which is now rotten. He said that he will dispose of the bench but will retain the plaque.

In terms of the cutting of the footpaths, Councillor D Johns said that the parish council are paid to cut Tinney's Lane and the silver path but the lower Sawmills path and the Saints Way is maintained by Cornwall Council.

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

- The Chairman said that an invoice will be sent to Giles Harrison for his use of the broadband that is also used for the car parking machine. The charge will be £18/month plus VAT from April 2023. The Chairman said that he was being timed out on Cornwall Council's planning portal after looking at several documents. He said that Cornwall Council has advised him that this "arrangement" is in place to stop automated nuisance web scrapers looking through all the applications (and inconveniencing members of the public) but if he supplies Cornwall Council with his IP address, this problem will be rectified.
- He said the planning application at St Carroc (PA23/04266) was approved under delegated powers.
- Councillor D Johns said there was no update on the planning application submitted for the kayak store.
- Councillor D Jenkinson reported that he has purchased some signs for the footpath in front of the pub saying: **"Please Do Not Obstruct the Footpath"**.
- It was noted that the shed which has been erected in the front garden of Orchard Cottage without planning permission or Listed Building consent has been reported to Cornwall Council's Enforcement team by parishioners but there has been no progress with the case yet. Councillor D Johns suggested asking the occupiers of the neighbouring properties if they object to the shed, which would provide grounds to contact Cornwall Council planners. The Chairman said he would action.

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

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

1. Minutes received from the recent Port Users Group meeting attended by Simon Robbins
2. Confirmation that the 'donated' village bench (From Martyn and Fayre Hardy) had been delivered.
3. Confirmation that the broadband link to Oakenhurst (and CCTV and ticket machine) had been checked and all found to be working ok.
4. Email from CML (contractors to Network Rail) confirming that they are still prioritising their work and have not yet re-applied for a licence. They also confirm that it is therefore likely that Water Lane will probably be re-surfaced before they start their work and they have undertaken to photograph the road in advance (together with the PC) and make good any surface damage should it occur, when they have finished their work.
5. Document received to confirm the VH is acting as AGENT for the Parish Council for the collection of donations for the Playground Appeal.
6. Confirmation of the regulation pertaining to the placement of a shed at Orchard Cottage.
7. Acknowledgment from Nick at the pub about the Water Lane resurfacing Lane issues for larger "beer" deliveries!
8. Confirmation of a further test on the broadband connection to Oakenhurst. Ticket purchased whilst streaming in Oakenhurst. Everything worked ok.
9. Email to say thank you for the purchase of the card reader by the PC.
10. Confirmation that a risk assessment was carried out for the car boot.
11. Inaugural meeting date of the revised Community Area Partnership, including terms of reference, agenda, briefing notes and working groups etc.
12. Email raising concerns about the planned closure of Water Lane for resurfacing work.
13. Confirmation that the revised village map (A0 scale) was ready for collection. (it is now installed in the display case)
14. Follow up email providing more detail on "gold" footpaths in our area.
15. Order placed for "keeping footpath clear" signs in front of the pub.
16. Excess water emerging from the bank along Tinneys Lane. The owner above has been notified.

17. Email confirming that while the shed at Orchard Cottage had been moved slightly, it still did not recognise the planning rules that apply.
18. Follow up email from our new Community Link Officer including "Terms of Reference." Our Area has been named "Kemeneth Kernow Soth" (South Cornwall Community area)
19. Email suggesting a "donations box" be attached to fencing around the playground.
20. Email from Planning confirming that St Carroc will be determined under "delegated authority."
21. Email re: training for new funding opportunities.
22. Various emails to confirm that the proposed auction of promises will be delayed.

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

The Chairman said that the amount of the precept collected each year means that the parish council is almost wholly dependent on car park income which makes the parish council finances vulnerable. He said this needs to be borne in mind when setting the precept for next year. He had contacted the Parish Clerk to better understand the calculation of the precept, which remains small in value.

**8. To receive a report from the Clerk.**

None

**9. To receive a report from Cornwall Councillor A Virr .**

Councillor A Virr said that he had nothing to report.

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

Mrs S Blaxley (Salary and Expenses (21/06/23 – 19/07/23) – £581.24  
 Cornwall Pension Fund (Pension Contributions) - £116.27  
 Source for Business (Water for toilet) - £39.80  
 Siobhan Harper (Toddler Cradle Swing Seat) - £111.61  
 Corserv Facilities (Toilet Cleaning April, May and June 2023) -  
 £842.05

David Jenkinson (Village Map and Signs for Footpath) – £79.20  
Andrew van den Broek (Posts for Village Green) – £364.27  
Flowbird Smart City (Car Park machine charges) - £101.21

It was proposed by Councillor D Johns and seconded by Councillor C Taylor 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 the accounts**

The Clerk reported that income of £1774.50 from the car parking machine and £160 from Fayre Hardy for the coronation bench has been received. She said that the accounts balance at £13,905.26.

