

**MINUTES OF A MEETING of the St Goran Parish Council held on 2nd March 2023 in the Old School Rooms at 7.30pm, with Mr CP Grose in the Chair.**

Present were Messrs Ayres, Blamey, Fox, Husband, Winter, Miss Coffee, the Co-Chair of the NDP and 15 members of the public.

**1/03/23 APOLOGIES**

Mr Lobb, Dr Dunne and Cornwall Councillor German

**2(a)/03/23 DECLARATIONS OF INTEREST**

None

**3(b)/03/23 GIFT DECLARATIONS**

None

**3(c)/03/23 CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATION.**

None

**3(d)/03/23 GDPR – Any Matters to Consider**

None

**3/03/23 PUBLIC SESSION**

The applicants for planning application PA22/02389 updated the PC on the changes that they had made, to their application. The access to the field has been narrowed in response to the AONB recommendations. The mix of affordable to open market houses has changed from, 11 affordable & 7 open market houses, to 12 affordable and 6 open market houses. Resulting in a split of 57% affordable and 33% open market. This is the maximum number of affordable houses that can be achieved, that will allow the scheme to be financially viable. Sales figures can be calculated using either local agent's valuations or Cornwall Council's recommended Red Book valuations. Using the higher valuation of local agents, it has allowed the scheme to viably increase the affordable houses by 1. The applicant was unable to provide the contrast in the valuations between Red Book and local agents, but reported that the local agent's valuation allowed the scheme to be financially viable. The applicant stated that the affordable houses would be controlled by Cornwall Council, under a 106 agreement and would ensure the houses would be offered to local people. It was thought that Cornwall Council would allow the PC to be involved in the 106 agreement. The affordable houses would remain in perpetuity and prices would be controlled by Cornwall Council, with rents usually being set at 80% of open market homes. This is also determined by the area and can be adjusted if open market rentals are higher than average. A member of the public questioned how affordable plot 11 would be, as it included a garage. The applicant responded that plot 11 would be built without the garage and it would be the occupant's prerogative whether to add the garage, at their cost. It was questioned whether the access road could lead to further development, in the adjoining field. The applicant responded that further development would be subject a new planning application. The landowner also responded that they would not want to offer any further land, for development.

The meeting then went into the formal session.

**4/03/23 MINUTES OF THE MEETING OF THE 9TH FEBRUARY 2023**

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

It was proposed, seconded and RESOLVED to move planning forward on the agenda.

**9/03/23 Planning Applications**

PA22/09207: Mr & Miss Andrew & Laura Harland & Vickery, Mellow Vale, Tregerrick.  
Proposed extensions and remodelling  
Full Application  
2 on line comments of support.  
It was proposed, seconded and RESOLVED to support.

PA23/01087: Mr Gordon Virgo, Beech House, Trewollock Lane Works to trees under a tree preservation order (TPO), works include reduction to the crown of a horse chestnut and the reduction of the crown to a bay  
Tree Preservation Order  
It was proposed, seconded and RESOLVED to support.

PA22/02389: Mr A Lopez, Land North West of Gorran Churchtown Erection of 18 dwellings (12 affordable dwellings and 6 open market dwellings) and associated access road, parking and open space  
Full Application  
1 on line objection  
It was proposed, seconded and RESOLVED to support. The PC would like to request that they have an active involvement in the 106 agreement, to the extent of being involved with the setting of rent charges.

The PC were cautious that this current application would not set a precedent, as they would be more in favour of community affordable housing schemes, that may allow a scheme to be 100% affordable.

### **9.3/03/23 Cornwall Council Planning Decisions**

PA22/11134, Mr Terry Evans, 11 Trewollock Close **APPROVED**

Miss Coffee joined the meeting.

### **5/03/23 MATTERS ARISING FROM THE MINUTES**

5.1/03/23 Canton Street Phone Box – Door  
The door has been replaced at a cost of £170. It now requires painting.

5.2/03/23 Highways – Chute Lane & Canton Street  
Chute Lane. Highways have inspected the issue and can confirm that it has already been reported and appropriate action is being taken  
Canton Street, embankment. Highways have inspected the reported issue and have verified that it requires attention. They will notify the PC once works have been undertaken.

### **6/03/23 COMMITTEE REPORTS.**

**6.1/03/23 Footpaths.**  
Signs have been installed at Perhaver Park and Boswinger to Hemmick. It was proposed, seconded and RESOLVED to report to Cornwall Council that, crops are blocking the footpath between Murder Ground and Rescassa.

**6.2/03/23 Beach**  
Nothing to report

**6.3/03/23 General Purposes (Cemetery, Gorran Green)**

Nothing to report

#### **6.4/03/23 Public Convenience**

A meeting between Mr Winter and a maintenance contractor, regarding the refurbishment of the toilets, has been arranged for Saturday 4th March.

#### **6.5/03/23 Neighbourhood Plan**

The Co-Chair of the NDP reported that, they intend to complete a draft of the plan by May /June this year.

The NDP intend to present the outline of the plan, at the next Parish Council meeting.

#### **6.6/03/23 Kemeneth Carvinick**

Nothing to report

#### **7/03/23 CORNWALL COUNCILLOR COMMENTS**

Absent.

#### **8/03/23 CORRESPONDENCE**

##### **8.1/03/23 CALC - Community Housing Conversations Event**

CALC is working with partners including Coastline Housing to create a community housing information event exploring the role of Town and Parish Councils in local housing provision.

