

MINUTES OF A MEETING of the St Goran Parish Council held on 3rd May 2018 in the Old School Rooms at 7.30pm. with Mr P Grose in the Chair.

Present were Messrs Ayres, Bulled, Bunney, LG Husband, Lobb, White, Dr Dunne, Ms Lobb, Mrs Hart, County Councillor Mustoe, Community Network Officer Helen Nicholson Naver Properties, Coastline Housing and 17 members of the public.

1. APOLOGIES

None

2(a). DECLARATIONS OF INTEREST

Mr Lobb – Planning Application PA18/02380

2(b). GIFT DECLARATIONS

None

2(c) CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATION.

None

2(c) GDPR – Any Matters to Consider

3. ELECTION OF CHAIRMAN, VICE CHAIRMAN, PARISH TRANSPORT REPRESENTATIVE AND COMMITTEES

The Clerk invited nominations for Chairman. Mr Bunney nominated Mr Grose. This was seconded by Ms Lobb and unanimously **Agreed**. Mr Grose accepted and took the Chair.

The Clerk invited nominations for Vice Chairman. Mr Bunney nominated Dr Dunne. This was seconded by Ms Lobb and was unanimously **Agreed**.

The Chairman then proposed that, in the absence of any proposal to the contrary, the Parish Transport Representative and The Committees be represented as the previous year. **Agreed**.

4. PUBLIC SESSION

Trewollock Close residents raised their concerns regarding Application PA18/02497, Ismeer. They were firstly concerned about the timing of notices displayed by CC and that the PC's procedures regarding the display of agendas. Their main objection to the development was that residents would have liked the property to remain as a care home. Concerns were raised regarding the developments proposed main access, from Trewollock Close. They felt it was dangerous being narrow and steep and would have to serve 20 new residents, plus visitors and could be difficult for access for emergency vehicles. They questioned where refuse would be collected from. The residents thought it would improve the safety of pedestrians if a footpath was built, to link up Portheast Way to Trewollock Close, along Trewollock Lane, where there is currently a Cornish hedge. The residents felt that the proposed properties are not accessible to the impaired. The proposal is over development of the site and would be over bearing to surrounding properties. The residents questioned whether there will be sufficient parking. They questioned the infrastructure levy. The residents reported that they currently have issues with the current sewage system and the development would only exacerbate the situation. County Councillor Mustoe explained the infrastructure levy and read out the Highways report that had been conducted. It stated that the increase in traffic would be marginal, in comparison to the previous traffic trip, when it was a

care home. The report stated there were appropriate levels of parking. County Councillor Mustoe stated he would be happy to report the residents' comments.

Naver properties along with Coastline Housing attended the meeting to inform the PC of estimated rental and shared ownership values, of the proposed affordable housing. Coastline Housing intend to manage the development, if permission is granted. They explained that rent would be the lower of 80% of the open market value, capped at £151/wk for a 2 bedroom home. 25% - 75 % of a shared ownership property could be purchased, at 80% of the open market value and rent would be 2.5% of the unsold equity. Staircasing would be available. If 100% of the property were allowed to be purchased, there would be a clause in place for it to only be possible for it to be resold to Coastline Housing, for it to remain affordable. Coastline explained that on average, in 2017 shared ownership purchasers earned £24K and made an initial deposit of £20K. They encouraged members of the public to register with "Help to buy Southwest" who co-ordinate low cost house ownership products and for rentals to register with "Homechoice". Naver impressed to the PC that if they felt shared ownership homes should be a larger proportion of the development, than rental, that the PC would have to prove this case whilst making any comments on the application, as CC will set the % split. Naver properties were expecting the application to be submitted either during June or July and agreed to attend a public meeting, prior to the PC's formal comment. A member of the public raised their concerns regarding advertisements at the junction to Treveor.

The PC then went into the formal session.

It was resolved to move item PA18/02497 forward on the agenda.

PA18/02497: Mr and Mrs Ince, Ismeer, Trewollock Lane.

