

## MEETING NO. 1179

### Minutes of the FEOCK PARISH COUNCIL MEETING held on Monday 10<sup>th</sup> July 2017 at the Parish Council Office, Devoran at 7.15pm

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	P Lightfoot	C Johnson	K Hambly-Staite
	R Brickell	B Thomas	R Andrew
	C Kemp	I MacDonald	C Blake
	P Allen		L Morgan-Lundie
	R Richards		

In attendance: Debra Roberts, Parish Clerk & Responsible Finance Officer  
Cornwall Councillor Martyn Alvey  
Cllr Ashley Wood, Lanner Parish Council (in part)

CHAIRMAN: Councillor Johnson

#### 1. INTRODUCTION BY CHAIRMAN

Cllr Johnson welcomed everyone to the meeting.

#### 2. APOLOGIES

No apologies had been received.

#### 3. APPROVAL OF MINUTES OF THE MEETING HELD ON 13<sup>TH</sup> JUNE 2017

**RESOLUTION: CLLR THOMAS PROPOSED THAT THE MINUTES OF THE MEETING HELD ON 13<sup>TH</sup> JUNE 2017 AS CIRCULATED BY THE CLERK BE CONFIRMED AS A TRUE RECORD, AND SIGNED BY THE CHAIRMAN. THIS WAS SECONDED BY CLLR HAMBLY-STAITTE AND WAS CARRIED UNANIMOUSLY BY THE MEETING.**

#### 4. DECLARATIONS OF INTEREST

Cllr Andrew gave the following statement:- "I (Cllr Andrew) declare an interest in planning matters related either directly or in proximity to my land and property in Feock. For the public record, I am an employee of Cornwall Council working on the Localism Agenda. I have been advised by the Monitoring Officer that as a Parish Councillor I have no personal interest in the Neighbourhood Planning Agenda and related issues. However, if during the course of discussions issues are discussed of which I have a personal involvement it may be appropriate to leave the meeting and take no further part in the debate and for it to be recorded in the minutes"

Cllr Andrew declared an interest in Items 13 Planning Committee Report and item 17 Arch Hill Roundabout.

#### 5. PUBLIC PARTICIPATION

No members of the public were present.

#### 6. COMMUNITY INFRASTRUCTURE LEVY (CIL) PRESENTATION

The Chairman welcomed Cllr Ashley Wood from Lanner Parish Council. Cllr Wood had been working with Cllr Richards on the Planning Partnership. There was a CIL consultation that we may wish to comment on. CIL is basically a development tax, the purpose of which is to aid development and to give developers an idea of how much they will need to contribute to the infrastructure.

CIL is totally separate to S106 and the two cannot be combined. A list had been drafted of items that CIL can be spent on and in Cllr Wood's opinion this was too restrictive and listed projects rather than being broader, ie. road improvements. When CIL is awarded 25% of what is collected goes to the Parish Council (for those with NDPs, lower % for those without). Feock is in Band 1 which is the highest charge level. CIL must not impact on the viability of a development, the viability of a development should be independently assessed. It has been suggested that for developments of less than 10 houses with no affordable housing element then the CIL contribution should be doubled. This will be very restrictive for smaller local developers. Cllr Wood felt there should be a different contribution level between small developers and larger national developers.

For a small development the CIL contribution could be £19,400 per dwelling and for a larger development around £39,000 per dwelling, based on the average home floor area.

There will be further consultations on how the money is distributed. The 25% that the Parish Council would receive would have to be spent on something that the Parish Council has the power to do. It could not be for example be spent on salaries. S106 money will be more site related and more general infrastructure contributions should be via CIL.

The deadline for responding to the current CIL consultation is the 7<sup>th</sup> August. Further information on CIL was available online <http://www.cornwall.gov.uk/CIL>

Cllr Allen was concerned about the difference in the tax level between neighbouring villages such as Carnon Downs and Playing Place which were set at very different levels. S106 agreements seem to average out at about £5000 per property and compared to CIL this was a lot lower.

Cllr Hambly-Staite said the other issue was that with larger developers they often employed contractors from out of county and this did nothing to help the local economy or provide any local employment.

