

**MINUTES OF A MEETING of the St Goran Parish Council held on 2nd February 2017 in the Old School Rooms at 7.30pm. with Mr P Grose in the Chair.**

Present were Messrs Ayres, Bulled, Bunney, LG Husband, G Husband, Lobb, Dr Dunne, County Councillor Mustoe, Mr Lopez (Naver Properties) and two members of the public.

**1. APOLOGIES**

Mr White and Ms Lobb

**2(a). DECLARATIONS OF INTEREST**

Mr Bunney – St Goran Rowing Club

**2(b). GIFT DECLARATIONS**

None

**2(c) CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATION.**

None

**3. PUBLIC SESSION & Naver Properties – Affordable Housing**

Mr Lopez of Naver Properties reported that he was attending the meeting to address concerns, that had been raised at their recent public consultation they had held, regarding their affordable housing scheme proposal. Mr Lopez began by reporting the results of the consultation. The results can be found under 5.3 of Matters Arising. He then carried on to address the concerns that were raised. The first concern was regarding traffic and access to the site: further meetings with highways engineers had taken place and it is believed that the proposed access is correct and Naver had expressed to Highways that residents felt that access concerns are a high priority. Lack of pavements from the site to the shop and the school beyond was raised, but unfortunately due to the rural location this could probably not be addressed. Residents had asked whether all properties could be affordable: this is unfortunately not financially viable, as the open market houses fund the building of the affordable houses. With regards to sewage, a percolation test had been completed and confirmed that the ground does soak away. A new pumping station and sewage works would be installed and would be adopted by South West Water. An infiltration system would also be installed, instead of any soak aways. Two off street parking spaces will be available for each property. Currently there are going to be five shared ownership properties of which, three will be three bedroomed and two would be two bedroomed, six rented properties and nine open market properties. Naver Properties are looking to have full plans available by the end of February.

The possibility of restricting the open market homes for full time residents was discussed, in a strive to prevent the houses becoming holiday homes. It was thought that as they are open market houses, restrictions could not be placed on them and they are available for anyone to purchase. It was hope that due to the site, local people with families would be more inclined to purchase them, rather than second home buyers.

It was questioned whether self builds had been taken into consideration. Mr Lopez agreed it would be a positive idea, but felt that it would over complicate the development. He also reported that highways would stipulate any necessary street lighting and guessed there would be a requirement for some type of low level lighting. The issue of the sites past history of planning refusals was raised and the PC thought that this current proposal needed to be looked at on its own merits.

The meeting then went into the formal session.

**4. MINUTES OF THE MEETING OF THE 5TH JANUARY 2017**

The minutes were **Agreed**

## **5. MATTERS ARISING FROM THE MINUTES**

### **5.1 Highways – Gruda to Penare & Bennetts**

The road at Penare is a minor access road, which is very lightly trafficked. Many rural roads of this width are subject to centre growth, and Cornwall Council does not have the budget to remove vegetation from all sites of this nature. Bennetts; the road from Treninick Farm to Polsue Farm, is on the surfacing programme for 2017/18. In the meantime, Highways will keep the road as safe as possible by repairing any hazardous defects. There were 14 defects repaired on the last inspection at the end of October.

**Noted**

### **5.2 The Llawnroc**

County Councillor Mustoe copied the PC on a letter to the planning officer stating his and many resident's objections, to the pre-application.