Conversion of existing buildings and construction of 3 new builds to provide 9 dwellings.

Consideration of any further comments, following previous submission.

A site visit was arranged by County Councillor Mustoe, and conducted between the planning officer, members of the PC and local residents to discuss resident's concerns. Following concerns raised during the public session, County Councillor agreed to raise the residents' concerns and the following further comments from the PC: Concerns that CC notices were not displayed in a timely manner, making it difficult for the PC to represent the Parish, they serve. Safety concerns regarding the proposed main access. Concerns regarding the capacity of the sewage network, as local residents currently experience regular issues, which would increase, if the proposal were granted. Consideration of a footpath to link up with Portheast Way from Trewollock Lane. Concerns of height of properties, parking and building traffic assessment. Safety is the PC's prime concern.

Noted

5. Community Network Officer – Community Network Highways Scheme

The Community Network Officer introduced herself and explained how the Community Network Panel was formed to improve communications between CC and local Councils. It is a Network information sharing platform. Each Community Network has a highways budget of £50K, for improvements such as yellow lines, speed restrictions etc. To reduce the cost of implementing highways improvement that require a costly traffic order, the community network panel intend to role the whole networks traffic orders, into one single consultation. The PC were asked to put forward an expression of interest to improve the local road network. The PC listed in priority; speed restriction on Bell Hill, Speed restriction through Gorran Churchtown, improve the footpath along Bell Hill and restrict access of HGV's along Cooks Level.

The PC thanked the Community Network Officer for her time.

6. MINUTES OF THE MEETING OF THE 7TH APRIL 2018

The minutes were **Agreed**.

7. MATTERS ARISING FROM THE MINUTES

7.1 Beach Litter - Recycling

County Councillor Mustoe was recently informed that Biffa collect waste for free from voluntary, litter picks. He has made it clear that the beach clean is carried out by volunteers. The PC to donate to voluntary organisations, for each litter pick.

Agreed

7.2 Neighbours Trees

Cornwall Council's Tree Officer completed a report following a site visit. The complainant wrote to the neighbour, who then agreed to carry out the recommendations from the Tree Officer. The complainant thanked the PC for their assistance in this matter.

Noted

7.3 Grit Bins refill

Cornwall Council fund the refill of salt bins once per year. Any further refills are funded by the parish council. The Highways Manager apologised that the bins had not been refilled this year and reported that they will be refilled next Autumn.

Noted

7.4 Beach, Boundary Wall - Repair

Funding has been secured for these repairs and as soon as costs have been worked out the works will be implemented, which Cormac are aware need completing before the main summer season. SDG (Cormac) are also monitoring fencing etc. and will adjust as required. The manager will let Cormac know about the granite blocks as these will be useful for repair.

The owner of the Mermaid has also kept the PC inform of his updates received from Cornwall Council.

Noted

7.5 Further Matters Arising

Affordable Housing Planning Proposal – Site History

A member of the public passed onto the PC planning history that is not online, regarding the proposed site.

Noted

8 COMMITTEE REPORTS.

8.1 Footpaths.

Nothing to report

8.2 Beach

Nothing to report

8.3 Genral Purposes (cemetery)

Nothing to report

Public Convenience

The resident who plants the flowers near the toilets, to be thanked.

Agreed

Donations from residents and visitors continue to be received.

Noted

The books in the library are to be replenished.

Agreed

Local plumbers to be invited to advise the PC on how to reduce the water consumption.

Agreed

9 CORRESPONDENCE

9.1 Cormac – Volunteer Programme

The Community Partnership Officers are mounting a campaign this year to promote and develop Cormac's volunteer programme. Cormac would like to link up and offer their help to any volunteer groups working in local communities. CORMAC tool trailer is available to any community group that wishes to use it. The trailer comes complete with horticultural type tools and equipment and is delivered and collected free of charge.

