

**MINUTES OF THE ST SAMPSON PARISH COUNCIL MEETING HELD
ON TUESDAY, 27th FEBRUARY 2024 AT 7:15PM IN GOLANT
VILLAGE HALL, GOLANT**

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

Debbie Andrews, Rachel Garner, Ian Laughton and Anne Macleod

Sue Blaxley (Parish Clerk)

The Chairman opened the meeting at 7:15pm.

Public Participation

Ian Laughton spoke in respect of planning application reference number PA24/00465 - Erection of new detached two storey above ground with partial basement, four-bedroom dwelling on the footprint of a demolished bungalow and associated works without compliance with Condition 2 of decision notice PA22/10896 dated 19.07.2023 at Sunnyside, Water Lane, Golant. He explained that the proposal is for a basement that is the same footprint as the proposed dwelling and that excavation works have started on the site but no Party Wall Agreements are in place. He said that the footprint of the dwelling is very close to the boundaries of the neighbouring dwellings and possibly, not entirely on land within the Applicant's ownership. He said the footprint of the proposed dwelling is considerably larger than the bungalow which was on the site. In addition, he said there is some evidence of slippage on the site and there is significant ground water. Councillor D Johns asked Ian Laughton to clarify how much closer the new dwelling will be to the boundaries compared to the bungalow. Ian Laughton said it will be approximately 1.5m closer to the boundary of Anne Macleod's dwelling and the other elevation is right against the boundary wall. Rachel Garner explained that the proposed groundworks are intended to be dug 1m below ground level and right up to the boundary of Orchard Cottage. She said that as the Party Wall Agreements are not in place, no works should be taking place on the site. In addition, she said that adequate publicity has not been carried out advertising the application as a yellow site notice has not been displayed outside the site and one of the neighbours (Robert Gore) has not been consulted at all. She said the proposed new basement will accommodate four rooms.

Debbie Andrews spoke in respect of planning application reference number PA24/00150 - Retention of buildings and containers for

recreational use - in association with wedding/leisure venue at South Torfrey Farm, Golant. She explained that the farm has diversified to include an events facility which started in 2020. She said that it is a unique, family venue which is open from March until November and at Christmas and New Year. She said that the facilities include a bar and toilets and there is also a shed and containers on the site for hospitality purposes as well as an air B and B. Debbie Andrews said that she considers that the development meets policies contained within the Cornwall Local Plan as well as national planning policy guidance. She explained that the buildings on the site still resemble agricultural buildings in terms of their appearance and that the venue offers employment opportunities as well as increasing footfall to other local facilities. She said that she has made every effort to protect the amenities of the occupiers of neighbouring dwellings. Councillor D Johns asked about the frequency of the events. Debbie Andrews said that regular events take place on a Friday evening and on some Saturdays too and occasionally on a Sunday. She said that the events include live music, weddings and birthday parties. Councillor D Johns asked how the noise is regulated. Debbie Andrews said that they have made provision for an alternative speaker system to the one originally used, the height of which allows the sound to be dissipated by the audience. Councillor S Harper asked if there were plans for expansion. Debbie Andrews said she had no intention of expanding the business to operate every day of the week. She said there is a restriction on numbers for fire safety reasons and that the maximum capacity is usually 200 guests.

Ian Laughton said that he is seeking permission from the parish council to replace a memorial bench on the village green which will be entirely at his expense.

1. Apologies

None

2. To confirm the minutes of the meeting held on Tuesday 30th January 2024

The minutes of the meeting held on Tuesday 30th January 2024, having previously been circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

Councillor C Taylor declared an interest in planning application reference numbers PA24/00465 and PA24/00150. Councillor D

Jenkinson declared an interest in planning application reference number PA24/00150.

4. Planning

To receive and consider the following planning applications:

PA24/00674 - Non material amendment in relation to Decision Notice PA23/07850 dated 04/12/23 - Alterations to windows, increase width of extension and change in roof finish at Kyppings, Water Lane, Golant

Councillor A Van den Broek said that it is not very clear on the plans how much bigger the proposed extension will be. He said the proposal is also to change the roofing materials from shingles to slate. Councillor D Johns said that some changes to the fenestration are also proposed. 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.

