

**MINUTES of a MEETING of ST AUSTELL BAY PARISH COUNCIL held on THURSDAY 22 NOVEMBER 2018 at 6.00pm in THE PATTERN HALL, CHARLESTOWN**

**Present:** Cllrs Bill Leach (Chairman), Sue Leach, Trudy Reynolds, Malcolm Neill, Steve Morris, Richard Hallows, Dave Nicklin, Sue Osbrink

In attendance: Julie Larter (Clerk); Cllr Tom French CC; Ivan Tomlin, planning agent and Dave Datsun, architect for PA18/08615; 15 members of the public.

**(18/104) Apologies for Absence**

There were no apologies.

**(18/105) Minutes of a meeting of the Parish Council held on 18 October 2018**

It was **RESOLVED** that the minutes of a meeting of the Parish Council held on 18 October 2018 be signed as an accurate record of the meeting.

**(18/106) Matters to Note**

Regatta field: The Clerk reported that she has received a reply from Cormac explaining why they had chosen 4 rail timber fencing. Cormac will review the situation if the fencing proves to be inadequate. It was noted that none of the hawthorn whips planted on the hedge have taken and the Clerk was asked to request that they be replaced.

**(18/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest. Cllr Hallows was granted a dispensation last month regarding the planning application for The Cooperage which remains in place.

**(18/108) Chairman's Announcements**

The Chairman reported that he had attended a presentation evening for a young person at Porthpean Sailing Club the previous evening. The evening was held to celebrate the young person winning an Olympic bronze medal for windsurfing and was very enjoyable. The Chairman commented that there were many gifted sailors in the parish.

**(18/109) Public Participation**

The Chairman asked members of the public to state which matters they wished to speak on.

**(18/110) Planning Applications and Related Matters**

(i) PA18/08615 The Cooperage, 71 Charlestown Road: Construction of eight two-storey dwellings, provision of vehicular access, external garden amenity areas and vehicular parking spaces (Amended plans)

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council supports the application.

The Chairman thanked Mr Tomlin for responding to the Parish Council's concerns and for attending both meetings which members had found very helpful. Mr Tomlin said he would be happy to liaise with the Parish Council over small details if required.

(ii) PA18/07961 - Land adjacent to 179 Charlestown Road: Outline Planning Permission with all matters reserved for a dwelling

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) with the following comments:

**The Parish Council strongly objects to the proposal. It considers that this is ribbon development rather than rounding off of the settlement. 179 Charlestown Road is the gateway to Charlestown.**

**In 2014 Victoria Robinson, Heritage Officer stated "The Charlestown Character Appraisal highlights that the extent of the built settlement is quite modest, and is contained by the ponds, woods and field to the west side. These 'green lungs' allow the village to retain its discrete identity despite the close proximity of St Austell. This rural setting is important. The appraisal describes the degree to which the village can be appreciated as a settlement distinct from St Austell as a crucial attribute, which is accentuated by the unusual lack of development on its fringes postdating the mid-19<sup>th</sup> century."**

**Furthermore the NPPF paragraph 132 states that "Substantial harm to or loss of designated heritage assets of the highest significance, notably .... World Heritage Sites should be wholly exceptional." Paragraph 133 states "Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, the local planning authority should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss." St Austell Bay Parish Council does not consider that the public benefits of this proposed development outweigh the harm to the Outstanding Universal Value of the site.**

(iii) PA18/07965 - 36 Quay Road: Construction of rear extension and associated remodelling (Amended plans)

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) **Station that the Parish Council has no objections to the proposal.**

(b) The current situation regarding the following planning applications was noted

(i) PA18/08947 – Land east of Rosemary Cottage, Porthpean: Proposed dwelling. *This application will be determined by the Central Sub-Area Planning Committee on 26 November*

(ii) PA18/04417 – Land at Beach Road, Porthpean: Construction of a 3-4 bedroom house on domestic recreation land (amended plans). *This application will be determined by the Central Sub-Area Planning Committee on 26 November*

CLr Reynolds will speak on behalf of the Parish Council at the meeting.

(iii) PA18/06043 and 06044 (LBC) - Former Lovering Clay Dry, Quay Road: Proposed redevelopment of former clay dry site plus associated works.