Noted

9.2 Housing Minister – Unauthorised Encampment Consultation

A consultation on the effectiveness of enforcement against the unauthorised development and encampments by travellers. The consultation runs until 15th May.

Noted

9.3 Newsletter

Rural Services Network, Communities & Devolution Bulletin, CALC April Newsletter, Neighbourhood Planning April Update, Planning Newsletter, Steve Double April E-Newsletter, Cornwall Council Localism Newsletter.

Noted

9.4 Further Correspondence

The Lime Kiln Trust – Lime Kiln Doors

The PC resolved to grant the Lime Kiln Trust £800, 1/2 of the cost towards the replacement of the Lime Kiln Doors, following recent storm damage.

Agreed

St Austell & Mevagissey Community Network Panel – Meeting

Agenda for the next meeting due to be held on 10th May.

Agreed

Surfers Against Sewage – Summer Events Campaign

Surfers Against Sewage were granted permission to use the beach to have a small stand on the beach, promoting people to become single use plastic free.

Agreed

10 PLANNING MATTERS

PA18/02948: Mr Martin Stewart, Lamorran, Road from Tubbs Mill to Trevarrick.

Single Storey extension (including external raised decking) to existing bungalow and internal reconfiguration to existing layout.

Support

PA18/02380: Mr Samuel Walden, Plot 43 Perhaver Park. Erection of new dwelling.
Full Application

Support – Mr Lobb no vote

10.1 Cornwall Council Planning decisions

PA18/01154: Mr Richard Bown, Hay Mowhay, Tregondean. Erection of a timber clad shed for agricultural purposes on agricultural land, for storage of tools and equipment.
Approved

PA18/01502: Mr B Digby, Lower Meadow Barn, Galowras. Proposed utility extension, formation of French doors to living room and construction of garage/workshop building.
Approved

PA18/02008: Mrs Whiterod, 3 Trelispen Park. Renovation and reconfiguring of dwelling, including creation of a balcony to North-east elevation and replacement roof with two new dormers.
Approved

PA18/00630: Edward K Frost, Land North of Trefusis, Trelispen Park Drive. Submission proposal for existing residential curtilage to create site for new dwelling.
Approved

PA18/01157: Mr G Schofield, Land opposite Treveague Campsite. Construction of a Managers dwelling-house and garage accommodation
Approved

11. BILLS FOR PAYMENT & BUDGET REVIEW

PAYMENTS

Cornwall Council Rates Burial	£57.00
AJH Services Toilet Cleaning	£389.27
Mr Spence Grasscutting	£300.00
Mrs LCV Potheary Clerks salary	£738.24
Mrs LCV Potheary Clerks Expenses	£61.25
Mrs LCV Potheary Clerks Purchases	£17.69
Mrs J Ringrose Internal Audit	£50.00
South West Water Water supply	£123.80
Ash Joinery Noticeboard	£750.00

TOTAL £2,487.25

RECEIPTS

Tourist Brochure	£30.00
Tourist Brochure	£60.00
Cornwall Council 1/2 Precept	£10659.99
Tourist Brochure	£30.00

TOTAL £10,779.99

All the Bills for March have been paid. **Agreed** to pay the bills for April. The Clerk presented the actual receipts and payments to date, which were compared with the yearly budget.

Agreed

12. Accounts: Year Ending 31st March 2018

The Clerk reported the accounts to the PC, that had been audited by Mrs J Ringrose with all obligations being met. The PC resolved to approve the a) Governance Statement and then the b) accounting statements were approved.

The Annual Return was then completed and signed by the Clerk and Chairman on behalf of the PC.

Agreed

13. Parish Insurance Review

The Parish Insurance was reviewed and agreed that the cover was adequate to the PC's needs.

Agreed

14. Parish Problems

Advertising signs at the Treveor junction to be reported to planning enforcement.

Agreed

The Trustees of the Old School Rooms to be asked about the progress of the conveyancing of the curtilage of the Old School Rooms,

Agreed

The meeting closed at 9.10pm.