

**MINUTES of a MEETING of ST AUSTELL BAY PARISH COUNCIL held on THURSDAY 22 APRIL 2021 at 6.00pm** (the meeting was held virtually)

The meeting had been postponed from 15 April due to the death of HRH the Duke of Edinburgh.

**Present:** Cllrs Bill Leach (Chairman), Sue Leach, Trudy Reynolds, Sue Osbrink, Malcolm Neill, Peter Tombs, Nick Foster, Nigel Chatterjee

**In attendance:** Cllr Tom French CC, Julie Larter (Clerk), 5 members of the public

**(19/413) Apologies for Absence**

Apologies were received from Cllr Hallows and PCSO Wade.

**(19/414) Minutes of a Meeting of the Parish Council held on 18 March 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 18 March 2021 be signed as an accurate record of the meeting.

**(19/415) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(19/416) Matters to Note**

The Clerk reported that the consultation period for the Charlestown Conservation Area Character Appraisal and Management Plan has now finished and she and Cllr Sue Leach have liaised over the comments received, to ensure that they are compliant with the Neighbourhood Plan. The Clerk has sent the comments to Graeme Kirkwood and it is hoped that the final version of the Plan will be ready for ratification by the parish council next month. There will be an additional cost for Graeme to make the amendments.

The Chairman, representatives of Duporth Bay Residents Association and the Clerk met with the Countryside Officers on site at the closed section of the coast path yesterday. People are still crossing barriers and entering residents' gardens to try to get through and someone injured themselves earlier this week trying to cross a barrier. A CCTV camera has been installed and footage has been sent to the Police. The results of the geological survey are still awaited and the Clerk has written to Cormac and Rob Nolan the Portfolio Holder to try to expedite this. The survey will determine whether the path can be reopened and if it cannot, the process to re-route the path can begin.

The tender period for works to East Cliff, Charlestown closes tomorrow and Cornwall Council has confirmed that they expect work to commence in June.

The Clerk has been contacted by the architect involved with Wainhomes' Church Road and Charlestown Road proposals who has informed her that following concerns from councillors about the size and massing of the proposed single dwelling on Charlestown Road, they will be

submitting plans for 2 smaller properties here as well as the previously seen development in Church Road.

The public toilets in Charlestown are being well used now and the Clerk will monitor footfall as at some stage as it will be necessary to revert to twice a day cleaning. It was **RESOLVED to give the Clerk delegated authority to instigate a second daily cleanse when she feels it appropriate.**

### **(19/417) Chairman's Announcements**

The Chairman reiterated his sincere thanks to everyone involved in the Neighbourhood Plan Strategic Group, not just councillors but also volunteers who gave up their time freely.

### **(19/418) Public Participation**

No members of the public wished to speak.

### **(19/419) Planning Applications and Related Matters**

(a)

(i) PA21/02059 – Land at Charlestown Harbour: Construction of 4 commercial/business (Use Class E (g)) units and associated car parking

CLlr Tombs raised concerns whether it was a valid application. He said if permission was granted he would like to see a condition attached to link the workshops to the harbour. He said that a montage illustrating how the proposed development would be visible from Duporth Road would be helpful as he could see no justification for the height of the proposed buildings. There was no mention of landscaping and he questioned whether it would be possible for some of the spoil to be removed. The Clerk was asked to raise these issues with the Planning Officer.

It was **RESOLVED to object to the proposal for the following reasons.**

**1. The site is outside the Development Boundary. The Neighbourhood Plan has gone through examination and the Examiner's final report has been published to Cornwall Council and the parish council. The Examiner supported all the Development Boundaries and rejected the applicant's submission at Regulation 16 that it should only apply to housing development and not other types of building.**

**2. The Development Boundary was drawn where it was because it matches the original edge of settlement as ascertained in PA16/0330/PREAPP. The planning officer's advice was that the application would be refused because it was outside the edge of settlement.**

**3. We also wish to endorse and support the serious concerns expressed by Historic England and the WHS.**

**4 Our Neighbourhood Plan supports the provision of extra workshop space, but only where it does not impact on the unique historical character and/or rural landscape of the area. (p75 of the NP), Development outside the Development Boundary clearly impacts upon these.**

(ii) PA21/01793 – Blue Waters, Porthpean Beach Road: Replacement of existing conservatory with orangery, addition of Juliet balcony, internal alterations and installation of a wood burning stove

It was **RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council has no objections to the replacement of the existing conservatory, the addition of a Juliet balcony and other internal alterations. However the parish council notes that it is proposed to install underfloor heating**

**and therefore has reservations about the need for a woodburning stove, given the need to reduce carbon emissions.**

(ii) PA21/01636 – Trevean, Porthpean Beach Road: Tree works to Holm Oak subject to a TPO; Coppice to 1.5m stumps to allow regeneration and manage as such  
Councillors wished to see the Tree Officer's comments before submitting the council's comments.

(iii) PA21/02161 – Dunstan House, The Drive, Duporth: Works to T1 (Beech), T2 (Oak), T3 (Beech) and T4 (Oak)  
Councillors wished to see the Tree Officer's comments before submitting the council's comments.

(iv) PA21/02268 and 69 (LBC) – 10 Quay Road: Construction of Glazed Roof over existing courtyard, together with enclosing glazed windows and door  
It was **RESOLVED that the Clerk should respond to the Planning Authority (Cornwall Council) stating that the Parish Council supports this application provided the WHS Planning Officer and Conservation Officer have no objections.**

(b) The Clerk updated members on the following planning applications

(i) PA20/08476 – 179 Charlestown Road: Proposed loft conversion to form a bedroom with a balcony  
The Planning Officer was due to discuss this case with her manager yesterday and she has not heard the outcome of the discussions yet.