The Chairman reported on a meeting held on 12 November with the site owner, agent and representatives from Cornwall Council. Cornwall Council want the development to be heritage led. It was queried whether the terrace had to follow the footprint of the dry which could prevent the tunnel being opened up in the future. The number of units required in order to be economically viable was discussed as the earlier pre-application advice was based on 10 units not 18. The agent is to make a new pre-application and will consult with the Heritage Officer, Planning Officer, World Heritage Site Planning Officer, the Parish Council and neighbours before submitting a full application.

(c) Enforcement EN18/01465 – Square Sail Ventures Ltd: Felling of trees within a Conservation Area

It was noted that based on the advice of the Tree Officer, this case has now been closed as it was deemed not expedient.

#### **(18/111) Neighbourhood Development Plan**

Cllr Sue Leach reported that the team are on version 8 of the draft survey analysis. Cornwall Council's Neighbourhood Development Support Team have made positive comments about the draft and acknowledged the effort that had gone into it. A costing for a full field assessment, photography, mapping and write up has been received and is likely to be in the region of £3,000 and an application for grant funding will be made.

The group are sourcing aerial photographs and Cllr Nicklin has offered some photographs highlighting parking issues in Charlestown.

The Penrice Academy surveys are being analysed.

A final draft of the business questionnaire has been produced and will be sent out in January.

#### **(18/112) Devon and Cornwall Police Report**

No report was available.

#### **(18/113) Cornwall Councillor's Report**

Cllr French reported he had a meeting with the Highways Manager earlier in the day. She has confirmed that the schemes for yellow lining at the bottom corner of Duporth Road and outside the hospital will go ahead, and she has agreed in principal to additional lining opposite Penrice Academy and she would look at joining up the lining in Charlestown Road from below the Church Road turning to Merchants Quarter and below The Pattern Hall. Cllr French will request that existing yellow lines are refreshed.

Cllr French expressed his concern about the state of the road at the top of Holmbush Arch Road. Cllr French said that at Carlyon Parish Council's meeting last night, concern was raised about the lack of signage when exiting Campdowns Cemetery and the Highways Officer is investigating painting the pavement a different colour across the entrance and Cllr French will speak to Cornwall Council about installing a "children crossing" sign inside the cemetery.

#### **(18/114) By-Election**

(a) It was noted that Peter Tombs had been elected on 8 November.

(b) Under s83(4) of the Local Government Act 1972 newly elected councillors must sign a Declaration of Acceptance of Office at or before the next council meeting. As Mr Tombs was unable to attend this meeting it was **RESOLVED to permit Mr Tombs to sign his Declaration of Acceptance of Office form prior to the December parish council meeting.**

#### **(18/115) Community Right to Bid**

The Clerk explained that the current listing for Porthpean beach car park has expired and it was **RESOLVED that a new application to have Porthpean beach car park added to Cornwall Council's list of Assets of Community value should be made.**

#### **(18/116) Trees on Charlestown Road**

Details of the proposed work to replace trees in Charlestown Road had been previously circulated and members were asked to indicate their preferred option for replacements. It was **RESOLVED that the Clerk should respond stating that the preferred choice is either Fastigiated Pin Oak or Field Maple.** The Clerk had enquired about having the top 2 tree stumps replaced at the same time but was quoted a figure of £5,000 - £6,000 per tree. Cormac hope to replace these 2 trees in the next financial year.

### **(18/117) Regatta Playing Field**

Cllr French explained that he called a meeting between Cornwall Council, the Regatta Committee and representatives of the Parish Council on 16 November as Cornwall Council felt that the management agreement they had with the Regatta Committee needed refreshing. A number of matters were discussed including maintenance standards, Cormac's involvement, safety inspections and the Regatta Committee's vision for the future. The Regatta Committee will draw up a list of points they would like included in a new management agreement whilst Cornwall Council will provide details of current and past running costs and a further meeting will be held in the new year.

Cllr Hallows said that he was disappointed that the meeting had been held without the inclusion of a Charlestown ward member. The Chairman explained that it was not unusual at such meetings for the council to be represented by the Chairman and Vice Chairman and that in this instance it made particular sense for Cllr Neill to be present, having attended all previous meetings about the Regatta field.