**RESOLUTION: CLLR ALLEN PROPOSED THAT THE PLANNING COMMITTEE BE DELEGATED TO RESPOND TO THIS CONSULTATION AT THEIR NEXT MEETING TO MEET THE CONSULTATION DEADLINE, SECONDED BY CLLR LIGHTFOOT, CARRIED UNANIMOUSLY.**

The Chairman thanked Cllr Wood for coming along to the meeting and giving the presentation.

## **7. FUNDS FROM FEOCK READING ROOM**

The Chairman thanked everyone for coming along to the informal briefings, Cllr Allen commented he had found this very useful. The Chairman said she would ideally like the principle relating to the allocation of funds from the Reading Room to be agreed and had circulated two simple draft proposals that she would like to vote on this evening so that this was agreed before the Summer break.

The Chairman read out the draft proposals and areas to be considered.

None of this money to be used to boost council's reserve fund

A proportion of this money to be used to boost council's reserve fund.

Should the money be available across the whole parish or should a part of it be apportioned to Feock ward?

There should be no division of the money between the wards?

A proportion of the money be set aside for the use of Feock Ward for the term of this council

The Clerk advised that even if money was put into the reserve account then it still had to be spent either on capital projects and could not be used on day to day costs as it had still been money raised by the sale of an asset.

Cllr Richards said that he had concerns about tying up this money and restricting what the Parish Council could do in the short term. Cllr Richards felt that it was too early to be thinking about investing the money when we hadn't discussed projects we may wish to spend this money on. The Chairman said this was just about the principle of what we did with the money currently rather than just leaving it in the current account as we could not have too much money in one bank due to the Financial Services Authority insurance levels.

Cllr Andrew requested that item 16 Business Plan be moved up the agenda and be discussed as the next item. The Chairman agreed to this.

The Chairman said she would like to look at the draft proposal with regards to whether or not the funds should be allocated by ward or treated as a whole.

Cllr Allen asked if other Councillors had received comments from residents about what the Parish Council was planning on spending the Feock Reading Room funds on and if spending by ward had been mentioned. No comments had been received from residents.

The Chairman asked the Feock ward Councillors for their comments on this.

Cllr Blake said that from his conversations with residents that they would be very surprised and disappointed if there was not money allocated to Feock ward, the Reading Room was initially gifted to the community as a community asset before the Parish Council purchased it. Cllr Hambly-Staite that he agreed with Cllr Blakes comments and possibly if we were discussing projects for a business plan then this may be too early to be discussing details. Cllr Hambly-Staite said that section 3.10 and Policy C1 of our Draft Neighbourhood Plan was very clear about community assets and how we should improve these and how the loss of facilities should be dealt with, ie. they should be replaced with an asset of equal value. Cllr Hambly-Staite was concerned that the Parish Council may be undermining its own Neighbourhood Plan by interpreting the policy differently than how it was originally intended.

Cllr Allen felt we could not make this type of decision before we had discussed a business plan and that any discussions regarding allocating to wards would be premature as we had not yet discussed the potential projects.

Cllr Kemp felt very strongly that there should be no division of money and that we should consider all projects and schemes equally no matter which ward they were for.

Cllr Richards said that he totally opposed any suggestion that a larger proportion of the funds should go to Feock ward, as it was Parish money that had supported and maintained this building over the years not Feock ward money.

Cllr Morgan-Lundie said that she felt that if no facility from the Reading Room funds was provided in Feock then residents would be very unhappy and disappointed. Feock had lost all of its facilities and was no longer a sustainable community.

Cllr Allen felt that the business plan was the best vehicle to look at projects for the whole parish, including facilities in Feock ward, he felt it was too early to divide up money at the moment.

Something like?: The Chairman brought discussion to a close and it was agreed that there should be a change to the two proposals. In view of the clerk's statement that any % of money from the FRR placed in the council's reserve account would still be ringfenced for capital projects, there was general acknowledgement that the funds should be kept as a whole and therefore the two proposals could be merged into one. The Chairman asked for a proposal which would also take into account the differing views of councillors towards allocation of the funds across the parish. A compromise could be sought.

