

## MEETING NO. 12 ..

### Minutes of the FEOCK PARISH COUNCIL MEETING held on Tuesday 4<sup>th</sup> June 2019 at 7pm at the Parish Council Office, The Old Market Hall, Market Street, Devoran

Present:   **WARDS**       **CARNON DOWNS**       **DEVORAN**       **FEOCK**  
                          R Brickell                   S Parker                   L Morgan-Lundie  
                          C Kemp                     B Thomas                 K Hambly-Staite  
                          P Allen                     A Allen                    H Freeman

In attendance:       Cornwall Councillor Martyn Alvey  
                          Debra Roberts, Parish Clerk & Responsible Finance Officer  
                          Mr Ashdown (resident)

CHAIRMAN:            Councillor Thomas (Vice Chairman)

#### 1.       **INTRODUCTION BY CHAIRMAN**

Cllr Thomas was Chairman for the meeting as apologies had been received from both the Chairman, Cllr Lightfoot and Cllr Andrew. The Chairman welcomed everyone to the meeting and all Councillors introduced themselves.

#### 2.       **APOLOGIES**

Apologies had been received from Cllrs Blake, Andrew and Lightfoot.

#### 3.       **MINUTES OF PREVIOUS MEETING HELD ON 7<sup>TH</sup> MAY 2019**

**RESOLUTION: CLLR ALLEN PROPOSED THAT THE MINUTES OF THE PARISH COUNCIL MEETING HELD ON 7<sup>th</sup> MAY 2019 AS CIRCULATED BY THE CLERK BE SIGNED BY THE CHAIRMAN AS A TRUE AND ACCURATE RECORD OF THE MEETING, THIS WAS SECONDED BY CLLR BRICKELL AND WAS CARRIED UNANIMOUSLY BY THE MEETING.**

#### 4.       **DECLARATIONS OF INTEREST**

Cllr Freeman declared an interest in Item 13 Planning relating to Penpol Boatyard.  
Cllr Kemp declared an interest in Item 15 Your Choice Funding.  
Cllr Allen declared an interest in Item 5 Co-option to Devoran Vacancy.

#### 5.       **CO-OPTION TO DEVORAN WARD CASUAL VACANCY**

The Chairman welcomed Anne Allen to the meeting, who had expressed an interest in joining the Parish Council. Anne gave a brief overview of her background and her reasons for wishing to join the Parish Council. Anne was keen to work with the community and had a keen interest in the environment and preserving our surroundings.

**RESOLUTION: CLLR THOMAS PROPOSED THAT ANNE ALLEN BE CO-OPTED TO THE PARISH COUNCIL AS A DEVORAN WARD COUNCILLOR, SECONDED BY CLLR BRICKELL AND CARRIED UNANIMOUSLY.**

It was noted that Cllr Allen had declared an interest in this item and did not take part in the vote.

Cllr A Allen and the Clerk both signed the Acceptance of Office form.

## **6. PUBLIC PARTICIPATION**

Mr Ashdown attended to speak about the Penpol Boatyard planning application which he had concerns about. He pointed out that the latest submitted plans had 'Preliminary issue for discussion only' noted on them together with text that said you should not scale from the plans. The size of the proposed dwelling is not clear nor is the size of the amenity area. The letter submitted by the Boatyard dated 31<sup>st</sup> January 2019, they stated the size of the shed to be converted is 97.5 sq m. The Planning Officer has confirmed that due to the size of the area being converted this does not meet the criteria for the provision of a Design and Access Statement. Mr Ashdown said that the Boatyard pays 141 sq m in business rates so he would argue that the area to be converted does meet the criteria for a Design and Access Statement to be provided.

Mr Ashdown said that there are extensive grounds where the car parking is planned to go. The fence shown in the photos is not shown accurately on the plans, the previous 1996 plans show the fence and boundary accurately. There were also issues with shutting the boatyard gate affecting the parking provision as this would use up 2 spaces. There were also still people living on the boats at the boatyard.

There were 12 people working in the boatyard, plus visitors and the associated unloading of HGVs. Mr Ashdown said that activities associated with the boatyard cause the public footpath to be blocked. He also had concerns about the provision of toilet facilities for those working at boatyard as this was not covered in the plans.

A neighbour, Mr Spence has also written a letter re asbestos, toilet provision etc and asked that this is included in conditions on any planning permission given by Cornwall Council. Mr Ashdown pointed out that since the 1996 planning application there have been 5 enforcement cases in relation to the parking of cars and breach of planning conditions.

