MINUTES OF A MEETING of the St Goran Parish Council held on 5th December 2023 in the Old School Rooms at 7.30pm, with Mr Grose in the Chair.
Present were Messrs Ayres, Blamey, Enos, Fox, Husband, Lobb, Winter, Miss Coffee, Dr Dunne, The Co Chair of the NDP and 22 members of the public.

1/12/24 APOLOGIES
Cornwall Councillor German

2(a)/12/24 DECLARATIONS OF INTEREST
None

2(b)/12/24 GIFT DECLARATIONS
None

2(c)/12/24 CONSIDERATION OF WRITTEN REQUESTS FOR DISPENSATION.
None

2(d)/12/24 GDPR – Any Matters to Consider
None

3/12/24 PUBLIC SESSION
All comments made during the public session were in respect of planning PA24/08701. The Llawnroc Hotel, change of use of hotel to care home.
The Clerk read a statement on behalf of a member of the public. Will the Parish Council ensure that the Llawnroc's planning application (PA24/08701) be referred to the Development Control Committee, to enable wider debate by Members?
A member of the public, who had co-ordinated objections against the planning application had received 24-25 letters of objection so far.
The objections –
1. The Llawnroc Hotel is a valuable amenity, has been used as a warm hub, a social meeting place and is the only pub in Gorran Haven.
2. The discontinuation of the hotel will have an adverse economic affect, on the local economy. The hotel can accommodate 36 affluent guests who will no longer be visiting and spending money in local businesses.
Cornwall Council have a responsibility to promote tourism and this can't be done if there isn't a hotel in the area.
It is felt that the care home will be for wealthy residents and have no impact on Gorran Haven's local businesses.
The objectors are concerned that the heart of the village will be removed, and it will go into decline, due to the knock on effect of lack of tourism.

A member of the public put forward their support. They informed the meeting that the care home would not be looking to make a profit from the business, but it does need to be economically viable. The care home will be looking after elderly and vulnerable people and will encourage visitors to the area. They would like the bar/restaurant to remain and enhance the community. Charitable beds may be available. There is a local need, due to the recent closure of the Roseland care home in Tregony. One Roseland resident has had to be relocated as far away as Saltash. The hotel is not currently run at a profit. Access is good for deliveries. Residents will always be escorted by a member of staff and will use the local facilities. They do not want to be detrimental to the village. The building will not change and the additional employment that it will provide, will assist the local economy.

A member of the public objected to the Llawnroc already being advertised as a care home prior to permission. When the hotel was run successfully it brought in a lot of tourism, that boosted the local economy.

A member of the public supported the application. Their father was a resident at the Roseland care home in Tregony and when closed, had to be moved to a care home in Truro, which had been an upsetting experience for the family. They hoped that the Llawnroc care home would be more suitable for their father and would feel relieved to move their father there. They reported that there are not enough care homes.

A member of the public suggested that the PC impose a clause to ensure that the bar and restaurant is retained.

A member of the public suggested a section 106 could ensure the bar and restaurant is retained and become a focal point for the community. Many people have worked at the Llawnroc hotel and it had attracted visitors to the village. They questioned that if permission is granted, would it be possible for it to revert back to a hotel again, if the care home failed? They were concerned about the future of the building.

A member of the public felt strongly that the Llawnroc should be an amenity for all age groups and felt that it was a bad idea to have both concepts of a bar/restaurant and care home. They felt that to ensure the success of the bar and restaurant overnight hotel guests were required.

A member of the public stated that the hotel had been running at a loss with the current owner.

The meeting then went into the formal session.

4/12/24 MINUTES OF THE MEETING OF THE 7TH NOVEMBER 2024
It was proposed, seconded and RESOLVED to accept the minutes.
Mr Blamey, Mr Fox and Miss Coffee abstained.