County Councillor Mustoe passed on an email from the Planning Officer to the Llawnroc owner. The Officer advised that the newly adopted Cornwall Local Plan is relevant to the proposal with regard to Community facilities and village shops should, wherever possible, be retained and new ones supported. Loss of provision will only be acceptable where the proposal shows: a. no need for the facility or service; b. it is not viable; or c. adequate facilities or services exist or the service can be reprovided in locations that are similarly accessible by walking, cycling or public transport. P.5 P2 - Proposals that would result in the loss of business space must: i. demonstrate there is no market demand through active and continued marketing for at least a period of 9 months; or ii. result in the provision of better quality employment space allowing for mixed use; or iii. be necessary to meet a clear need for community facilities; or iv. be unsuitable to continue as business use due to environmental considerations. There are further policies within the Cornwall Local Plan relevant to the proposal, referring to housing developments and affordable housing provision. The site would be an infill/previously developed land site and would require 35% of the units to be affordable. Any submission that falls below this percentage of affordable housing provision will require a financial viability appraisal demonstrating why the target percentage cannot be achieved. The site is in a sustainable location for residential development in the centre of the village, however the suitability of the site for housing needs to be balanced with the need to secure and retain business uses/employment and facilities within the village and the criteria proposals would need to meet above. Constraints would also have to be addressed in respect of any submission including impact upon the AONB and TPO trees as well as the adjoining Conservation Area.

Any new build units will be required to be in keeping with the design, layout and character of the area and should not appear cramped or as overdevelopment of the site. Reasonable space would also need to be provided for amenity purposes, clothes drying, waste storage and parking. He strongly advised the owner to contact the Parish Council for their views on the proposal and to try and address any concerns prior to submission.

### **5.3 Affordable Housing – Consultation Results**

Naver Properties sent a copy of the results of the public consultation event in Gorran, held on 16th November 2016. 48 people attended the event of which 21 expressed an interest in an affordable unit. 30 comment forms were completed, of which 21

supported the development of the site, 1 made general observations/concerns and 6 were against the development.

The concerns raised these were; Only affordable housing, traffic speeds along access road, lack of pavements to school, shop etc., development too big, sewage concerns, impact on AONB, greenfield site, concerns about secondary homes access is dangerous, concerns about affordable being affordable!

The supportive comments were; fantastic idea younger home buyers are priced out of the market, good level of open space, it will support the village shop, school and pub, good layout, good use of empty field, it is essential to the viability of the area desperately needs this affordable housing, it will allow young people to stay in the village, proposal looks attractive, good level of open space, pleased to progress, need to keep the parish alive

Naver Properties concluded that the overall impression is the development would be beneficial to Gorran and it is one that is needed and would be welcomed.

**Noted**

#### 5.4 Gorran Green – Site meeting

A date for the site meeting was agreed for Monday 27th February at 4pm.

**Agreed**

#### 5.5 Local Government Boundary Review

CALC sent a report, of the Parish and Town Council Local Government Review Inquiry Panel, held on January 4<sup>th</sup>, 2017. A copy had been circulated to all PC members. The report makes a number of recommendations on the future size of the council and the role of ward members and the community network areas. CALC hope that the PC will endorse the report and its recommendations.

**Noted**

#### 5.6 BT – Telephone Kiosk adoption

BT have logged an application for the PC to adopt the kiosk on The Triangle. A contract of sale is to be signed and returned with a payment of £1.

**Agreed**

#### 5.7 Further Matters Arising

##### Gorran Haven Road Markings

It was confirmed that the waiting restriction remedial works required at Gorran Haven were included in the additional road marking funding, that was recently identified by Cornwall Council.

**Noted**

The “No waiting” sign on Church Street has been broken off.

Report to Highways.

**Agreed**

### **6 COMMITTEE REPORTS.**

#### **6.1 Footpaths.**

The middle stile on the footpath above Vault is wobbly because the gatepost is loose. To report to the Countryside Ranger.

**Agreed**

The newly refurbished footpath signs are looking good.

**Noted**

The National Trust to be thanked for their new directional and information signs at the Dodman and for the refurbished pond, near the Lamledra car park.

**Agreed**

### **6.2 Beach.**

Nothing to report

### **6.3 General Purposes**

The compost bin has been emptied.

**Agreed**

### **6.4 Public Convenience**

A quiz at the Memorial Hall is to be held on 10th February to raise funds for the toilets.

**Noted**

Seaview have agreed with County Councillor Mustoe to sponsor the toilets again this year, by purchasing advertising space in the toilets.

**Agreed**

## **7 CORRESPONDENCE**

### **7.1 Cornwall Council – Road Closure, Polkirt Hill**

Product Base Two Ltd have requested to close Polkirt Hill, Mevagissey from 20th February to 5th March 2017 (09:30 to 14:30).