It was agreed to bring forward Item 13 on the agenda.

## **13. PLANNING COMMITTEE REPORT**

Cllr Freeman declared an interest in this item and took no part in the discussion or vote.

### **Council to consider revised plans submitted for Penpol Boatyard, planning application reference PA19/00888**

It was agreed to bring this item forward on the agenda.

Cllr Allen said that some answers had been provided this afternoon by the Planning Officer and he would summarise her comments.

The Validation Officer did not request a Design and Access statement and she had measured the floor area as below 100 sqm. Cllr Allen said that from what we have heard this evening, this may be inaccurate.

The issues regarding flooding and drainage have been raised with the Infrastructure Officer.

Public Rights of Way issues - material has been put on the beach but this does not block the public right of way. The Countryside Access team have not objected to the application.

The Planning Officer has confirmed that the accommodation must be tied to the boatyard and this will be a condition.

An email has been sent to the application regarding the contaminated land issues and the Planning Officer was waiting for a response.

The Planning Officer did not feel a further noise assessment was required as this is a domestic application.

There has not been a response from the AONB Officer. Cllr Alvey commented that the AONB will only comment if they feel an application is detrimental to the AONB.

Amenity space – In the 5 day protocol letter the Parish Council have been asked for their views on the amenity space, the Planning Officer wished to see a 3 metre space, whereas the applicants wished to have a 4.8 m gap.

The applicant will be reminded that any removal of asbestos must be carried out by a specialist.

Cllr Allen felt that we had to address the inaccuracy of the plans, wording on plan 'preliminary' caveat, no scaling, size of parking area and the boundary to Trevallion Park being unclear and possibly inaccurate. The Council also needed to address the lack of information about toilet and rest facilities for the commercial enterprise. We would wish to support the commercial enterprise of the boatyard and understand within that argument a requirement for accommodation but do not wish the accommodation to be at the detriment of the commercial activity.

The previous application had an extension which has now been removed, also all the ground floor for domestic and we had concerns now around a quarter has been retained, it was believed as a workshop area.

It was agreed to suspend the standing orders to allow members of the public to speak on this item. Mr Ashdown said the applicant has illegally converted the boat shed to a dwelling, he understood that the commercial part of the boatshed would not be commercial it would be a garage for a car.

The Standing Orders were reinstated.

Cllr Kemp felt there were too many unknowns for the Parish Council to be able to make a decision.

Cllr Morgan-Lundie agreed that there was not enough information supplied.

Cllr Alvey commented that the enforcement cases, some of these issues were on hold pending the outcome of the planning application as this had been submitted in response to the enforcement action.

Cllr Hambly-Staite commented that the issues appeared to be parking and the impact on the local area. There was a condition on a previous consent that set out the parking clearly and it appeared that this new application will compromise this parking.

Cllr Allen said the parking that was set out in the last commercial application was for the whole of the back area to be for parking, this would clear out the various containers. There was also a condition that this should be the HGV unloading area. This is significant as for most of this area to be used for parking and unloading, the cars would need to be parked 2 deep. This is unlikely to happen and not really a practical solution. It was felt that it was acceptable to have a 3 metre amenity area between the working area and the domestic building.

Cllr Brickell said there was a pinch point in the HGV area which was approximately 8 foot wide so not suitable for backing HGVs into.

**RESOLUTION: Cllr Thomas proposed that the Parish Council respond to the 5 day protocol letter advising that they were unable to make a decision as there is so much information not available, for example the plans did not appear to be accurate, if the development was over 100 sq m which it was felt it was, then a Design and Access Statement should be provided, the amenity area should be 3 metres, the Parish Council would wish to see details of how the remaining commercial area provides all amenity, toilets/facilities that are required and believe ground floor area detailed as a garage adjacent to commercial should be retained as commercial rather than a domestic garage. A detailed traffic management plan should also be put in place for the building period if the application is approved, together with a plan for practical storage of materials. The parking area should be created and cleared prior to any building works. This response was seconded by Cllr Brickell and carried unanimously.**

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

Neighbourhood Watch sign cost – this would be discussed at Access and Amenities.

It was noted that Cllrs Allen and Brickell would take responsibility for watering the planters on Forth Coth.

#### **8. MATTERS FOR REPORT**

Cllr Allen said that there had been correspondence regarding land at Carnon Mine and the ownership of the common land and read out the email that said there was no evidence in law of our ownership. It was agreed to progress this with the Land Registry and a budget for this work had previously been authorised.

