

MINUTES OF A MEETING of the St Goran Parish Council held on 6th October 2017 in the Old School Rooms at 7.30pm, with Dr Dunne in the Chair.
Present were Messrs Bulled, Bunney, G Husband, Lobb, White, Dr Dunne, Ms Lobb, Mrs Hart and nineteen members of the public.

1. APOLOGIES

Mr Grose, Mr Ayres and County Councillor Mustoe

Mr Bunney was elected as Vice Chair for the meeting.

2(a). DECLARATIONS OF INTEREST

Mr Lobb – 7.2 GHHT Beach Slipway Extension.

2(b). GIFT DECLARATIONS

None

2(c) CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATION.

None

3. PUBLIC SESSION

A member of the public questioned what affordable housing actually meant? and felt that the proposed site would most likely be high in value; thus making the houses high in value. He stated that the houses in the Mevagissey development, increased in price and asked why we hadn't been given a sales price, for the proposed affordable homes?. The PC reported that they hadn't been given a price and another member of the public felt that the developer should have some idea of a value, following their viability assessment work. She accepted that affordable homes were needed, but questioned whether anyone had researched whether members of the public could afford them? The PC reported that their 2013 housing needs survey concluded that; 20 people wanted an affordable home. Some people may never be able to afford to buy, so the parishes needs are for affordable rentals and part rent, part buy. A member of the public stated that he had recently heard that it is difficult to raise a mortgage to purchase a part rent, part buy home. Another member of the public felt it was not for the public to decide, whether she could afford to purchase a home and that she would prefer to work really hard to afford to stay in Gorran than move elsewhere. Another member of the public felt it would be better if a non profit organisation developed a scheme, as she is concerned that the houses won't be affordable. The PC responded that, they will have influence over the 106 agreement and that the developer had been very forth right with the PC so far. The PC are trying to provide the best possible solution available to them, for the hardworking people of the parish. A representative from Gorran School stated that the school were very much in favour of the proposed development. The school is currently running under capacity and numbers are forecast to fall. The school would benefit from the development from the increase in students, which would directly increase their income and the 106 agreement states that a grant is paid per pupil, from the development. The school is forecasting to be running at a loss, within 3 years and is currently bringing in children from other areas, to increase the number of students. If the school's student numbers increased, they would be able to improve their facilities and infrastructure as well as maintaining their high standards of teaching.

A member of the public stated that he currently lives in Mevagissey with his partner and new baby, but would love to have a home in the village, having grown up in the Parish, and now farming in the Parish. He would also very much like his children to attend Gorran School. He stated that it is very difficult to get a mortgage, because their funds are invested in their farming business. Another member of the public questioned whether they still need to be registered with Home Choice? The PC stated that, you

need to be registered with South West Homes to be able to purchase an affordable home and with Home Choice to rent. The member of the public stated that the Home Choice register was for people in housing crisis, which made it difficult for other people to be on the list. The PC stated that they are not in the position to produce a development themselves, which would make the homes truly affordable, therefore they have to go with the next best option, that has been offered by a profit-making developer. There are no guarantees and the PC have to ensure the best way they can, that the parishes needs are met. A member of the public reported that they had lived here since 1978, and currently has a grown-up child living in a mobile home in their garden, as they don't want to move from the village, but can't afford a home. She questioned who will buy the houses if the locals can't afford them? The PC responded that they would be subject to the 106 agreement and priority would be given to people with a local connection and only then offered to neighbouring parishes. A member of the public questioned the situation with the Menagwins development. She also reported that Cornwall Council have suitable land in the area, but Council Houses are no longer being built. A neighbour to the proposed development can't believe that many people will be able to afford the homes and that the traffic would increase by about 40 cars. He was also concerned that the plans show opportunity for the site to be extended, at a later date. He felt the access would be dangerous and that the site had been refused for previous developments, for this reason. A member of The PC responded that, this was not the primary reason for the previous refusal and that the reason the access was deemed dangerous, was due to the position of the concrete wall, which the current scheme proposes to remove. The member of the public, still felt it would be dangerous for motorists pulling out of the site and was of the opinion, that traffic calming would not have enough effect, to make the area safe. He then questioned whether the current main sewage system, would have the capacity for the increase of use. The PC would have to clarify the proposed sewage system and the mix of affordable homes, after noting that the plan and the statement stated a different mix. After being asked if the affordable's could go on the open market, if they weren't the sold; the PC stated that they could not go on the market. Another member of the public stated that even though they could afford to pay a mortgage, they struggle to find the usual 20% deposit, required for a mortgage on an open market house, but would find the 5% required for an affordable home, a more realistic figure. The PC assured the public; when questioned that, the 106 agreement would prevent the developer selling on the scheme, whilst removing the affordable homes in the process. The PC confirmed that a pricing scheme should be provided by the developer at this stage. A member of the public reported that their parent's village; which is a similar size to Gorran had 4 successful affordable housing developments.

