

MINUTES of a MEETING of ST AUSTELL BAY PARISH COUNCIL held on THURSDAY 18 OCTOBER 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

In attendance: Julie Larter (Clerk); Cllr Tom French CC; Ivan Tomlin, planning agent and Dave Datsun, architect for PA18/08615; 33 members of the public.

(18/084) Apologies for Absence

Apologies were received from Cllr Sue Osbrink.

(18/085) Minutes of a meeting of the Parish Council held on 20 September 2018

It was **RESOLVED** that the minutes of a meeting of the Parish Council held on 20 September be signed as an accurate record of the meeting.

(18/086) Matters to Note

The Clerk reported that the hall roof has been repaired, but the roofing contractor commented that as the slates have been sprayed with foam, any re-roofing would cost more than his original quote. The Clerk said she has written to the NHBC twice now but has received no response. The Chairman said that he and the Clerk had met with the land agent for Wainhomes and he recommended this course of action in the first instance.

(18/087) Declarations of Interest on Items on the Agenda

Cllr Nicklin declared a pecuniary interest in agenda item 7 (a) (iv) as he is the applicant.

Cllr Hallows declared a non-registerable interest in PA18/08615 as he is a neighbour. Cllr Hallows requested a dispensation and it was **RESOLVED to grant Cllr Hallows a dispensation.**

(18/088) Chairman's Announcements

The Chairman announced that the Clerk had been nominated for and won the Society of Local Council Clerks Clerk's Innovation award for her work supporting smaller parish councils. The Chairman and members congratulated the Clerk on her achievement.

(18/089) Public Participation

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

(18/090) Planning Applications and Related Matters

(i) PA18/ The Cooperage, 71 Charlestown Road: Construction of eight two-storey dwellings, provision of vehicular access, external garden amenity areas and vehicular parking spaces
The agent for this application gave a short presentation and answered members' questions. Concerns were expressed by members about the height of the proposed semi-detached dwellings, ownership of the access lane, composition of the window frames and doors, the lack of granite facing to the proposed dwellings and the impact on trees on the site. The architect said he would look into all the matters raised. The matter was deferred pending sight of the Conservation Officer and WHS Planning Officer's comments.

(ii) PA18/08947 – Land east of Rosemary Cottage, Porthpean: Proposed dwelling

One of the applicants for the proposed dwelling spoke outlining the background to the proposal. Members expressed concerns about the fact that this is not rounding off of the settlement, access to septic tank that serves existing dwellings in the village, spoiling the setting of the church and Japanese Knotweed on the site and they also felt that Cornwall Council's Highways department should be consulted.

A member of the public outlined the history of the septic tank and stated that he and a neighbour have access rights to the tank and there was not sufficient capacity for an additional dwelling.

A member of the public was concerned that there had been a lack of consultation and the site notices had only been put up yesterday. No heritage report or ecology report were available on line. The gentleman said that expert advice had been sought and the land has no status as a residential garden, it had not previously been developed, was not brownfield and was not rounding off of the settlement but a development in open countryside.

A member of the public cited the Parish Plan which stated that residential development should be restricted to brownfield sites.

The applicant said that heritage and ecology reports were submitted with the application and she would speak to her agent. She was happy to share them.

The Clerk explained that the delay in putting up planning notices was due to the planning officer having been on annual leave.

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council objects to the application on the following grounds:

1. **The Parish Council believes this is development in the countryside, not rounding off of the settlement.**
2. **The Parish Council does not believe this is a brownfield site.**
3. **A residents' survey recently undertaken for the emerging St Austell Bay Neighbourhood Development Plan has identified that 99.4% of respondents wish to preserve coastal views and open spaces; 94% of respondents felt it was important to protect green boundaries between wards and neighbouring settlements and 96% of respondents agreed the Parish Council should take steps to protect the green spaces within the parish.**

If the planning officer is minded to approve the application, Cllr French is to be asked to call the application in for determination by the Central Sub Area Planning Committee. Cllr French will also be asked to request that the planning committee undertake a site visit in relation to this application and PA18/04417 to appreciate the cumulative affect of the two developments.