Carnon Valley Woods on the old Bissoe waste tip – a meeting was being arranged with Cornwall Council and other interested parties, Cllr Allen would attend.

Coal Authority and the Carnon Valley – Cllr Allen had discussion with the Coal Authority today, they were apologetic that they haven't to date been able to progress their plan for the future of the valley due to their large land portfolio. A meeting was being held in the next few weeks to discuss the Carnon Valley and the Coal Authorities plans for the area. If they do not plan on using the whole valley they would advise us so that we may be able to manage and enhance those areas.

Water supply at Point Quay – SWW have quoted at £1600 and agreed 50% funding. Cllr Allen reported that he would ideally like to have a water bottle refill installed as well as a tap for pressure washing the slipway, this would cost in the region of another £1500. Point Quay Association may be able to contribute towards this and other funding would also be investigated. This would be discussed further at the Access & Amenities Committee.

The Clerk would be submitting a Do I Need Planning Permission request to Cornwall Council for the recreation area at Pengelly Meadows for the football area, outdoor gym equipment and pathway around the outside. One quote had been received from a contractor for the groundworks, a second was working on a quote and the Clerk was seeking a third.

A meeting had been held of the Mineral Tramways Forum, Cllr Allen gave an update on the meeting which included discussions on best practice for access to the areas heritage, sustainable tourism and ways to involve local communities along the trail to support this. There were ongoing problems with trial bikes using the cycle path and dog fouling. The forum liked the Feock Trails project and it had been suggested that this be extended to cover the length of the whole trail.

Cllrs Hambly-Staite and Brickell had attended a Highways meeting and a report would be circulated to all Councillors.

Cllr Hambly-Staite had attended the Police Liaison Meeting, there remained ongoing pressures on staffing levels for the for police and Parish Councils had been invited to write to the Chief Constable asking when staffing levels would improve as this had been given as a reason for the rise in the Police element of the precept.

The Chairman had attended the Joint Highways Meeting with Kea Parish Council, it was positive to hear that we would be having more contact from the local steward regarding highways issues.

Councillors were disappointed that we had been unable to access the roundabouts to improve planting and their appearance during the recent night time works on the Carnon Downs bypass.

Issues had been reported with regards to parking issues on Restronguet point, due to verges having large stones placed on them to restrict parking. Mooring holders had been unable to park to access their moorings.

## 9. CURRENT REPORTS

### **Cornwall Council**

Cllr Alvey gave the following report. A meeting had been held with Matt Philips, Cornwall Council Highways with regards to wildflower planting on verges in the area and would like ideas from the Parish Council of where this could be done locally.

He had also been contacted by boat owners regarding restricted parking at Restronguet Point. The challenge was to try to create additional parking spaces. Cornwall Council Highways would have no justification to increase the parking but if the funding for a scheme to create more parking was to come forward then Highways may be willing to do this work.

The Climate Emergency declaration had been the subject of the extraordinary meeting of the Neighbourhoods Overview and Scrutiny panel who looked at how this work was progressing.

The local Neighbourhood Watch co-ordinator had been in touch asking if any local events were being held that they be informed so that they could attend if possible.

### **Police report**

The Clerk reported there had been 3 crimes in March (the latest figures available), 1 in Carnon Downs (theft in Gig Lane) and 2 in Elm Grove (Other theft and Violence & Sexual Offences)

## 10. FINANCIAL SUMMARY & ACCOUNTS FOR PAYMENT

The Clerk circulated to those present the list of accounts for payment since the last meeting. These totalled £11,643.08 and included £3,143.23 for the annual insurance premium and £1,922.00 for works to footpaths. A bank reconciliation had been carried and all was in order.

**RESOLUTION: CLLR ALLEN PROPOSED THE ACCOUNTS FOR PAYMENT BE APPROVED AND SIGNED BY THE CHAIRMAN, SECONDED BY CLLR PARKER AND CARRIED UNANIMOUSLY.**

## 11. LOCAL WARD REPORTS

### **Feock ward**

It was reported that Loe Beach regatta was very successful, the Big Lunch was again very successful.

### **Devoran ward**

There had been the theft of a bike recently which was not included in the crime report.

### **Carnon Downs ward**

A resident had emailed Councillors regarding the abuse of the bookswap in Carnon Downs. Cllr Lightfoot has cleared out the books and it had been tidied up. It was suggested to have the fabric of the box refurbished including replacing the broken glass.