**Noted**

### **7.2 Resident – Tree Felling**

The PC resolved to support a resident in the felling of 4 large Monterey pines in a field that runs up the right-hand side of Lamledra Hill.

**Agreed**

### **7.3 Charter for Cornwall – Four Pledges**

The Charter for Cornwall is calling for candidates at the forthcoming Cornwall Council elections to commit themselves to a more sustainable, longer-term vision for Cornwall and are calling for voluntary organisations and town and parish councils to support the four pledges of the Charter. They plan to ask all the candidates in those elections to sign up to the four pledges of a Charter for Cornwall. Currently, the Charter is open for consultation until February 4<sup>th</sup>. In February and March, they will be publicising it and asking supporters to lobby candidates as they declare themselves. **The four pledges of the Charter for Cornwall.** I pledge to do everything possible, including working with other councillors across party lines, to reduce Cornwall Council's excessive housing targets and put local needs first. I pledge to work to restore the supply of social rented housing and increase the proportion of good quality, genuinely affordable housing. I pledge to seek to limit the growth of second homes and reduce the number of second homes in communities where levels are excessive. I pledge to support the devolution of strategic planning with a Cornish Planning Policy Framework with a democratically-led planning system that works for local residents, not upcountry developers.

The PC resolved to sign up to the four pledges.

**Agreed**

### **7.4 Cornwall Council – Cornwall Local Plan**

Printed copies had been received of the Cornwall Local Plan Strategic Policies and Community Network Sections documents.

## **Noted**

### 7.5 Cory Environmental – Dog Bin Emptying Charge

The new rate for the dog bin emptying is £197.60 plus VAT compared to last year of £181.27 plus VAT.

## **Noted**

### 7.6 Cornwall Council – A30 Link Road Briefing

The PC are invited to attend an update briefing about the proposed A30 link road on Monday 20 February 2017 at 6pm at the St Stephen Community Centre, Fore Street, St Stephen, PL26 7NS.

## **Noted**

### 7.7 CALC – Code of Conduct Amendment to Standing Orders

A recent case law found in judicial review of a Code of Conduct complaint at Honiton T C. The ruling confirmed that a council could not apply its own sanctions to a member of the council as a result of a finding of a breach of the Code of Conduct; it can only impose those sanctions recommended in the Decision Notice. To reflect this new case law, and to clarify a number of managerial issues around the code of conduct and employer responsibilities CALC has reviewed the national model standing order to make it appropriate for Cornwall's parish and town councils. A new model Standing Order 13 which combines SOs 13 & 14 and now covers the Code of Conduct, complaints under the Code of Conduct and Dispensations. The guidance has been approved by the Monitoring Office.

The PC resolved to permanently suspend standing order 5, 6 & 7 and replace with the new text.

## **Agreed**

### 7.8 Newsletters

Rural Network Services Weekly News Digest, CALC Weekly News Roundup, January Update from Steve Double, Communities and Devolution November Newsletter, AONB Winter Newsletter, Neighbourhood Planning e-bulletin, Cornwall Council's Planning Newsletter, Vital Venues Winter/Spring Newsletter.

### 7.9 Further Correspondence

#### Electoral Services – Town & Parish Elections 2017

Town & Parish Elections are due to be held on 4 May 2017. The Returning Officer for these elections will be Kate Kennelly Chief Executive who has appointed deputies with Full Powers. Therefore, the May meeting will need to be postponed if there is an election.

All councillors will retire on **Monday 8 May 2017**, being the fourth day after the ordinary day of election

The Notice of Election will go up on 20th March. Sufficient nomination packs will be handed out to existing councillors should they wish to stand for re-election. Additional packs will be obtainable from the Electoral Services Office and sent direct to the prospective candidate. It was resolved for the Clerk to collect the packs from the St Austell office, by prior arrangement.

Completed Nomination Papers must be received by the appropriate Deputy Returning Officer as stated in the nomination pack by **no later than 4pm on 4 April**. It is advisable for nomination papers to be submitted before 4 April in case any corrections need to be made.