### **(18/118) Standing Orders and Financial Regulations**

Draft standing orders had been previously circulated and the Clerk distributed a list of addendums. Amended Standing Orders will be adopted next month.

### **(18/119) Highways Matters**

The Clerk was asked to chase up repainting the virtual pavement along Duporth Road.

### **(18/120) Financial Matters**

(i) Regular and Automated Payments

Regular commitments and direct debits/standing orders were reviewed.

(ii) It was noted that the Living Wage Foundation's annual rise came into effect on 1 November.

(iii) A draft budget had been previously circulated and it was **RESOLVED to set a budget of £72,725 for 2019/20.**

(iv) It was **RESOLVED to request a precept of £39,785.47 for the year 2019/20 which would represent an increase for a band D property of £2.13 for the year.**

Cllr Osbrink left the meeting at 7.35pm.

(v) The following payments were authorised and current bank balances noted:

DD	Pennon Water Services	Toilets	£141.50
DD	SWW	Hall	£18.50
DD	BT	Telephone and broadband	£78.89
DD	E-On	Electricity for hall	£149.84
DD	Cornwall Council	Business Rates (toilets)	£74.00
BACS	Lyreco	Cleaning supplies	£63.89
BACS	ITEC	Monthly photocopy charges	£23.03
BACS	Biffa	Annual service charge for litter bins in Orchard Way and Porthpean Beach Road	£492.96
BACS	Complete Business Solutions	Stationery and toilet supplies	£138.05
BACS	Employees	Staff wages, oncosts and expenses	£1817.68

(vi) It was noted that Cllrs Osbrink and Reynolds conducted an internal control check on 16 November.

**(18/121) Meetings/Training Attended**

19 October – Chairman, Cllrs Leach, Reynolds, Neill, Hallows, Nicklin, Morris and the Clerk had a training session with Deborah Boden and Dave Slatter of the World Heritage Team on responding to planning applications within the WHS

7 November – The Clerk attended a meeting of the SLCC Smaller Councils. The Clerk reported that at the meeting she learned that each Community Network Area is to be allocated a dedicated planning team and that in the future planning officers will no longer put up planning notices, it will be up to the applicant. The Clerk suggested that councillors may wish to monitor this.

8 November – Cllr Neill and residents attended a meeting with Steve Double regarding the lack of enforcement in Charlestown and the response received from the Ombudsman. Cllr Neill reported that Mr Double was sympathetic, understood the group’s frustration, would contact the investigator at the Ombudsman’s office and possibly raise the matter in Parliament.

9 November – The Chairman and the Clerk met with the agent for the Cooperage planning application

9 November – The Chairman, Cllr Neill and the Clerk attended a meeting called by ALA to discuss the Clay Dry

16 November – The Chairman, Cllr Neill and the Clerk attended a meeting regarding the Regatta playing field

21 November – The Chairman and Cllr Leach attended a reception at Porthpean Sailing Club

**(18/122) Correspondence**

A list of correspondence had previously been circulated and the following correspondence was received after publication of the agenda:

- Wheal Martyn newsletter
- Notification that an Exception Notice had been issued regarding the removal of 3 trees adjacent to Naturally Learning

Cllr Nicklin enquired about a letter from a Charlestown resident addressed to Cornwall Council about a strategic approach to planning in the village. The Clerk said she had not received such a letter and Cllr Nicklin will ask the resident to forward her a copy. The matter is to go on next month’s agenda.

**(18/123) Dates for the Diary**

26 November – Central Sub Area Planning Committee – Cllr Reynolds to attend

26 November – Tree Warden meeting – Cllr Reynolds to attend

29 November – CALC GDPR training – all councillors and Clerk

11 December – Cornwall Council Planning Workshop – Cllr Hallows to attend

13 December – St Austell and Mevagissey Community Network Panel – Cllr Neill and the Clerk to attend

**(18/124) Dates of Future Meetings**

20 December 2018, 17 January, 21 February, 21 March, 18 April, 23 May, 20 June, 18 July, 22 August, 19 September, 17 October, 21 November, 19 December 2019

The meeting closed at 8.05 pm

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Chairman

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Date