**RESOLUTION: CLLR ALLEN PROPOSED THAT WE ASK THE FINANCE & GENERAL PURPOSES COMMITTEE TO LOOK AT OPTIONS FOR THE INVESTMENT OF THE WHOLE SUM OF MONEY FROM THE SALE OF THE READING ROOM AND TO MAKE A RECOMMENDATION TO THE FULL PARISH COUNCIL ON SHORT & LONG TERM INVESTMENT ALLOWING FOR FLEXIBILITY, SECONDED BY CLLR ANDREW AND CARRIED, WITH CLLR RICHARDS RECORDED AS AGAINST.**

#### **16. BUSINESS PLAN FOR THE PARISH COUNCIL**

This item had been moved forward on the agenda.

The Clerk had circulated Cllr Andrews paper on business plans and Cllr Andrew suggested that we have a concise business plan for the Parish Council, this would set out what we would like to achieve and how we can achieve it, how we work together as Councillors and staff and our principles and vision. Cllr Andrew felt that we should have informal workshop sessions in August and September for all members and then have a draft Business Plan for the October Parish Council meeting as this would inform the budget discussions which would be held at that meeting as well.

The Chairman suggested that the Clerk put together a draft based on templates of others, workshops be held and then a working party be formed of the Chairs of all the Committees and anyone else who would like to be involved. Cllr Allen would like to see the whole Council involved. The Chairman felt this was the natural step on from the Neighbourhood Plan and it would set out our future plans.

**PROPOSAL: CLLR ALLEN PROPOSED THAT WE DEVELOP A BUSINESS PLAN FOR THE PARISH WHICH TAKES ACCOUNT OF OUR NEIGHBOURHOOD DEVELOPMENT PLAN AND THE COMMUNITY FACILITY DEFICIENCIES EXPOSED WITHIN THE THREE WARDS AND THAT DECISIONS ON CAPITAL FUNDING AWAIT THE OUTCOME OF THE BUSINESS PLAN PROCESS, SECONDED CLLR HAMBLY-STAITE, CARRIED WITH ONE ABSTENSION BY CLLR RICHARDS.**

#### **8. CLERKS UPDATE ON MATTERS ARISING FROM PREVIOUS MINUTES**

Japanese Knotweed – the Clerk would shortly be writing to the landowners on Greenbank Road to advise them that there is knotweed there and asked them to deal with this, and including a copy of Cornwall Council's leaflet on how to deal with Japanese Knotweed.

Internal Audit and Accounting statement – the Clerk confirmed that this has been submitted to the External Auditors by the deadline and they have confirmed receipt.

Your Choice – the groups have been contacted and advised they have been successful, the payments will be made shortly.

#### **9. MATTERS FOR REPORT**

Cllr Richards had attended a Planning Partnership Meeting and also the Community Network Meeting of which he had been elected Vice Chair.

The Clerk had attended the Devon & Cornwall Police Awards with 4 of our volunteer drivers and the transport scheme had come runner up in the Community Volunteer Group award.

Cllr Hambly-Staite had attended the memorial service for Lady Mary Holborow on behalf of the Parish Council.

## **10. CURRENT REPORTS**

### **Cornwall Council**

Cllr Alvey advised the Councillors Community Chest money was now available, bids between £100 and £1000 were being encouraged. Groups were also this year being encouraged to crowdfund alongside community chest applications to maximise funding.

The consultation was now live for the Boundary Commission potential reduction of numbers of Cornwall Councillors, the proposed number was 87. The deadline was 5<sup>th</sup> August.

The lack of Planning enforcement at the Chyreen site in Feock was causing concern to neighbours and these concerns were being raised with the Planning department. The planning application for 5 houses on the old garage station filling site in Devoran (in Perranarworthal parish) had been refused.

The TPO issues around Pill Creek were now being managed by way of an enforcement case as it would appear that there had been TPO breaches in the area.