The Clerk left the meeting during discussion of the following item.

## **12. Clerk's Salary**

### **To approve the Clerk's salary for 2023/24**

It was agreed that the Clerk would be paid at spinal point 23 (£15.67/hr) for 2023/24.

The Clerk returned to the meeting.

## **13. Standing Orders, Financial Regulations, Internal Risk Assessment, Internal Financial Controls and Asset Register**

### **To approve the above documents for 2023/24**

- It was proposed by Councillor C Taylor and seconded by Councillor A Van den Broek that, subject to some minor amendments, the above documents be approved for 2023/24. All Councillors voted in favour of the proposal. The proposal was therefore carried.

- It was agreed that Councillor S Harper would collate **risk assessments** for the public toilet, play equipment, car park, kayak store and village green.

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

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

- The Chairman said that new white lines at the Northern end of the car park would amplify the poor appearance of the rusty metal barrier. Councillor A Van den Broek said it was pointless and very time consuming to paint the metal barrier as it is so rusty and beyond practical restoration. He said that it needs to be removed. Councillor D Johns said that the barrier is in place to prevent drivers accidentally going through the fence onto the railway line. Councillor S Harper said that the metal barrier has already been removed on the Southern end of the car park. It was agreed that the barrier would be removed.
- The Chairman said that BT will soon be switching to Digital Voice and questioned whether this would affect the broadband to the car parking machine. He said that he would contact BT.

#### **15. Public Toilet**

**To receive and consider any matters arising relating to the public toilet.**

It was noted that the exterior of the door is faded and in need of painting and the signs need replacing. Councillor D Johns said he would arrange to have the door re-painted, and Councillor S Harper said she would purchase some new updated signs.

#### **16. Kayak Storage Facility**

**To receive and consider any matters arising relating to the kayak storage facility.**

Councillor D Johns reported that the project is on hold pending the outcome of the planning application submitted for the change of use of the building.

## **17. Village Green and Playground**

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

- Councillor D Pugh-Jones said the bar holding the chain which goes across the village green entrance has broken and that she has been putting traffic cones across the entrance to prevent people parking there. Councillor A Van den Broek said he would place a new metal pole in the location as a temporary measure. Councillor D Pugh-Jones said that the chain has fallen off one of the thick posts on the village green.
- Councillor S Harper gave an update on the progress with the Playground appeal which currently stands at £10,625 held in the Village Hall bank account (The VH are acting as Agents for the parish council) in donations which include many generous donations from individuals and organisations. She said that other money ***promised***, amounts to a further £17,500. She explained that the deadline for applications for CIL funding is 20<sup>th</sup> October 2023 and the minimum money that needs to be applied for is £20,000. She said that she will make an application in 2 forms: one for a playground costing between £40,000 and £45,000 and one for a playground costing approximately £28,000. She said that each will be accompanied by 3 quotations (from 3 companies – Creative Play, Fawns and Rhino) and each one will design a play area around a central multi-use ‘play ship’. She said that the plans will be put on display to allow parishioners to make comments. She said that she will also apply for funding from the National Lottery and Sport England and a new fund recently opened by Cornwall Council. It was noted that the Auction of Promises has been postponed until a later date, to top up any short fall of funding.

- Councillor C Taylor said the grass will be cut on the village green next week before the Carnival.

### **18. Green Issues**

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

Councillor D Johns said that all bus fares in Cornwall are £2 and that off peak train fares are reasonably priced too.

### **19. Highways**

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

The Chairman said that a site visit from Cormac in advance of the proposed works to Water Lane is still awaited to try and find the best way to manage vehicle movements during the programme of works. It was noted that the large pothole outside the Sunday House has been filled in.

### **20. Date of next meeting**

**To confirm the date and venue of the next meeting on Tuesday 26th September 2023 in Golant Village Hall.**

The date of the next meeting will be on **Tuesday 26<sup>th</sup> September 2023** in Golant Village Hall commencing at 7:15pm

There was no further business, and the meeting was closed at 8:50pm.

## **ST SAMPSON PARISH COUNCIL MEETING**

**25th July 2023**

### **ACTION POINTS**

<b>Minute Number</b>	<b>Action</b>	<b>By Whom</b>
5	Obtain quotations for white lining north end of car park/painting metal barrier	CT
5	Contact Sawmills regarding their bin in the car park	SB
5	Ask neighbours of Orchard Cottage if they object to the shed	DJ
13	Write risk assessments for parish council assets	SH
14	Contact BT about Digital Voice	DJ
17	Erect metal pole at village green entrance	AVB