The PC then went into the formal session.

Seven members of the public left the meeting.

It was Agreed to move planning forward on the Agenda.

8 PLANNING MATTERS

PA17/07052: Mr A Lopes, Naver Developments Ltd. Land North West of Meadowside, Gorran. Erection of 20 dwellings (11 affordable and 9 open market dwellings)

Full Application

18 online objections

9 online support

1 letter of support (also online)

1 letter of objection (also online)

Mr Bulled proposed objection –

A residential development of this scale would in effect virtually double the size of the village and have an adverse effect on the tranquil rural nature of Gorran Churchtown. The proposed development is on a greenfield site in an AONB which should not be sacrificed as this is a valued asset and the development would leave the door open to further development.

There is little or no requirement for either type of housing proposed
The development entrance would cause a substantial increase in traffic movement in an already busy restricted road.

Mr Bunney proposed support, as there is clearly a need.

Statement to be included with supporting comment.

The mix of affordable houses needs to be clarified as there is a difference between the site plan and proposal statement.

Road calming is required. An intense survey should be carried out by Highways officials and a solution sought.

A requirement for an in-depth analysis of proposed sewage system. Will it lead into the current main system, as there are concerns that it is currently at full capacity?

Design and form. Naver Properties previously agreed with the PC to change the proposed cladding, to hung slate which was agreed to be more in keeping with the surrounding area.

Emphasis must be put on the affordable houses being truly affordable.

The PC require to be heavily involved with the development of the 106 agreement, to ensure the affordable homes are affordable and priority is given to local people.

Landscaping must be of upmost importance.

Can a condition be placed on the open market houses, that they are only purchased as a primary residence?

The development to be restricted to current site and not to be extended.

The PC **Supported** the application – Mr Bulled and Mrs Hart against

Nine members of the public left the meeting

PA17/08629: Mr and Mrs Fullerton, Cotna House, Cotna Lane, Gorran Proposed 2.5 meter single storey extension to existing kitchen extension on Grade II listed building.
Full Application

Support

PA17/08803: Mrs Maria Hipgrave, 2 The Cottages, Canton Street Works to trees subject to a tree preservation order. Crown lift group of Elms 6 meters and fell 2 further Elms.

Tree Preservation Order

Support with co-operation of local tree officer.

PA17/00020/NDP: Mevagissey Parish Council, Mevagissey Plan proposal submitted for Mevagissey Parish Neighbourhood Development Plan.

Neighbourhood Development Plan

Support particularly the section that gives priority for new homes for permanent residents, rather than as second homes.

PA17/08847: Mr Robert Browning, Brambledene, Quilver Close Conversion of flat roof to balcony and extension of front porch.

Full Application

Support

PA17/09225: Mr and Mrs Piers and Emma Thompson, Trevascus Farm, Gorran
Proposed new extension attached to the West of the existing Farmhouse. Existing roof to be reslated. Existing chimneys removed. Full refurbishment of existing Farmhouse. New access track to North side of Farmhouse. Various external works.

Full Application

No Objections

Cornwall Council Planning decisions

PA17/07135: Mr Parkhouse, Treveor Farm.

Approved

PA17/07776: Mrs Maria Hipgrave, 2 The Cottages, Canton Street

Withdrawn

PA17/06943: Mr Graham Schofield, Treveague Farm Campsite

Withdrawn

4. MINUTES OF THE MEETING OF THE 7TH SEPTMEBER 2017

The minutes were then **Agreed**

5. MATTERS ARISING FROM THE MINUTES

5.1 Portheast Close – Flooding

Following their invitation to a site meeting SWW understood the concerns for the residents, however they had previously undertaken an investigation on the surface water pipe and determined that it does not connect with any SWW apparatus. As a result of this SWW were unable to intervene in this private situation. They suggested that regarding the matter of private contractors, if Clearflow had been unsuccessful in clearing the drain it may be advisable for the residents to contact Glanville Environmental who carryout more specialist work on the sewer network.

Following the site meeting, Highways could find no evidence that the drainage line connects to the highway drainage on Portheast Way following a recently carried out a drainage survey. A plan provided by South West Water recently showed a drainage line to commence at a property called 'Woodstock'.

They suggested that residents will need to pay a drainage contractor to carry out a survey and thorough cleanse of the drainage system through Portheast Close, which is an unadopted road and therefore not maintainable by the highway authority.

Unfortunately, they are unable to spend public funds doing so.