##### **8.2/03/23 Member of the Public – PA22/02389**

A member of the public drew the attention of Councillors again to the road situation at the entrance to Gorran. Two substantial new houses are under construction, right on the edge of the road, allowing only one vehicle to pass at a time. Once the construction is complete, the houses will still be on the edge of the road, even after any scaffolding has been removed. On either side of this there are blind bends, The Barley Sheaf car park, and above where any supposed development would be. They reported that whilst driving through the area, they witnessed traffic congestion. They are of the opinion that the two houses appear to be too close to the road for any new pavement, without further narrowing of the road. They feel that the prospect of a substantial new housing development would lead to even more traffic congestion, apart from the many environmental disadvantages and obvious dangers already pointed out. It is to be hoped that this project will be thoroughly discouraged by Councillors and finally turned down.

##### **8.3/03/23 Cornwall Council – Community Capacity Fund**

The Community Capacity fund is now live until 30 November 2024! This fund is to support community organisations to develop projects or project ideas. Organisation will then be in a stronger position to access wider funding opportunities.

##### **8.4/03/23 Newsletters**

Rural Services News Bulletin, NALC Legal Updates, Civility & Respect Project Newsletter.

##### **8.5/03/23 Further Correspondence**

##### **St Austell & Mevagissey Community Network – Panel Meeting**

Notes from the last St Austell & Mevagissey Community Network Panel Meeting

##### **Cornwall Council – 2023 Off-Street Parking Order**

Cornwall Council is proposing to make a new Off-Street Parking Order, making alterations to car park operations and charges. Proposal

1. Vary the parking charges in all Cornwall Council chargeable car parks to introduce tariff banding simplifying parking charges across the county.
2. The following car parks will be revoked from the order: Dobwalls, Pendennis Point, Freathy and Towan Headland.
3. Amendments made to the definition of motor home/camper within the order.

St Austell & Mevagissey Community Network – Highways Scheme Update  
Bell Hill Speed limit extension – Site checks/traffic order completion

### **10/03/23 BILLS FOR PAYMENT, BUDGET REVIEW & INTERNAL ACCOUNTS**

#### **INSPECTION**

##### **PAYMENTS**

HSBC	Bank charges	£10.00
British Gas	Electricity Supply	£30.39
ID Mobile	Parish telephone	£8.40
Duchy of Cornwall	Foreshore lease 23/24	£114.00
SWW	Water supply	£53.95
Corserv	Attend wallgate units	£148.80
Duchy Defibrillators	Replace defib	£840.00
I.Naberezhnykh	Phone Box door	£170.00
Mrs L Pothecary	Clerks Salary	£620.04
Mrs L Pothecary	Clerks Expenses	£86.07
Mrs L Pothecary	Clerks Purchases	£443.56
HMRC	Tax & NI Feb 23	£318.93
AJH Services	Toilet Cleaning	£491.17
St Goran Management Committee	Hall hire	£110.00
S Spence	Grasscutting	£230.00

##### **TOTAL**

**£3,675.31**

##### **RECEIPTS**

Member of public Toilet donation	£52.00
Member of public Toilet donation	£10.00

**TOTAL £62.00**

All the Bills for January have been paid. It was proposed, seconded and RESOLVED to pay the bills for February. The Clerk presented the actual receipts and payments to date, which were compared with the yearly budget. A copy of the accounts was sent to all Councillors and an internal inspection was completed. It was proposed, seconded and RESOLVED to transfer the remaining balance of the Development Fund, temporarily transfer £300 from the COVID fund and to transfer £5,000 from the Burial fund to the current account, to cover the February and March bills. The funds will be reimbursed once, the burial funds have been deposited into the current account.

#### **11/03/23**

##### **SWCP – 2023/2024**

It was proposed, seconded and RESOLVED to accept Cornwall Council's offer of £233.18 per km for the 2022/2023 coast path cutting contract. A total contract of £1,796.17

##### **LMP – 2023/2024**

It was proposed, seconded and RESOLVED to accept Cornwall Council's offer of £1,075.09

#### **12/03/23 Risk Assessment, Insurance Policy & Financial Regulations – Review**

Following the review, it was proposed, seconded and RESOLVED to accept the documents to cover the PC for the next year.

#### **13/03/23 Burial Charges – Review**

It was proposed, seconded and RESOLVED to increase the burial charges by 10%.

Purchase of a grave space	£605
Advance purchase with a marker stone	£625
Purchase of a cremation plot	£242
Erection of headstone/memorial	£220
Administration of second burial	£220

#### **14/03/23 Date of Annual Parish Meeting**

It was proposed, seconded and RESOLVED to hold the Annual Parish Meeting at 7pm prior to the meeting.

#### **15/03/23 Casual Vacancy**

The notice of vacancy has been advertised. If by 10th March 2023 ten electors have requested an election to fill the vacancy an election will be held, otherwise the vacancy will be filled by co-option.

#### **16/03/23 Parish Problems**

It was reported that Seaview are incorrectly advertising that their site is on Gorran Haven.

The PC deliberated whether the new houses in Gorran were being built on the footprint of the original cottage.

#### **Exclusion of the Public and Press**

Under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for agenda items.17/03/23

The meeting closed at 8.45pm.