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

9/12/24 PLANNING MATTERS

PA24/08102: Charlotte & Clive Parry, Youth Hostels Association Boswinger
Application for a Lawful Development Certificate for existing use as additional staff accommodation plus extra accommodation for guests of the Youth Hostel.
Cert Lawful Use/Development – existing
It was proposed, seconded and RESOLVED to Support.

PA24/08701: Mr Adrian Spragg, The Llanwroc Hotel, Chute Lane Change of Use of Hotel to Care Home
Full Application
Online – 21 Support and 22 Object including 1 objection received by the PC.
It was proposed, seconded and RESOLVED to Object.
Mr Ayres, Mr Grose, Mr Lobb and Dr Dunne abstained.

The PC discussed the application prior to the resolution.
A binding condition in perpetuity could be imposed for the bar and restaurant to remain. Strong feeling of the loss of the amenity and impact on village economy with a detrimental effect to the health and wellbeing of the local community. This will affect the business and tourism policies of the Cornwall Local Plan. Concerns regarding the

cohesion between a care home and the bar and restaurant. The PC were there to express views of the Parish. 21 supported and 22 objected online to date. The loss of the hotel could have a knock on effect on second homes. It was questioned whether visitors would purchase second homes, instead of staying in the hotel.

9.1/12/24 Cornwall Council Planning Decision

PA24/07748: Mrs Jacqueline Enos, Treveague House, Foxhole Lane	Decided not to make a TPO
PA24/08010: Mrs Anne Richards, Zebulun, Canton Street	Decided not to make a TPO

5/12/24 MATTERS ARISING FROM THE MINUTES

5.1/12/24 Telecomunications
MP Jayne Kirkham understands that the changes to telephone lines are intended to allow the systems to keep functioning for future years rather than becoming obsolete as is likely to be the case if they are not renewed. She is not aware of any government plans to insist on back-up generators for mobile phone masts: obviously, legislation to insist on this would have the knock-on effect of increasing phone charges as the companies would be likely to pass on the costs to consumers..
Slides and ministerial response to Cornwall Council regarding the PSTN (Public Switched Telephone Network) switchover and emergency planning were received.

5.2/12/24 Gorran Haven to Heligan Cycle Path – Final Feasibility Study Report Submission
Sustrans has produced a final feasibility study report.
A meeting was held with landowners and interested parties from St Goran, St Ewe and Mevagissey.
The next step is for a small group to look in the possibility of using local existing quiet roads as a route, which should prove to be more cost effective. The feasibility study form a useful piece of evidence for future funding applications.

Further Matters Arising

Assets of Community Value
It was proposed, seconded and RESOLVED to accept the application for Cakebreads. This was signed and will be sent to Cornwall Council.
It was reported that Gorran Stores was not feasible, but the car park was a possibility.

6/12/24 COMMITTEE REPORTS.

6.1/12/24 Footpaths
Railings have been installed along the Menagwins footpath.
The steps from the Coast Path café to the Coast path have been repaired by the National Trust.

6.2/12/24 Beach
The sea wall has been repaired.

6.3/12/24 General Purposes
It was proposed, seconded and RESOLVED to fund the cost of the Christmas tree of £60.

6.4/12/24 Public Convenience
A local plumber intends to present their refurbishment quote, in the January meeting. Enquiries are to be made with the village website regarding setting up a crowdfunder to raise funds for the refurbishment.

6.5/12/24 Housing
Nothing to report

6.6/12/24 NDP
The plan is still Progressing.

Cycle Trail
It was proposed seconded and RESOLVED to fund the recent landowner meeting costs, of £94 for hall hire and pasties.

6.7/12/24 Kemeneth Carvinick
The underlease was accepted and signed.

7/12/24 CORNWALL COUNCILLOR COMMENTS
Absent.

8/12/24 CORRESPONDENCE

8.1/12/24 Cornwall Council – Finance Briefing
Slides from the Cornwall Council Finance briefing which was presented on Thursday 7 November 2024.

8.2/12/24 Madhatters – Gwineas Swim
It was proposed, seconded and RESOLVED to grant The Madhatters permission to use the beach for their Gwineas swim, on the 15th June 2025.