County Councillor Mustoe reported that he and Mr Bulled met with residents, the Highways Manager and the Highways Steward and confirmed that Highways had carried out a CCTV drain scan beforehand and sent the data on afterward. They have also arranged, at his insistence, to carry out a dye flush down the council drains to see if any goes into the Portheast Close ones. He is waiting for this to be arranged.

Noted

5.2 Gorran Green – Site Visit

Heligan are unable to visit on a Saturday as they are thinly staffed on these days.

The Clerk to arrange a meeting on Monday 16th October.

Agreed

5.3 College Link Bus

Truro College thanked the PC for alerting them to the fact that the link bus did not have enough capacity, for the students on their first day of attendance and reported that the link bus from Gorran, is a Cornwall Council service and only they would be able to make alterations to that contract.

Geoff Brown Cabinet Member responsible for Transport – Thanked the PC for their letter and is happy to confirm that all options will be considered going forward beyond 2018.

Noted

5.4 National Trust – Coastpath Improvements

The National Trust appreciate the PC's positive comments.

Noted

5.5 Sanctuary Woods

The Woodland Trust thanked the PC for their information feedback, which is very helpful and much appreciated. They were aware of the broken gate which has now been repaired.

Noted

5.6 Seaview International – Planning Application

The Planning Officer noted the comments received regarding the Seaview application and the PC's objections and also note the request for a meeting with the AONB, National Trust and residents. As the case officer, they would not have any involvement in such a meeting. The PC decided to request a meeting if Cornwall Planning recommend the application for approval.

Agreed

Seaview International are very happy to meet with the Parish Councillors, along with the statutory consultees that may wish to attend, as they do believe that they have a well thought through application, that has the support of key consultees, such as the AONB Unit, and it would be good to see if they could put their application forward again and answer the questions and concerns raised. They informed the PC that they have recently been awarded the David Bellamy "Gold" Award for Conservation at Seaview International and have also attained additional accolades in 2017 for being Honey Bee Friendly and for our hedgerows as well.

The Clerk to arrange a meeting with the Planning Officer.

Agreed

5.7 Seaview International Park Entrance – Advertising

Seaview reported that they take residents' concerns seriously, and have made some alterations to their advertising boards. They have removed 'Pizza' a board. They asked for the PC to let them know if they can be of any further help,

Noted

5.8 The Limekiln – Disabled Access

The Limekiln Trustees have inspected the area and have reluctantly concluded that it is not feasible to provide disabled access to the Limekiln. The gradient would require a sloping ramp which would both impede access to the surgery entrance and also the length required would reach the road.

The Limekiln Trust to be asked if it would be possible to install handrails instead.

Agreed

Further Matters Arising

Highways – Quiver Close

A resident of Quiver Close asked for the PC's support regarding the footpath that they have asked Highways to clear. The gullies have been cleared by Cormac but the pathway between the two parts of Quiver Close is now so covered in moss, two people have slipped and fallen in the last week.

To be reported to Highways

Agreed

6. COMMITTEE REPORTS.

6.1 Footpaths.

The Maintenance contractor to be asked to repaint the bottom finger sign on the Hemmick to Boswinger path.

Agreed

It was confirmed that the footpath from Porteast Close to Bell Hill is not included on the definitive list of footpaths

Agreed

6.2 Beach.

Nothing to report

6.3 General Purposes

Nothing to report

Agreed

6.4 Public Convenience

Seaview paid £2,000 earlier this year to advertise in the toilets and asked if it would this still be the same for 2018? They report that although they are keen to remain involved, and to help support, they feel that they currently do not seem to be popular within the community, so are not sure that people would appreciate seeing Seaview International's name on display, for another year.

The PC felt this was not the case and would be delighted for them to continue to advertise in the toilets and very much appreciate their support. The PC had also received positive feedback regarding their adverts.

Agreed

Donations

The Mermaid £250

Ray Storey £50

Mrs Parke £200 from her plant sale.

The Clerk hadn't managed to make contact the plumber for a quote for the flushes.
The Clerk to try to contact him again.

Agreed

The Cleaning contractor to be requested to clean the woodwork and gullies of the toilets.

Agreed

The winter cleaning rota has begun and Ms Lobb has bought some new cleaning equipment.

Noted

The Clerk to send a list of people who have donated towards the toilets, to the Parish Magazine.