**RESOLUTION: CLLR ALLEN PROPOSED THAT THE PHONEBOX BE REFURBISHED INCLUDING REPLACING THE BROKEN GLASS, AND THAT IT WOULD HAVE LEAFLET HOLDERS AND A NOTICEBOARD INSTALLED TO TURN IT INTO AN INFORMATION POINT, SECONDED BY CLLR KEMP AND CARRIED UNANIMOUSLY.**

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

Cllr Allen said that he felt we should write to all residents on the Old Tram Road to advise them of how we would be maintaining our areas along the Tram, to explain that residents should not carry out work on Common Land as we would be doing this, the work we would be carrying out and also to ask people not to fly tip on our land or dump garden waste. The letter would also remind residents of their responsibilities in cutting back their hedges where these border the highway so they do not become overgrown and impede highways or pavements.

**RESOLUTION: CLLR ALLEN PROPOSED THAT THE PARISH COUNCIL AGREE TO WRITE TO ALL RESIDENTS OF THE TRAM ROAD, SECONDED BY CLLR MORGAN-LUNDIE AND CARRIED UNANIMOUSLY.**

Cllr Allen said that he would like to plan some trees on the verge on the way up to Devoran School, he felt there was room there for 6 apple trees.

**RESOLUTION: CLLR ALLEN PROPOSED THE PARISH COUNCIL ALLOCATE A BUDGET OF £500 FOR THIS PROJECT, WORK TO START IN THE AUTUMN, SECONDED BY CLLR A ALLEN AND CARRIED UNANIMOUSLY.**

Cllr Allen said that the memorial bench seat was now in place at Chycoose Beach.

### **14. WELLBEING PROJECTS UPDATE**

Cllr Hambly-Staite said that the project is continuing well, a presentation will be made by Oli Sleeman, Project Manager to the Wellbeing Forum on 26<sup>th</sup> June. An independent assessment has been completed by the University of Exeter and this report will be made available at the Forum. All Councillors are invited to attend.

Devoran Village Hall now has a sound system and the Clerk will arrange for the contributions from the Wellbeing Fund to be made.

The Clerk advised that she was now carrying out the administration for the Transport scheme and our volunteer who was previously doing this had now become a volunteer driver on the scheme. It was agreed to put this as an item on the next agenda.

### **15. YOUR CHOICE FUNDING 2019/20**

Cllr Kemp declared an interest in this item and did not take part in the discussion or vote.

The Clerk had circulated the results of the voting and it was suggested that the top 6 in the voting should get the full amount they applied for, the next 5 in the voting should receive 50% funding. Although this would take the funding over the allocated budget the Parish Council felt they were all excellent projects and would like to support them all.

**RESOLUTION: CLLR MORGAN-LUNDIE PROPOSED THAT THE TOP 6 IN THE VOTING RECEIVE THE FULL FUNDING, THE REMAINDER RECEIVE 50% FUNDING, SECONDED BY CLLR FREEMAN AND CARRIED UNANIMOUSLY.**

Cllr Hambly-Staite asked that the voting system be reviewed before next years funding.

It was agreed to defer item 16 regarding the Cornish translation of 'Feock' to the next meeting.

**17. REQUEST TO USE DEVORAN RECREATION GROUND FOR DEVORAN PRE-SCHOOL SPORTS DAY**

It was agreed for Devoran Pre-School to use the park for their sports day in July.

**18. REQUEST TO USE CARNON DOWNS PARC AN GWARRY PLAYING FIELD**

It was agreed for Carnon Downs Community Association to use Park an Gwarry Playing Field on Saturday 6<sup>th</sup> July for the Party in the Park community event.

**19. APPROVAL OF ANNUAL GOVERNANCE STATEMENT 2018/19**

The Clerk had circulated the Annual Governance Statement for 2018/19 to all Councillors with the agenda.

**RESOLUTION: CLLR FREEMAN PROPOSED THE COUNCIL APPROVE THE ANNUAL GOVERNANCE STATEMENT, SECONDED BY CLLR MORGAN-LUNDIE AND CARRIED UNANIMOUSLY.**

**20. APPROVAL OF ACCOUNTING STATEMENT 2018/19**

The Clerk had circulated the Accounting Statement for 2018/19 to all Councillors with the agenda.

**RESOLUTION: CLLR FREEMAN PROPOSED THE COUNCIL APPROVE THE ACCOUNTING STATEMENT, SECONDED BY CLLR MORGAN-LUNDIE AND CARRIED UNANIMOUSLY.**

There being no further business the meeting closed at 10.11pm