(ii) PA20/09731 – 4 Garden Walk: Construction of single storey extension with new sun terrace above and alterations to existing property  
The Planning Officer has said that this application is behind due to his current workload.

(iii) PA19/08174 – Land Off Mill Lane: Residential dwelling to include associated site works and alteration/formation of vehicular/pedestrian access  
The Planning Officer is waiting for the WHS Planning Officer to comment on the amended documents but she is still intending to refuse the application

(iv) PA20/02256 – Rashleigh Arms: Retrospective Listed Building Consent for the proposed external works to Grade II Listed Building  
The Planning Officer has said that the matter rests with Cllr French. The Planning Officer has advised him not to take this application to Committee as in her opinion it will be a losing battle. If the application goes to appeal the Planning Officer feels it will be allowed resulting in costs to Cornwall Council. Furthermore positive comments have been received from the WHS Planning Officer and the Conservation Officer so the Planning Officer would be acting against internal advice.  
Cllr French agreed not to call the application in, but the parish council's strong objections will remain on file.

### **(19/420) St Austell Bay Neighbourhood Plan**

Cllr Sue Leach reported that Cornwall Council's Neighbourhood Planning Team and the Examiner feel that the parish's Green Buffer Extension is sufficiently protected through the modified Green Buffers policy and that no wording needs changing. The Examiner's report has been received and final modifications are being made to the Plan and the Strategic Group is waiting for amended maps to be produced. Once this has been done the revised Plan will

need to be approved by the parish council. It will then be forwarded on to Cornwall Council who will write a report and it will be ready for referendum.

### **(19/421) Cornwall Councillor's Report**

Having given a report at the preceding Annual Parish Assembly, Cllr French had nothing further to report.

### **(19/424) Regatta Playing Field**

Cllr Tombs reported that a meeting was held on 14 April involving the Regatta Working Party, Wicksteed and Wicksteed's contractor. The line of the footpath extension has had to be revised due to the contours of the field. It was also considered beneficial to extend the area of wetpour in the play area. It was **RESOLVED to spend an additional £1,100 to fund these 2 amendments, the money to come from the Parish Projects budget.**

There will be a meeting on 28 April involving Cornwall Council, representatives from the working party and a representative from the Duchy to try to resolve the flooding issue.

### **(19/425) Highways Matters**

(i) Replacement of the bench on the junction of Charlestown Road and Church Road  
**It was RESOLVED to replace "Michael's Bench" at a cost of approximately £700.** The Clerk has obtained a quote for a sustainably sourced wooden bench and she was asked to compare this with a bench made from composite recycled plastic. The bench is to be engraved with the words "Michael's Bench donated by St Austell Bay Parish Council."

(ii) Litter Bin for Mill Lane

It was **RESOLVED to purchase a litter bin to be affixed to a fence at the Porthpean Road end of the footpath.**

A subsequent enquiry has been received to provide a bin at the junction of Porthpean Road and Porthpean Beach Road, and the Clerk explained that there is already a bin in Porthpean Beach Road and maybe it would be better to see if the Mill Lane bin helps. The matter was put in abeyance for the time being.

(iii) The Clerk reported that 2 benches on Porthpean Beach Road have been vandalised and she is waiting for Cormac to confirm that it will repair them

The Clerk reported that following residents' complaints, Cormac has agreed to implement the Covid-19 Temporary Traffic Order measures on Porthpean Beach Road again until the end of September.

The Clerk reported that she has raised concerns with the Countryside Officer regarding an unfenced area on Carrickowel Point.

The Clerk was asked to chase the promised replacement street trees for Charlestown Road with the Highways Manager.

### **(19/426) Financial Matters**

Current balances were noted and the following payments were authorised:

<b>Method</b>	<b>Payee</b>	<b>Purpose</b>	<b>Amount</b>
DD	Cornwall Council	Business rates for toilets	£76.15

DD	SWW	Water for hall	£27.50
DD	SWW	Water for the toilets	£103.50
DD	Lloyds Bank	Credit card	£372.45
DD	ITEC	Monthly printing charges	£7.86
DD	BT	Telephone and internet	£65.27
DD	ITEC	Monthly printing charges	£7.01
DD	Blenheims Estate and Asset Management	Monthly estate charge	£12.00
DD	Fintec	Quarterly lease for photocopier	£136.91
BACS	Cornwall ALC	Internal Control course (Cllr Reynolds)	£36.00
BACS	S Leach	Card and stamp for NP	£2.85
BACS	Cornwall ALC	Annual membership subscription	£504.08
BACS	Vision ICT	Website charges – Operation Forth Bridge and Operation Menai Bridge	£84.00
BACS	Staff	Salaries, pension, HMRC	£3002.03

### **(19/427) Meetings/Training Attended**

- 26 March – Clerk attended a meeting of Clerks to smaller councils  
31 March – Clerk attended an SLCC Cornwall branch meeting  
14 April – Regatta Working Party met with Wicksteed and Wicksteed’s contractor  
21 April – The Chairman together with the Clerk met with Countryside Officers to discuss the Duporth coast path closure

### **(19/428) Correspondence**

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

- CALC survey on the return of physical meetings (Clerk completed)
- Citizens Advice Cornwall newsletter (circulated)
- Letter on behalf of 3 residents regarding Wainhomes’ proposal to develop land off Charlestown Road (circulated)

### **(19/429) Dates for the Diary**

- 28 April - Teams meeting with Cornwall Council and The Duchy to discuss flooding on the Regatta field

### **(19/430) Dates of future Parish Council Meetings**

20 May 2021 (Annual Meeting of the Parish Council).

This meeting is likely to be held in The Pattern Hall

The meeting closed at 7.40 pm

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Chairman

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Date