Agreed

7 CORRESPONDENCE

7.1 Beach Cleaning Payments – Thank you's

Gorran & District Community Bus, Gorran Pre-School, Gorran School PTA, St Goran Rowing Club, Friends of the First Responders, The Friends of St Goran, St Just & St Michael and The Playing Field Trust

Noted

7.2 GHHT – Beach Slipway Extension Proposal

During periods of high tides much of the area leading up to the cobbled slipway on Gorran Haven beach is washed away thus restricting access to the beach by boat owners as there is a considerable drop and trailers ‘bottom out’ before their wheels touch sand. To eliminate this Gorran Haven Harbour Trust propose an extension to the slipway by way of adding concrete to a depth that won’t be washed away and size that will enable easy access to the beach by boat owners and asked permission from the PC to undertake the work, which they have received many donations and pledges both financial and labour. If the PC are also able to contribute with a donation towards the work, it would be most appreciated. The work would be carried out at a time so as to minimize disruption to people wishing to use the beach but also when the tides / weather is in our favour.

The PC felt this was a great idea and are very happy to support the GHHT and if the project becomes short of funds please make a request for a donation.

Agreed

7.3 The Local Government Boundary Commission for England – Consultation on Division Boundaries for Cornwall

A twenty-one-week public consultation during which the Commission is inviting proposals for new division arrangements, will close on **19 February 2018**. Draft recommendations will be published in May 2018. There will then be a further period of consultation on the draft recommendations. Final recommendations are expected to be published in October 2018 and the new electoral arrangements will come into effect at the local elections in 2021. The electoral review will recommend new electoral arrangements for Cornwall. It will propose:

- The total number of councillors elected to the council in the future
- The number of divisions
- The number of councillors representing each division
- Division boundaries
- Names of divisions

The PC are invited to recommend where new division patterns should be drawn. There is more info on the website and the Boundary Commission Portal.

Noted

7.4 Cornwall Council’s Neighbourhood’s and Public Protection – Project Griffin

An invitation to attend **Project Griffin Awareness Sessions** which will be presented by Devon and Cornwall Police at: Liskeard Town Council Office, Wednesday 8th November 2017, 6.00pm – 8.00pm. Project Griffin is a national counter terrorism awareness initiative for business and event organisers.

Noted

7.5 Newsletters

AONB latest news & events, Rural Services Network Weekly Digest, Weekly Bathing Water Results, Neighbourhood Planning E-Bulletin, CALC Monthly E- Newsletter, Steve Double October Enews.

Noted

7.6 Further Correspondence

St Goran Church – A Parish Nurse for St Goran, and St Michael, Caerhays

St Goran PCC sent a vision statement regarding the employment of a Parish Nurse and a draft article for the Parish Magazine.

The PCC's vision is to provide a Parish Nurse to help people in the community achieve optimum health and wellbeing. The Nurse will initially be employed for two days per week for three years and will be employed by the PCC.

The PCC plan to raise £48,000 to fund a Parish Nurse for three years with the intention of them commencing on 1st September 2018

Councillors are welcome to attend a meeting to discuss the matter in The West End Room in St Goran Church at 11.15am on Sunday 8th October.

The PC felt this was a fantastic idea and fully support the PCC's proposal and wish them every success.

Agreed

BC17/02393/UAW Building Works to Garages To The NW Of Hilldale Gorran Haven

Cornwall Council Building Control are investigating the above in the respect of the Building Regulations and ask if the PC if they know the name and address of the owners.

The Clerk to pass on the information

Agreed

9. BILLS FOR PAYMENT & BUDGET REVIEW

PAYMENTS

AJH Services Toilet Cleaning	£354.56	Mr Gardiner Toilet donation	£60.00
S Spence Grasscutting	£469.65	The Beachcomber toilet donation	£100.00
Biffa Beach Waste Removal	£1,457.29	Mrs Wright Toilet donation	£100.00
Grant Thornton Annual Return	£240.00	Cornwall Council 2nd 1/2 Precept	£8,944.17
Mrs LCV Pothecary Clerks salary	£433.29	Mr Storey Kayak Contract	£650.00
Mrs LCV Pothecary Clerks Expenses	£59.66	Mr Storey Toilet donation	£50.00
Mrs LCV Pothecary Clerks Purchases	£10.54	Toilet Donation Boxes	£254.40
	TOTAL £3,098.54		TOTAL £10,408.57

RECEIPTS

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

Agreed

The bank reconciliation was verified.

Agreed

The Clerk to look into comparing water provider prices.

Agreed

Beach Cleaning and Waste removal to be included on the November agenda

Agreed

10. Armistice Service Arrangements

Mr Bullen will be invited to lay the wreath for the Armistice service on behalf of the PC and £70 including the cost of the wreath will be donated to the Poppy Appeal.

Agreed

11. Risk Assessment Review

Risk Assessment was reviewed and **Agreed**

12. Parish Problems

No Parish Problems to report.

The meeting closed at 9.40pm