(iii) PA18/05709 – rear of 11 Ridgewood Close: Application for works to trees subject to a Tree Preservation Order – Reduce back to boundary fence. 3m reduction back to approximately 1m from stem to suitable growth point to Beech (T1), Oak (T2) and Sycamore (T3)

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the proposal but would like the tree officer's comments to form part of any approval.

Cllr Nicklin left the room.

(iv) PA18/07805 – 12 Quay Road: Change of use from domestic outbuilding to holiday let

It was **RESOLVED** that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the application which is to regularise the existing function of the building.

Cllr Nicklin returned to the room.

(v) PA18/09448 – 6 Quarry Walk, Duport: Tree works to a tree standing within a blanket TPO. It was **RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the proposal provided the tree officer is content.**

(vi) The Courtyard, Manor Farm Road: Non material amendment in respect of application PA17/02393 (Conversion of the existing curtilage listed farm buildings to accommodate 8 further dwellings and restoration of the clock tower)

It was **RESOLVED that the Clerk should respond to the Planning Authority stating that the Parish Council has no objections to the proposed amendment.**

The current situation regarding the following planning applications was noted:

(i) PA18/04417 – Land at Beach Road, Porthpean: Construction of a 3-4 bedroom house on domestic recreation land (amended plans). This application has been recommended for approval and the Parish Council has asked Cllr French to call it in. The application will be determined by the Central Sub Area Planning Committee on 26 November.

(ii) PA18/06043 and 06044 (LBC) - Former Lovering Clay Dry, Quay Road: Proposed redevelopment of former clay dry site plus associated works. These applications have both been withdrawn.

(iii) PA18/07965 – 36 Quay Road: Construction of rear extension and associated remodelling. Amended plans have been received and the Parish Council will comment on the application once it has had sight of the Conservation Officer and the WHS Planning Officers' reports.

(18/091) Neighbourhood Development Plan

Cllr Sue Leach reported that additional completed questionnaires have been received which has given a response rate of 44%. A thank you notice will go on the website and noticeboards next week. The data analysis is nearly complete and the team are starting work on presentation of the data. The Landscape Character Assessments will commence soon. Two members of the working group are drawing up questionnaires for the business consultation. Penrice Academy students have now completed questionnaires and these will be analysed shortly. Aerial photographs are now required. Cllr Nicklin offered to send a link through for this.

The Chairman congratulated the group on the high return rate.

Cllr Leach said that they are aiming to have the NDP in place by December 2019. The website will be updated as soon as the evaluation is complete.

(18/092) Devon and Cornwall Police Report

No report was available.

(18/093) Cornwall Councillor's Report

Cllr French reported that Mark Read, a member of Cornwall Council's Senior Leadership Team has been appointed as the link with the St Austell and Mevagissey Community Network Panel and will be visiting St Austell next week. Cllr French will be putting concerns about the change in the way enforcement cases are reported and the lack of information available to town and parish councils to him. Cllr French has attended a meeting with Ben Pyle, Managing Director of Cormac and put concerns about the appropriateness of contracts awarded to Cormac by Cornwall Council and Mr Pyle took the comments on board. Cllr French also discussed the

impact of the A390 roadworks running concurrently with work on Cypress Avenue and Sea Road.

(18/094) Parish Councillor Vacancy

The Clerk reported that a by-election will be held on Thursday 8 November and The Pattern Hall is to be the polling station. Only those on the electoral register for the Charlestown ward will be eligible to vote.

(18/095) Appointment of a Vice Chairman

It was **RESOLVED** that Cllr Malcolm Neill be elected as Vice Chairman to replace Linda Lang.

(18/096) Appointment of Members with Special Responsibilities

It was **RESOLVED** to appoint Cllr Steve Morris as the Safeguarding Officer.

It was **RESOLVED** to appoint Cllr Sue Osbrink and Cllr Trudy Reynolds to conduct internal control checks.

It was **RESOLVED** that it was no longer necessary to have a hall committee but instead to appoint Cllr Sue Osbrink to be the member with special responsibility for The Pattern Hall.

(18/097) Regatta Playing Field

The Clerk reported that permission for The Pirates Lair has been granted and the equipment has been ordered. Work has commenced on the field and an update of progress was given.