Councillors C Taylor and D Jenkinson, having previously declared an interest, left the meeting during discussion of the following planning application.

PA24/00150 - Retention of buildings and containers for recreational use - in association with wedding/leisure venue at South Torfrey Farm, Golant

Councillor S Harper said this is a positive development for the parish. Councillor D Johns said that the Applicant must remain aware of any potential noise issues arising from the development. It was proposed by Councillor D Pugh-Jones and seconded by Councillor S Harper that the application be supported. All councillors voted in favour of the proposal. The proposal was therefore carried.

Councillor D Jenkinson returned to the meeting.

PA24/00465 - Erection of new detached two storey above ground with partial basement, four-bedroom dwelling on the footprint of a demolished bungalow and associated works without compliance with Condition 2 of decision notice PA22/10896 dated 19.07.2023 at Sunnyside, Water Lane, Golant

Councillor S Harper explained that the justification given in the application for building a basement that is the same as the footprint of the dwelling is to underpin the dwelling. Councillor D Johns said that serious concerns have been raised by parishioners: Party Wall agreements are not in place prior to excavation work taking place; there is a possible incursion by the development onto land not in the Applicant's ownership; there is possible structural damage to neighbouring dwellings and inadequate consultation has taken place in that a yellow site notice has not been displayed and one of the neighbours (Robert Gore) has not received a consultation letter from Cornwall Council. He said that the footprint of the dwelling is unchanged to that originally approved. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the parish council neither supports nor objects to the application as it shares the concerns of the neighbours as cited above. All councillors voted in favour of the proposal. The proposal was therefore carried.

Councillor C Taylor returned to the meeting.

PA24/01162 - Permission in principle for conversion of existing art gallery with mezzanine to a gallery on the ground floor with 1 residential apartment above at Riverside Gallery & Studio, Golant

Councillor S Harper said that the proposed development is contrary to Policy V1.1 of the NDP in that inadequate parking is proposed for the development. In addition, she said that the proposal is contrary to Policy E1.2 of the NDP in that it fails to retain an existing employment site as well as Policy H1.3 of the NDP relating to housing development in the parish. In addition, the Chairman said that the proposed development is contrary to policies in the Cornwall Local Plan as the proposed development will not provide adequate amenity space. Councillor A Van den Broek said that the proposed car parking in the basement will result in very little space for the proposed gallery. Councillor D Johns said there is a demand for commercial premises in the parish with other businesses along the quay operating successfully so this application will result in a potential loss of commercial activity. It was proposed by Councillor D Jenkinson and seconded by Councillor S Harper that an objection be made to the application for the reasons cited above. 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 matters arising from the previous meeting.

- The Clerk explained that she has contacted BT and Flowbird regarding the car parking machine. She said that until the switch over to digital takes place in 2025, a telephone line and a broadband connection are required to operate the car parking machine. Once the digital switch-over takes place, only an internet connection will be required.
- Councillor A Van den Broek said that he had purchased a new grit bin but when he went to the site to install it, the bin had already been replaced so the one he purchased is being kept in storage.
- Councillor A Van den Broek said that he had not yet installed the pole to hold the chain at the entrance to the village green
- The Chairman said that he had sent out a Maurie Mail reminding parishioners to apply for their car parking permits and the process to identify potholes in the highway.
- The Chairman said that he had received a response from the Countryside Officer at Cornwall Council regarding the leat in Tinney's Lane. He said that Cornwall Council accept responsibility for the leat but will not be undertaking any works to it at the present time as they consider it to be functioning effectively.
- The Chairman said that an Extinguishment Order could be applied for Footpath number 5 but everyone who has land on the footpath has to agree to the Order. He said that the person(s) applying for the Order would normally have to pay accordingly. The suggested cost would be in the order of £1500. Local views on this topic are to be researched.

6. To receive the Chairman's Communications

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

1. Confirmation of payment by developer.
2. Copy of email received from the Royal Marines, wishing to carry out exercises on the 6th and 7th of March, using the Golant slip and part of

the carpark. The exercise will be carried out at night.

