

MINUTES OF A MEETING of the St Goran Parish Council held on 5th December 2019 in the Old School Rooms at 7.30pm. with Mr P Grose in the Chair.

Present were Messrs Ayres, Bulled, Bunney Husband, Lobb, Dr Dunne, Mrs Hart, County Councillor Mustoe and 12 members of the public.

1/12/19. APOLOGIES

Mr White, Ms Lobb

2/12/19(a). DECLARATIONS OF INTEREST

Mr Grose – Planning Application PA19/08798

2/12/19(b). GIFT DECLARATIONS

None

2/12/19(c) CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATION.

None

2/12/19(d) GDPR – Any Matters to Consider

None

3/12/19 CRHA – Affordable Housing Development Presentation

The Chief Executive gave a presentation.

Cornwall Rural Housing Association is a not for profit organisation, to benefit rural communities by building, managing and maintaining good quality affordable houses, of all tenures. CRHA was founded in 1985 and completed their first homes in 1988. They have 333 rentable and 17 shared ownership houses throughout Cornwall and the Isles of Scilly. They work closely with the local communities and PC's to find the right site and qualifying, local people are given first priority. CRHA ensure that affordable homes remain affordable. Social rent is set to a Government formula and subject to decrease 1% year on year over the last 4 years. Affordable rent is 80% of open market value and also subject to 1% decrease for last 4 years. CRHA advise and support Community Land Trusts, including St Goran CLT.

A member of the public questioned whether there are any plans for Carvinack. The PC do not know of any plans and had invited CRHA to the meeting as part of the process.

CRHA explained that self build schemes are very restricted, in terms of them having to be affordable and remain affordable.

It was reported that St Ewe are very happy with CRHA and the success of their affordable housing scheme.

It was pointed out that CRHA do not expect to be gifted land.

CRHA were thanked for their time and left the meeting.

3.1/12/19. PUBLIC SESSION

A member of the public asked about the Tree Wardens suggestion of planting woodland at Carvinack. The PC did not know of any further information. County Councillor Mustoe informed the meeting that the Forest for Cornwall scheme had been paused due to the forth coming election. He reported that the Farm at Carvinack is for rent and the fields are being rented as pasture land, whilst Cornwall Council make a decision, on the long term plan for the estate. County Councillor Mustoe has requested that part of the land is used for the school.

A member of the public congratulated County Councillor Mustoe and Mevagissey Parish Council on winning the fight to save a prominent part of Mevagissey's AONB from being lost to a housing development.

The meeting then went into the formal session.

4/12/19. MINUTES OF THE MEETING OF THE 5TH SEPTEMBER 2019

It was proposed, seconded and RESOLVED to accept the minutes.

5/12/19. MATTERS ARISING FROM THE MINUTES

5.1/12/19 Assets of Community Value

In April 2017 the PC resolved to list the Parishes assets instead of registering them with CC. It was thought to be beneficial, for the assets to be registered.

It was proposed, seconded and RESOLVED for the NDP to discuss the matter of registering the assets and for the matter to be placed on the March agenda.

5.2/12/19 Memorial Village Hall – Loan

The Memorial Village Hall are very grateful to the PC for accepting their request to borrow funds if required.

5.3/12/19 Highways – Beach Drain, Tregerrick to Polsue, Bennetts & Flower Patch

With regards to the gutter becoming blocked from sand, Highways are in the process of organising further jetting works to try and clear the drainage line in this area. The drainage system has been in place for a significant length of time without a valve, so hopefully once cleared, it will assist with any concerns raised in this area.

The property owner forwarded correspondence that he had earlier in the year with Cornwall Highways concerning the blockage of this gully. The property owner reported that the drain pipe is the property of Highways and is surprised that untreated and unscreened surface water from the public highway is still being discharged, directly onto a public bathing beach in 2019 and suggested that Highways should be asked to reroute the surface water drainage into the sewer system.

The Tregerrick to Polsue road has been closed for some time, so the new notice was perhaps a renewal notice. Works are currently programmed for January to make repairs to the track in this area.

Because the works had already begun, it was proposed, seconded and RESOLVED to thank Highways for commencing the works early.

The work on Bennetts (Trenninick to Galowras) are currently scheduled for completion in the new year.

A site visit to Flower Patch has been arranged.

5.4/12/19 Lapsed Planning - Flooding

The Community Protection Team reported that if there is sewage flooding from the public sewer, this should be reported to South West Water, who will be able to advise. However, it is believed that the issues relate to problems with surface water flooding from a publicly maintained drainage ditch / stream they will seek assistance from the Council's Land Drainage team.

MP Steve Double thanked the PC for copying him into the emails and reported that as Parliament has now dissolved, his is currently not a Member of Parliament and to let him know, if he can further assist if re-elected. He reported that once the NDP has been passed it will add an additional layer of Parish-specific guidance to any planning applications and will be of great assistance in the circumstances you describe.