As requested, Cllr Alvey had been looking at the issues of diversion routes when there was an accident on the A39. There were only two organisations who could close a road which are the Police and the Highways Authority, both have set schemes for road closure process. When there is a serious road traffic accident the priority is for the Police to close the road to enable access by the emergency services and the Police Accident Investigation team as if there is serious injury or loss of life then it becomes scene of crime.

Cllr Alvey had received lots of comments regarding Arch Hill roundabout and the remodelling of this junction. This was on the agenda for discussion later on in the meeting. Cllr Alvey had written to the member responsible asking for the scheme to be stopped. It was a complex scheme which would cause a year of chaos for marginal gain, he would suggest it may not even make very much improvement at all. The next Community Network meeting in Shortlanesend Village Hall at 7pm on Tuesday 18<sup>th</sup> July would be receiving a presentation on the whole A390 Arch Hill to Threemilestone scheme and all Councillors and members of the public were welcome to attend this meeting.

Cllr Alvey had raised the issue of the high price we had been quoted for the ploughing out work at the All Member Briefing last week and the Chief Executive of Cormac had said that if there were queries regarding how a project quotation had been made up then they would provide this breakdown and were prepared to look again at the price quoted. The Clerk would forward the quote for the ploughing work on Tregye Road to Cllr Alvey.

### **Devon & Cornwall Police**

The Clerk advised that there had been 6 crimes in April 2017. The latest figures were able to be accessed online <https://www.police.uk/devon-and-cornwall/CIOS.4065/crime/+LCXfe2/>

The police had confirmed that they had not received a report of a burglary on Old Carnon Hill as mentioned at the last PC meeting.

1. Shoplifting, Quenchwell Road - Investigation complete; no suspect identified

2. Public Order, Carnon Crescent - Investigation complete; no suspect identified
3. Public Order, near to Tregye College – Under investigation
4. Anti social behaviour, Tremayne Close – no timeline available
5. Other theft, Penpol Hill - Investigation complete; no suspect identified
6. Anti social behaviour, Chycoose Parc – no timeline available

#### 11. FINANCIAL SUMMARY & ACCOUNTS FOR PAYMENT

Cllr Richards declared an interest in this item as he was due a cheque for reimbursement of mileage for attending a meeting in St Austell.

The Clerk gave the following financial report as at 10<sup>th</sup> July 2017, and had circulated to everyone present a copy of the accounts for payment to be signed by the Chairman. A budget v actual report had also been produced and the Clerk would email this to Councillors.

#### Outgoings to be paid since the last meeting including

Small Grants	£2,350 in Your Choice Grant payments	
British Gas	£466.76 for gas and electricity	
		<b>TOTAL £8,766.43 (ex VAT)</b>

#### Income invoiced/received since last meeting

Rent from Pre-school	£916.66	
Small office	£215.50	
VAT repayment	£2,498.14	
		<b>TOTAL £3,629.80</b>

#### PROFIT & LOSS YEAR TO DATE

Total Income	£58,262
Total Expense	-£24,349
Profit/Loss	£33,912

#### 12. LOCAL WARD REPORTS

##### Feock ward

Cllr Hambly-Staite said the issue of the infringement of the TPO at Pill Creek had already been raised but there were issues with how quickly Cornwall Council were able to respond to breaches as with TPOs by the time an enforcement officer was appointed the trees had been cut down and the damage done. Cllr Hambly-Staite said he felt there should be harsher consequences for breaches of TPOs.

The Clerk would endeavour to find out from the enforcement department details of fines or revoked licences that has happened within the Truro & Roseland Network area in the last 3 years.

##### Devoran ward

There were no issues raised by Devoran ward Councillors.

##### Carnon Downs ward

Cllr Richards had attended Linda Harvey's funeral last week representing the Parish Council and the Clerk had sent a card. There is a lady in Carnon Downs who will be 100 in August and the Clerk would send a card. Cllr Richards had asked the Clerk to raise with Highways that the trees between the entrance to The Forge and the Carnon Inn needed cutting back as they were overhanging the pavement and you could no longer see the bus stop. There was an overgrown gorse hedge growing out into the footpath near to Tregye Road bridge, the Clerk had written to them asking for them to cut the hedge back but there had been no action, the Clerk would send a reminder.