3. Email received to query whether kayak store money had been paid directly into the PC bank account.

4. Email confirming the background work to promote energy savings (turning off street lights) in line with CC energy savings objectives and dark skies.

5. Email received from a Councillor willing to take on the responsibility of arranging the Village Christmas Tree arrangements in the future.

6. Copy email from Flowbird to confirm that the digital switchover should not affect the parking machine.

7. Email confirming that VAT assistance will be required to ensure that HMRC will pay the relative return of VAT to avoid a cash flow issue when paying for the playground.

8. Email to clarify for me the way that CC will pay over 37% of the C.I.L. grant. Therefore, we need to ensure that we are cognisant of this fact as we send them (CC) the invoices from the supplier and will need to firm up our plans for a covered seating area within the scheme if we can afford it and it will assist with claiming the full £20000.

9. Reply from the Countryside Officer re: our query on the water LEAT running down Tinneys Lane. They confirm that it is their responsibility but having checked it, have found it to be acceptable to them and no action will therefore be taken.

10. Email asking about a Playground donation from the church.

11. Email to confirm work on “groundworks” to commence.

12. Email seeking clarification on the installation of solar panels.

13. Email seeking permission to use the Village Green on Sunday 9th June to celebrate D Day. And for modest expenses to provide for those parishioners unable to attend the event in person but would still enjoy a delivered “afternoon tea.”

14. Email asking for a parking permit to be delivered.

15. Email to lodge a request (on the AGENDA) for the PC to pay for the village hall BT invoices.

16. Email requesting PC permission to replace the bench along the wall by the Village Green.

17. Email to ask when the double yellow lines will be done. (i.e .those that were over tarmacked when Water Lane was done.

18. Maurie Mail sent out by owners of St Carroc about their plans for the building works to start shortly.

19. Method Statement received regarding the expected arrangements for Lantyan House. The works are expected to start on 1st March.

20. Copy email received from the village hall committee, asking if the PC representative will be standing again or a new representative will be forthcoming.

21. Various emails and photos of the rotten bench up on the downs path that need removing and replacing.

22. Email received highlighting the new planning application for the Gallery.

23. Further email received outlining the possible reasons this application might fail to be supported?

24. Email received to confirm the installation of the new Village Webcam.

25. A reminder from the village hall committee that their constitution requires them to allocate a member on their committee to the PC and the PCC.

26. An email providing an overview of the PC cashflow potential, during the playground project.

The Chairman thanked Councillor C Taylor for volunteering to take on the responsibility of the provision of a Christmas tree in Golant and he also expressed thanks, on behalf of the parish council, to David Bonsall for organising the webcam, to Councillor A Van den Broek for connecting the webcam and to Councillor D Pugh-Jones for putting it on the village and PC websites.

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 .

There was no report.

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

Mrs S Blaxley (Salary and Expenses (21/01/24 – 19/02/24) – £536.30

Cornwall Pension Fund (Pension Contributions) - £108.59

Source for Business (Water for toilet January 2024) - £22.59

Corserv Facilities (Consumables for Toilet) - £11.17

Flowbird Smart City (Parking Machine Transaction Charges January 2024) - £12.00

Flowbird Smart City (Maintenance Agreement for Car Parking Machine) - £502.80

Caroline Davidson (Coronation Cake) - £100.00

Andrew van den Broek (Grit Bins) - £83.16

Corserv Facilities (Toilet Cleaning February 2024) - £265.40 Flowbird Smart City (Parking Machine Transaction Charges March 2024) - £12.00

It was proposed by Councillor D Pugh-Jones and seconded by Councillor C Taylor that all the above orders be authorized for payment. All Councillors voted in favour of this proposal. The proposal was therefore carried.

10. Finance and Budget

To receive and consider a current financial statement of the accounts

The Clerk said that income has been received as follows: £50.00 from National Grid for car parking, £380.00 from car parking permits, £105.00 for kayak storage and £2150 from Green and Rock for the playground project. She said the accounts balance at £15,304.82.