One of the Planning Officer's reported that this matter is being dealt with by the enforcement team, and if the applicants feel they have made a valid start within the allotted time period, then this needs to be proven by the submission of a Lawful Use Certificate. The conditions re drainage have to date not been discharged.

The other Planning Officer reported that the Enforcement case is open and ongoing. The lawful status of the works continues to be investigated and there is no record of information relating to the surface water drainage being submitted in order to discharge the related condition.

The neighbours report they are still experiencing major issues regarding the flooding to their property. They thank the PC for their help so far and ask if the PC think it would be a good idea to now contact the land owners and ask them what they are going to do to rectify the problem. They have been in touch with SWW who report this isn't under their remit, but have investigated the sewer with a camera, and reported that the water could be coming up from underground, from the underground stream.

Another neighbour asked County Councillor Mustoe whether the matter could be accelerated due to the damage that is being caused. County Councillor couldn't give any update regards to the investigation, due to GDPR. The neighbour asked the PC that if the matter went to retrospective planning that they take it to planning committee. The PC cannot be predetermined, but would take all issues into consideration, if a planning application were to be submitted.

5.5/12/19 Further Matters Arising

Gorran Highlanes Bus Shelter

Cormac have visited the site and have concerns about a BT apparatus located in the verge near the works. There may be an issue with BT not allowing the PC to install a shelter over their apparatus.

It was proposed, seconded and RESOLVED for the Clerk to enquire with BT.

Christmas Lights

The Christmas lights have been displayed on the Triangle and Gorran Green.

The Tree on the Triangle is dying and a Christmas tree has been donated by a resident.

The Gorran Green Committee were grateful for the offer of a Christmas tree for the Green, but declined the offer.

It was proposed, seconded and RESOLVED to thank the residents for displaying the Christmas lights.

6/12/19 COMMITTEE REPORTS.

6.1/12/19 Footpaths.

The coastal sign at the Dodman has been knocked over.

6.2/12/19 Beach

The repair to the Little Perhaver steps has been done well.

County Councillor Mustoe to report to Cornwall Council that there is a large crack running along the Platt.

6.3/12/19 General Purposes (Cemetery, Gorran Green)

Nothing to report

6.4/12/19 Public Convenience

The water bills for Sept & October have been extremely high compared to last year.

	2019	2018
September	£857.02	£622.76
October	£624.24 usage 112	£93.20 usage 16

Once the PC have established there isn't a water leak SWW will check the meter and charge £45.50 - £125 if all is correct.

It was proposed, seconded and RESOLVED to request the Maintenance Contractor to check for a water leak.

It was proposed, seconded and RESOLVED to accept the quote from Cormac for remedial works of £404.80.

It was proposed, seconded and RESOLVED to thank the resident for the £200 from their plant sales.

6.5/12/19 Tree Warden's Report

Nothing to report

6.6/12/19 Neighbourhood Plan

Minutes received from the latest meeting.

7/12/19 CORRESPONDENCE

7.12/19 The Haven Cafe & Beachcomber – Building Works

The soon to be new owners are looking update the chip shop and beach shop. They would like to open up the two shops so they become one open plan shop and a minimum 20 cover restaurant. This would involve restructuring the layout, including installing a brand-new state of the art frying range, accessible disabled toilet & accessible entrance. They would like to install bifold windows across the pavement side of the building and bifold doors on the beach facing side of the building. They currently have a5 takeaway license & A1 in the beachshop and would need to add an a3 license for the restaurant. They will apply for planning permission if it is required. The PC liked the plans in principle.

7.2/12/19 Cornwall Streetworks – Polsue Farm to St Josephs

Road From Polsue Farm To Junction South West Of St Josephs, Gorran, St Austell
11 November – 28 February

7.3/12/19 Defra – Bathing Water Classification 2019

Gorran Haven/Little Perhaver has been classified as Good and this will be the “current classification” for the 2020 bathing season.

7.4/12/19 Cornwall Council – LMP/SWCP 2020/2021

LMP £974.54

SWCP £1,503.54

7.5/12/19 Cornwall Council – Winter Wellbeing Guide 2019

Updated Winter Wellbeing Guide 2019.

7.6/12/19 St Austell & Mevagissey Network – Volunteer Support

There is a new Shaping My Community: Connections Working Group, made up of members from a number of different organisations and businesses in the St Austell and wider area, actively involved in supporting the local community.

They have initially agreed to host networking events, the first to be held at Wheal Martyn planned for January 2020.

7.7/12/19 NALC – Strengthening Police Powers to Tackle Unauthorised Encampments

NALC welcome any comments regarding this consultation

7.8/12/19 Duchy of Cornwall – Foreshore Lease

The PC's lease for the foreshore at Gorran Haven ran out on 24th March 2019. It was proposed, seconded and RESOLVED to accept The Duchy of Cornwall's offer to renew for a further three years beginning 25th March 2019 at a proposed rent of £85 plus VAT and that no income is derived from the tenure.