8.3/12/24 Roseland and Truro CAP - Housing paper and housing retrofit advice
At the second Housing workshop yesterday, a draft paper was discussed which summarises the social and affordable housing issues which have been raised.

8.4/12/24 Cornwall Streetworks – Road Closures
Road From Boswinger To Hemmick Cottage, Boswinger, St Austell
2nd December 2024 to 13th December 2024 (24 hours)
Road From Junction South Of Penvergate To Menagwins, Gorran
16th December 2024 to 20th December 2024 (24 hours)
Trewollock Lane, Gorran Haven
19th December 2024 to 23rd December 2024 (24 hours - weekdays only)

8.5/12/24 Cornwall Council – Levelling Up Programme
Year 2 and 3 interim CLUP report, which will provides a brief update on successful projects and how they are progressing in your CAP.

8.6/12/24 Defra – Bathing Water Classification 2024
Gorran Haven/ Little Perhaver - Excellent

8.7/12/24 - Newsletters
Parish online, Rural News, Clean Cornwall Newsletter,

8.8/12/24 Further Correspondence

Cornwall Council - Countrywide 20mph Speed Limits – Phase 3 – St Austell & Mevagissey

After consideration of the responses received, it has been decided the proposals in the following locations will be implemented as advertised: SN401 Trewoon, SN403 Carlyon Bay, SN404 Porthpean, Charlestown and Duporth, SN405 Tregorrick, SN406 Sticker, SN407 Mevagissey, SN408 Portmellon and SN409 Gorran. Following various discussions with stakeholders it has been agreed to amend the proposals in St Austell (SN402). The extents will be reviewed and reduced in line with the comments received, and a new consultation will be held in 2025. Construction will start on site in December 2024.

Member of the Public – Bell Hill

Following correspondence received from a member of the public regarding the poor state of Bell Hill footpath, it was proposed, seconded and RESOLVED to report to Cornwall Council.

10/12/24 BILLS FOR PAYMENT & BUDGET REVIEW

PAYMENTS			**RECEIPTS**	
HSBC	Bank charges	£9.00	Kerrow Memorials Memorial installation chargex2	£480.00
Pennon Water	Water supply	£271.00	Member of Public Toilet donation	£10.00
British Gas	Electrcity supply	£48.49	Cornwall Council LMP/SWCP	£3,216.31
ID Mobile	Parish Telephone	£8.40		
Duchy Cemetery's	Burial charge	£90.00		
Colin Hammond	LMP & Stile	£1,694.00		
Colin Hammond	SWCP final cut	£750.00		
AJH Services	Toilet Cleaning	£648.16		
Mrs L Pothecary	Clerks Salary	£908.80		
Mrs L Pothecary	Clerks Expenses	£92.59		
Mrs L Pothecary	Clerk Purchases	£30.98		
S Spence	Grasscutting	£275.00		
Lisa Dunne	Reimburse meeting costs	£94.00		
Mr Leech	Reimburse Xmas tree	£60.00		
	TOTAL	**£4,980.42**	**TOTAL**	**£3,706.31**

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

11/12/24 Precept 2025/26

2024/25 forecasted closing balance is £48,400 including COVID emergency fund of £3,436. This results in an overspend of £18,414 by the end of this financial year compared to a budgeted underspend of £242.

The overspend was contra'd in 2023/24 with the unbudgeted receipt of £14,758 for the cycle path feasibility study grant, of which has been included in the 24/25 forecasted spend. Another £2584 overspend on footpaths.

The budget for 2025/2026 has been calculated.

It was proposed, seconded and RESOLVED to set the precept at £45,400 resulting in a charge £63.98 per band D household compared to £50.77 last year. This would result in a closing balance of £52,538 and under spend of £3,944.

12/12/24 Parish Problems

The new advertising sign opposite the Bell Hill junction, had permission from the landowners to be installed.

The meeting closed at 8.50pm