11. Golant Car Park

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

- The Chairman said that a new parking agreement for 2024/25 had been signed with Alliance Parking for enforcement of the parking charges.
- The Chairman said that the white lining has been completed in the car park.
- It was agreed that Councillor D Pugh-Jones would send out a Maurie mail reminding parishioners of the commencement of charging in the car park and the new charges for parking.

12. Public Toilet

To receive and consider quotations for cleaning the public toilet for 2024/25

Councillor D Pugh-Jones reported that she had contacted four companies to provide quotations for cleaning the public toilet for 2024/25: Mark Shaw Access Cleaning, Corserv Facilities, A and M Cleaning and APS Construction Services Ltd. She said that she had received quotations from Corserv and from APS Construction Services Ltd. It was proposed by Councillor D Jenkinson and seconded by Councillor D Johns that the quotation from APS Construction Services Ltd in the sum of £2515.50 plus VAT be accepted. All councillors voted in favour of this proposal. The proposal was therefore carried. Councillor D Pugh-Jones said that APS Construction Services will do a pre-maintenance clean.

It will be important to ensure that the new firm has the right key for the Wallgate machine. But Councillor D Pugh-Jones had been assured that the new firm already had a key.

The Chairman said that the public toilet requires some maintenance work and upgrading in the near future.

13. Kayak Storage Facility

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

Councillor D Johns said that he will not be undertaking any work to the exterior of the building or provide outside kayak racks until the rowing club have moved their boats as access is quite difficult. He said the interior storage space is now almost full. The accounts of payments is to be copied onto an excel spreadsheet for ease of monitoring year on year and crosschecking with actual banking.

14. Village Green and Playground

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

- It was agreed that Ian Laughton can replace the memorial bench next to his house, as requested.

- It was agreed that the village green can be used for D Day celebrations on Sunday 9th June 2024. It was proposed by Councillor S Harper and seconded by Councillor C Taylor that the parish council will finance the provision of afternoon tea on 9th June 2024 for those residents who are unable to come to the celebrations up to £100. All councillors voted in favour of this proposal. The proposal was therefore carried.
- Councillor S Harper had forwarded the Chairman a copy of the contract from Cornwall Council for the C.I.L funding. This funding will pay 37% of the monies spent on the playground up to £20,000. Councillor S Harper said this may include a covered seating area. It was noted that the scheduled start date for installing the new play equipment is 4th March 2024.
- Councillor A Van den Broek said that he had started the groundworks on the site.

15. Green Issues

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

None

16. Highways

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

- Councillor C Taylor said that the Paddle SUP sign at Castledore crossroads is missing. Councillor M Whell said that it had blown down.
- Councillor D Pugh-Jones said that the bank has collapsed just past The Sunday House. Councillor A Van den Broek said that Cornwall Council has admitted liability.

17. Footpaths and Benches

- The Chairman said that there is a broken bench on the downs path which Councillor C Taylor agreed he would remove. It was agreed that Councillor D Jenkinson and Councillor A Van den Broek would discuss the provision of a replacement bench.

18. Village Hall

To receive and consider a request for a financial contribution towards the broadband for the Village Hall

It was proposed by Councillor D Jenkinson and seconded by Councillor A van den Broek that a contribution of £311.88 be made to Golant Village Hall for the broadband in the hall. All councillors voted in favour of the proposal. The proposal was therefore carried.

To appoint a parish council representative on the Village Hall Committee

It was proposed by Councillor D Pugh-Jones and seconded by Councillor D Johns that Councillor S Harper is appointed as the parish council representative on Golant Village Hall committee. All councillors voted in favour of the proposal. The proposal was therefore carried.

19. Date of next meeting

To confirm the date and venue of the next meeting on Tuesday 26th March 2024 in Golant Village Hall.

The date of the next meeting will be on Tuesday 26th March 2024 in Golant Village Hall commencing at 7:15pm

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

ST SAMPSON PARISH COUNCIL MEETING 27th February 2024 **ACTION POINTS**

<u>Minute Number</u>	<u>Action</u>	<u>By Whom</u>
5, 11	Erect metal post to hold chain at entrance to village green	AVB
10	Send out Maurie Mail reminding Parishioners of start of charging in the car park from 1 st March 2024.	DPJ