There had been complaints about the state of the top roundabout at Carnon Downs and comments that the condition of the roundabout also restricted pedestrians view when trying to cross the road from the Caravan Park to the Carnon Inn. There were also concerns about the speed with which traffic approached the roundabout. The Clerk would add this item to the Access & Amenities agenda for further discussion.

A meeting had been held this morning with the Practice Manager and the Area Manager of Well Dental regarding parking issues, they were positive about the suggestion that they should contribute towards the cost of planters and acknowledged that there were issues with their clients parking on the pavement and for the last year they had been actively trying to discourage their clients from doing so. They agreed to request from their investors a contribution be made towards the cost of the planters, however this would take approximately 4 months due to the structure of the business. The Clerk would circulate the notes of the meeting to all Councillors.

### **13. PLANNING COMMITTEE REPORT**

Cllr Richards said the Planning Committee had met on Monday 3<sup>rd</sup> July and discussed as usual around a dozen planning applications, the next meeting was on Monday 31<sup>st</sup> July at 3.30pm and would be chaired by Cllr Allen.

It was noted that Cllr Andrew took no part in this discussion.

#### **PA17/05063 – Proposed outline application for 5 dwellings on agricultural contracting land, Land East of Nancassick Farm, King Harry Ferry Road, Feock**

This application had come to the full Parish Council for consideration as it was a multi-dwelling development. This site had had pre-application advice provided previously by Cornwall Council and the development had been supported by Planning. The Parish Council were still not clear on the definition of a rural hamlet, infill, rounding off, scattering of houses in the open countryside etc that were often quoted. We had been trying to get more formal advice from Cornwall Council on a clear definition of these terms to inform our comments. The pre-application advice suggested that this application falls under the Local Plan policy where the land is commercial land which is a redundant site, possibly similar to Devoran Boatyard. This was only an outline application at the moment so there was little detail provided.

Cllr Allen had concerns as to whether or not the site was actually redundant and he would not like to see it redeveloped as housing without confirmation that it was not a viable business.

**RESOLUTION: CLLR RICHARDS PROPOSED THAT THE CONSULTEE COMMENT BE "The Parish Council object to this application, believe that Feock is not a sustainable community under the criteria used by Cornwall Council, disagrees that the site is redundant and therefore considers that the application does not comply with Local Plan policy 21 and therefore the advice from the planning officer in the pre-application enquiry is incorrect. The Parish Council are also concerned about the effect on the neighbouring listed buildings and the impact on the skyline in this AONB".**

#### **14. ACCESS & AMENITIES COMMITTEE REPORT**

Cllr Allen advised there were several items that had been discussed at the Access & Amenities Committee which he would like the full Council to consider allocating a budget for.

##### **Chycoose Beach cutting back**

Cllr Allen advised that following the cutting back of the vegetation at Chycoose Beach this had exposed a drop down onto the beach from the road. The Council needed to consider whether they wished to fence the drop permanently, it had been done temporarily. The Clerk had obtained a price for fencing the drop with a post and rail fence of £525.

**RESOLUTION: CLLR ALLEN PROPOSED THE COUNCIL ALLOCATE £550 FOR THIS WORK, SECONDED BY CLLR LIGHTFOOT, THE MOTION WAS CARRIED BY A MAJORITY WITH TWO VOTING AGAINST.**

##### **Old A39 footpath grass verge cutting**

Cllr Allen advised that the verge next to the road beside the footpath we had installed was getting overgrown but it was not on our list of verges that we maintained.

**RESOLUTION: CLLR ALLEN PROPOSED THAT THE ACCESS & AMENITIES COMMITTEE ARE DELEGATED THE DECISION TO ARRANGE A CUTTING SCHEME AT A COST OF UP TO £250 A YEAR, SECONDED BY CLLR ALLEN AND CARRIED UNANIMOUSLY.**

##### **Tregye Road mulch problems**

Cllr Allen reported that the Access & Amenities Committee discussed this item and had agreed to get a price from Cormac to clear the mulch to ensure safer pedestrian access to the College with a view to possibly installing a virtual pavement. A price had been received and to clear just the campus side of the road would be £2692 +VAT, to clear both sides down to the College would be £5106 +VAT. It was felt that these prices were very expensive.