A member of the public expressed his concern about the design of the fence as he felt it was not appropriate and the Clerk was asked to seek clarity on the final design. Concern was expressed at the lack of public consultation on how public money was being spent on the play equipment and whether it was actually what the young people in the community wished to have.

(18/098) Standing Orders

There were a number of errors in the draft Standing Orders and the matter was deferred until next month.

(18/099) Highways Matters

(i) Traffic Survey in Charlestown

Cllr Hallows reported that he had been unable to find anyone willing to undertake the survey and he felt better responses would be received if approaches were made by either the Parish Council or the NDP Strategic Group. Cllr Sue Leach said she would speak to the group's contact in Cornwall Council and the Chairman said he would speak to a former Highways employee who may be able to suggest some leads.

(ii) Community Network Highways Scheme

It was **RESOLVED** to put forward (a) double yellow lining of a short stretch of Charlestown Road south of the entrance to The Pattern Hall/Waterwheel Apartments and (b) a continuation of the lining on the western side of Charlestown Road from just below its junction with Church Road to The Merchants Quarter for consideration.

Members also requested a continuation of the yellow lining opposite Penrice Academy to fill the current gap, but this is in St Austell Town Parish so the Clerk will ask Cllr French to propose this.

(iii) Other Highways Concerns

It was noted that the virtual pavement on Duporth Road needs repainting and the Clerk will report the matter to Highways. It was also noted that visibility at the top of Duporth Road is currently compromised and this also will be reported to Highways.

The Clerk was asked to speak to the Countryside Officer and ask that he look at the SWCP outside Salamander on Quay Road following recent storms.

(18/100) Financial Matters

(a) Society of Local Council Clerks Annual Conference

It was **RESOLVED to authorise the Clerk's attendance the SLCC Annual Conference, the cost to be shared between her three parish councils.**

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

DD	Pennon Water Services	Toilets	£141.50
DD	SWW	Hall	£25.50
DD	BT	Telephone	£47.90
DD	Fintec	Quarterly photocopy lease charge	£136.91
DD	Cornwall Council	Business Rates (toilets)	£74.00
300 007	Cornwall Schools Cricket Association	Financial support for a student on a cricket tour to South Africa	£250.00
BACS	Lyreco	Cleaning supplies	£164.03
BACS	Peake (GB) Ltd	Annual charge for hygiene disposal	£306.09
BACS	SLCC Enterprises	Local Council Administration reference book	£103.99
		Clerks attendance at National Conference (both costs to be shared with other PCs)	£330.00
BACS	Cornwall ALC	Being a Better Councillor guide	£4.50
BACS	Cornwall Signs	Repairs to Charlestown Road noticeboard	£114.00
BACS	Complete Weed Control	Pavement weedspraying	£216.00
BACS	Biffa	Annual service charge for bin opp Foundry Drive	£123.24
BACS	Wheeler Roofing Services	Repairs to Pattern Hall roof	£1,144.80
BACS	ITEC	Photocopy charges September/October	£63.91
BACS	Cornwall Council	NDP survey printing charges	£397.72
BACS	Cormac Solutions Ltd	Charlestown village sign	£708.00
BACS	AMPS Electrical Services	Electrical testing in The Pattern Hall	£673.20
BACS	Employees	October salaries and expenses	£1,603.57
BACS	Cornwall Pension Fund	EE and ER contributions	*

(18/101) Meetings/Training Attended

20 September – Cllr Hallows attended Code of Conduct training

2 October – The Chairman and Clerk met Tim Smit to discuss future plans for Charlestown Harbour. Mr Smit will be arranging a meeting of local residents shortly

10 October – Clerk attended the SLCC Annual Conference

(18/102) Correspondence

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

- Localism newsletter regarding Cornwall Council's budget consultation

(18/080) Dates for the Diary

19 October – Training for all councillors on responding to planning applications using the WHS Supplementary Planning Document

29 November – CALC GDPR training – all councillors and Clerk

(18/103) Dates of Future Meetings

22 November, 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 8.09 pm

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Chairman

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Date