Newsletters

Planning Agents and Local Council newsletter, Rural Network Newsletter, Long Term Plan Update Newsletter, Town & Parish News, CALC monthly round up.

Cornwall's Highways – Cornwall's Winter Maintenance Service

Fact sheets regarding road gritting and winter maintenance

8/12/19 PLANNING MATTERS

PA19/09528: Mr D W Shillaber ADS Property Enterprises Ltd, Springfield, Rice Lane Erection of extensions to the existing bungalow for a utility room and additional bedroom. Demolition of an existing outbuilding and formation of a parking and turning area.

Full Application

It was proposed, seconded and RESOLVED to support.

PA19/09425: Mrs Rowan Butlin, Treveague Farm Campsite. Use of venue for marriage and civil ceremonies for approximately 5 ceremonies per year

Full Application

It was proposed, seconded and RESOLVED to support.

Dr Dunne took the Chair.

The Clerk read out a statement from the applicant's planning consultant.

PA19/08798: Mr and P Grimmet, White Stiles Barns Conversion of existing redundant rural building to a dwelling

Full Application

It was proposed, seconded and RESOLVED to support.

Mr Grose resumed the Chair.

8.1/12/19 Cornwall Council Planning decisions

<u>PA19/08342: Mr and Mrs Browning, Chy Lowen, 28 Perhaver Park</u>	APPROVED
<u>PA19/08580: Mr Barker, Glendower, Wanford Meadows</u>	APPROVED
<u>PA19/08031: Mr and Mrs Ince, Ismeer, Trewollock Lane</u>	APPROVED
<u>PA19/08151: Mrs Ruth Sanderson, 45 Perhaver Park</u>	APPROVED
<u>PA19/08742: Mr Lewis Allen, 12 Trelispn Park</u>	APPROVED

8.2/12/19 PA19/08580, Glendower – Cornwall Council Planning Recommendation

The Planning Officer did not feel there was strong enough planning reasons to warrant refusal. As there is ample amenity space to accommodate a new dwelling, as there is in the ability to retain sufficient amenity space for the host dwelling. They do

not believe that this design would be detrimental within the street scene. The agent is very accommodating to work with, and address any of the PC's concerns regarding overlooking

The PC agreed to disagree and requested that the private road be left in its original condition prior to construction.

Planning agreed to place an informal note on the consent.

8.3/12/19 Wosteweth

The Planning Officer had already issued the decision for the site, the comments are noted and he will pass them on to the applicant. They are unable to condition anything re the road, as it is a private road and its maintenance and up keep is a civil matter for the occupants of the road, and not a planning consideration

9/12/19. BILLS FOR PAYMENT, BUDGET REVIEW & BANK RECONCILIATION VERIFICATION

PAYMENTS

ID Mobile Monthly phone chrg	£8.18
Mr CF Lobb Reimburse NDP leaflets	£124.60
Mr CF Lobb Reimburse Anchor chain	£38.40
Heartsafe AED Annual monitoring	£378.00
SWW Water usage chrg	£624.24
AJH Services Toilet cleaning	£393.12
Cormac Solutions Wallgate & Elec	£342.00
S Spence Grasscutting & maint	£325.50
Information Commissioner Data protect	£40.00
Mrs LCV Pothecary Clerks purchases	£2.95
Mrs LCV Pothecary Clerks Salary	£642.76
Mrs LCV Pothecary Clerks Expenses	£64.00
Mr Bunney Reimburse lights	£102.75

TOTAL £3,086.50

RECEIPTS

Mr Storey Toilet donation	£50.00
Public Toilet donation boxes	£202.77
Mr Hill Painting sale toilets	£250.00
Mr Aldridge Toilet donation	£60.00

TOTAL £562.77

All the Bills for October have been paid. It was proposed, seconded and RESOLVED to pay the bills for November. The Clerk presented the actual receipts and payments to date, which were compared with the yearly budget.

Noted

The bank reconciliation was verified and It was proposed, seconded and RESOLVED to accept the bank reconciliation.

10/12/19. Precept 2020/2021

Following the Clerk reporting the budget for 2020/2021 it was proposed, seconded and RESOLVED for the precept to remain at £21,300 as of 2019/2020.

It is uncertain business rates relief for all public conveniences will come into effect from April 2020. Because the legislation was not past before Parliament was dissolved.

11/12/19. Meeting Protocol

It was proposed, seconded and RESOLVED to accept the meeting protocol.

12/12/19. Parish Problems

A quote to repair the seat on the Triangle is being sought.

There are vast amounts of mud on the roads.

County Councillor Mustoe to report to Cornwall Council that the drain on the multiuse trail has collapsed.

Cliff Road has been resurfaced.

County Councillor Mustoe to report to Cornwall Council that some potholes have been poorly repaired.

13/12/19 – Casual Vacancy

One application was received.

Following a unanimous vote, It was proposed, seconded and RESOLVED to co-opt Mr LG Husband onto the PC.

The meeting closed at 9.20pm