**RESOLUTION: CLLR RICHARDS PROPOSED THAT WE ASK CLLR ALVEY TO PERSUE THIS ISSUE ON OUR BEHALF WITH REGARDS TO THE PRICE QUOTED AND ASK THAT THIS BE REVIEWED AND THEN THE ACCESS & AMENITIES COMMITTEE REVIEW THE DECISION AND BRING BACK TO THE FULL COUNCIL, SECONDED BY CLLR BRICKELL, CARRIED UNANIMOUSLY.**

##### **Community Speedwatch**

Cllr MacDonald said that the Community Speedwatch scheme needed a Dictaphone to report registration numbers which was much easier than writing down on paper and also a camera tripod would be useful for the speed gun as it was heavy to hold for a long period of time.

**RESOLUTION: CLLR MACDONALD PROPOSED THAT £150 BE ALLOCATED TO PURCHASE A DICTAPHONE AND CAMERA TRIPOD, SECONDED BY CLLR ALLEN AND CARRIED UNANIMOUSLY BY THE MEETING.**

The Clerk would post on Facebook to see if anyone had one they would be willing to donate.

##### **Yellow Lines on Quenchwell Road**

Cllr MacDonald advised that the Access & Amenities Committee were recommending that the yellow lines on Quenchwell Road be included in the Carnon Downs traffic scheme. Cormac have agreed to review the costings for the whole project so that we have a final fixed price.

**RESOLUTION: CLLR MACDONALD PROPOSED THAT DOUBLE YELLOW LINES ARE INSTALLED ON BOTH SIDES OF QUENCHWELL ROAD AS PER THE PREVIOUS PROPOSAL, STRETCHING DOWN TO ALGARNICK FARM, THIS WAS SECONDED BY CLLR ALLEN, AND CARRIED BY A SMALL MAJORITY.**



### **Health & Wellbeing update**

Cllr Hambly-Staite said that as the Parish Council were aware we were having discussions regarding a potential pilot scheme with Truro City Council and the NHS Peninsular Community Health Board. A meeting was held recently where this item was discussed and they have agreed to match fund contributions which Town and Parish Councils in the Feock and Truro area make which make improvements to communication, mapping and social prescribing. There is a meeting this Friday where the content of the project will be discussed further which Cllrs Hambly-Staite and Allen would be attending and they would report back to the September Parish Council meeting. Cllr Allen felt this was excellent news and it was a very important project. Cllr Johnson felt that we had made a good start on this and she hoped in October we would have a better idea of what we needed to provide for the community. The first new Devoran Lunch would be held in October on the 3<sup>rd</sup> Friday and volunteers would be needed to help and cook.

### **15. POINT QUAY ASSOCIATION REPORT**

There was nothing to report.

### **16. BUSINESS PLAN FOR PARISH COUNCIL**

This item had been discussed earlier in the meeting.

### **17. NEW ROUNDABOUT AT ARCH HILL, TRURO**

Cllr Richards felt there was nothing more we could add to this discussion and he did not feel the roundabout needed any changes made to it and he felt it was too late to raise the issue regarding the proposed new roundabout now though, it had been raised at the last Community Network Area meeting so was being discussed already and Cllr Richards would put this view forward on behalf of the Parish Council at the next CNA meeting.

### **18. BOUNDARY COMMISSION REVIEW**

Cllr Alvey commented that the Parish Council may wish to respond to the consultation that closed early in August.

**RESOLUTION: CLLR JOHNSON PROPOSED THAT HERSELF AS CHAIR, CLLRS RICHARDS, MACDONALD, AND THE CLERK BE DELEGATED THE AUTHORITY RESPOND TO THIS CONSULTATION ON BEHALF OF THE PARISH COUNCIL, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

There being no further business the meeting closed at 10.05pm.

The next meeting would be held at 7.15pm on Tuesday 5<sup>th</sup> September 2017.