Should your Parish/Parish Ward be contested, polling will take place from 7:00am to 10:00pm on 4 May. Election Services will inform the PC after the close of withdrawals (4 April) to confirm whether our area is contested or not.

There have been significant changes in legislation in the following areas: **Withdrawal of nominations** closes the same time as receipt of nominations – potential candidates can't put themselves forward for multiple parish/town wards within the same parish council and then withdraw from all but one of them once the nominations have closed. If they are still nominated for more than 1 ward at the close of nominations, then all nominations will be deemed to have been withdrawn.

2. Nomination papers for all of the Towns and Parishes must be delivered in **person/by hand**. Any posted will be invalid.

After the close of poll, ballot boxes will be taken to a verification/count centre in the east and the west of the county.

Once elected, Parish Councillors' must sign a Declaration of Acceptance of Office before or at the first meeting of the parish council following the election or if the council at that meeting permits, before a later meeting of the council. This request must be made in writing. Failure to comply with these provisions means that the office thereupon becomes immediately vacant.

A copy of the Election Timetable so you can follow each stage of the proceedings.

**Noted**

Cornwall Council Senior Licencing Officer – Notice of Intention from Licencing  
NOTICE IS HEREBY GIVEN, pursuant to Section 45 (3) of the Local Government (Miscellaneous Provisions) Act 1976, that the Cornwall Council intends to pass a resolution that the provisions of Part II of the 1976 Act are to apply to the area of the Cornwall Council. Previous adoptions by the former Cornwall District / Borough Councils are still valid. However, the purpose of re-adopting the legislation is to have one combined resolution for the whole Cornwall Council area. The resolution will have the effect of confirming the area of the Cornwall Council as a 'controlled district' for the purposes of the 1976 Act, thus empowering the Council to control the licensing of Hackney Carriage and Private Hire Vehicles, Drivers and Operators. A copy of this Notice will also be placed in the Town and Parish Newsletter.

**Noted**

## **8. PLANNING MATTERS**

PA17/00318: Mara Warwick, Smugglers House, Rattle Street.

Listed Building Consent for preventative works to reduce moisture penetration and internal condensation for damp control. Repair of existing damaged internal wall surfaces.

Listed Building Consent.

**Support**

PA17/00956: Mr Marc Davies, 9 Perhaver Park.

Small extension to the Eastern side, creating an en-suite and dressing space to existing bedroom.

Full Application

**Support**

### 8.1 Cornwall Council planning decisions

No decisions received

## **9. BILLS FOR PAYMENT & BUDGET REVIEW**

## PAYMENTS

Mr S Spence Grasscutting & Maintenance £677.39  
AJH Services Toilet Cleaning x 2 £709.12  
Gorran Pre-School Reimburse stationery £10.39  
Mrs LCV Potheary Clerks salary £433.29  
Mrs LCV Potheary Clerks Expenses £59.66  
Mrs LCV Potheary Clerks Purchases £18.95  
British Telecom Phonebox adoption £1.00

**TOTAL £2,289.80**

## RECEIPTS

Cakebreads Toilet event £214.00  
NS&I Interest Burial Fund £124.08  
NS&I Interest PC Fund £37.15  
Mr&Mrs Roberts Crem plot £360.00

**TOTAL £735.23**

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

### **Agreed**

It was resolved to transfer £1,500 from the Development to the Current Account.

### **Agreed**

## 10. St Goran Rowing Club – Request to use the Beach

Permission was granted for St Goran Rowing Club to use the beach on 5th March for their season launch and 10th June for their annual rowing regatta.

### **Agreed**

## 11. Parish Problems

Highways to be requested to clear the roadside ditches to help prevent flooding on the roads and to pay particular attention to Vicarage Corner and Treninnick Crossroads.

### **Agreed**

The Maintenance contractor to be requested to remove any nails that have been left on the school footpath fence, following any of the school children's wooden faces falling off.

### **Agreed**

The meeting closed at 9pm.