

MINUTES of the **ORDINARY MEETING** of the St. Ender Parish Council held on **Tuesday 22nd August 2017** in the Fraddon Village Hall at 7pm

PRESENT: Cllrs M Bunyan, M Kessell, M Hopkins, D Cole, M Tyler, C Parkyn, C Cowburn, J Bullock & R Wimberley.

APOLOGIES: Cllrs J Baker, D Hearl, P Cocks, C Dixon & G Lobb.

17/153 Declarations of Interest (in agenda items) both Pecuniary & Non-pecuniary under the Code of Conduct.

Cllr Parkyn declared a non-pecuniary interest in agenda item PA17/06689, family attend Wesley Pre-school (employee).

Cllr Kessell declared a pecuniary interest agenda item 3 Tonkins Garage (connection to business).

Cllr Kessell left the room.

17/154 Presentation- Cornish Building Group, re Tonkins Garage site, Narrow Lane. Stephen Knightley, from Cornish Building Group representing Simon Tonkin, from Tonkins Garage (also in attendance), explained the business on Narrow Lane had outgrown the site, therefore they wished to vacate the current site and relocate nearer the A30. To finance the move the proposal is to build 4 detached open market houses on the current site.

Cllr Cole queried how this fits with Cornwall Council Planning Policy, Stephen Knightley stated they had taken advice from a Planning Consultant who felt it was not an Exception Site as it already housed a business. He went onto explain they are trying to reduce traffic movements along the Lane which is why the proposal was for 4 houses. Cllr Hopkins queried if any affordable houses, as he would expect to see 50% affordable in the true spirit of affordable i.e. 50% of the land use and 50% of the bedrooms.

Timescales were raised, it was envisaged a planning application will be submitted in the next 4 weeks.

Stephen Knightley & Simon Tonkin thanked for attending.

Cllr Kessell re-entered the room.

17/155 Police Report

No police report as historically this meeting is normally planning.

Cllr Hopkins took the Chair.

17/156 Planning Matters

a. Planning Applications.

Cllr Parkyn left the room.

- i. PA17/06682 9 Kingsley Court, Fraddon. Raising of roof to form first floor accommodation including entrance canopy.

Site visit taken place.

Applicant present and explained it was to enable his growing family to remain in the Parish.

Proposal by Cllr Bullock to support the application as there is no change to the footprint and 2 storey houses are in the proximity, seconded Cllr Kessell,

carried with 1 abstention.

The above was duly **resolved**.

Cllr Parkyn re-entered the room.

- ii. PA17/06311 Land West/ North West of Bodanna Barn, Summercourt.
Conversion and extension of an existing farm store to a dwelling.
Site visit taken place.
Applicant explained she wished to stay in the Parish and run her parents' business. The Chairman explained the planning history.
Proposal by Cllr Cowburn not to support this application as a new development would not be permitted in this area, although if it was deemed to be Q Class then this would fall under permitted development, 5 support, 1 against and 3 abstentions, carried.
The above was duly **resolved**.
Cllr Hopkins queried if our views are contrary to the Planning Officer would we wish to take to Committee.
It was **resolved** to agree to disagree, and not to request it goes to Committee.
- iii. PA17/01972/PREAPP Queens Pit Bungalow, Pit Lane, Higher Fraddon. Pre-application advice for proposed dwelling within existing garden area- *for info*.
It was noted Cllr Cole is a Trustee of Queens Pit.
Site visit taken place.
Proposal by Cllr Wimberley to respond Queens Pit is a Heritage Asset so wouldn't want any development to affect this, although would need more information to make an informed decision as pre-app paperwork is very poor, seconded Cllr Hopkins, carried with 1 abstention.
The above was duly **resolved**.
- iv. PA17/02093/PREAPP Land East Of Tregosel, Highgate Hill, Indian Queens, TR9 6HA. Pre-application advice for proposed detached dwelling- *for info*.
More information is needed on this application as site location is very poor.
Cllr Cole did not vote on the above application due to being the Cornwall Councillor.

b. Decisions and Appeals

- i. PA17/00957 Goonabarn Farm, Summercourt, Newquay TR8 5BL. Installation of a two 500 kw EWT wind turbines with tip heights of 76 m, with three blades and a rotor blade diameter of 54 m for the purpose of generating renewable energy (decision PA13/00848) with variation of submitted plans to allow amended access track and amended overall tip height of turbines to 77m- approved.
- ii. PA17/03198 Little Meadows Arbour, Toldish, Indian Queens, St Columb. The change of use of land to 6 gypsy / traveller pitches with associated works including, 6no. mobile homes, 6 no. touring caravans, 4 semi-detached day rooms and hardstanding. Part retrospective- refused; Cllr Cole reported to members this application is going to Appeal.
- iii. PA17/04552 Land West Of 4 Chapel Town Chapel Town Summercourt.
Construction of further retail building subdivided to max of 6 individual units for same use group as existing completed occupied building- approved.
- iv. PA17/04874 Workshop Little Halloon Farm, Moorland Road, Indian Queens TR9 6HF. New extension to existing garage workshop, providing new spray booth and improved workshop provisions- approved.
- v. PA17/05718 17 Sycamore Gardens, Summercourt TR8 5EG. Two storey rear

- extension- approved.
- vi. PA17/05813 Polgrain, Blue Anchor, Fraddon, St Columb. Felling Irish Yew (T2) covered by a Tree Preservation Order- refused.
 - vii. PA16/08225 Sunnyside, Higher Fraddon, Fraddon. Application for the proposed erection of a dwelling house with attached garage- withdrawn; this is due to Cornwall Council needing more information.
 - viii. PA17/01654/PREAPP Aviary, Brighton, Grampond Road, Truro. Pre-application advice for proposed siting/construction of three holiday units- closed advice given.
 - ix. Shrigley Yard, Toldish- Cllr Cole reported the Planning Officer has drafted provisional planning conditions to address issues raised (noise and permitted hours), Cllr Cole ran through the conditions for information.

c. Enforcement report

- i. EN16/02075 Fraddon Methodist Church, Fraddon, St Columb TR9 6LN. Alleged unauthorised works taking place within the curtilage of a Grade II listed building; namely works to the culvert and wall- No breach of planning control identified as there appears to be no damage to the listed building presently being converted with the grant of planning and listed building consent. The culvert has not been blocked and works to the area of land above the culvert to the East has been undertaken as land levelling and to comply with a condition to provide amenity space for Fraddon Methodist Church. Case recommended for closure.
- ii. EN17/01474 The Stables Caravan Park, Pit Lane, Higher Fraddon. Alleged construction of new building without planning permission- case closed, deemed permitted development.
- iii. EN17/10475 The Stables Caravan Park, Pit Lane, Higher Fraddon. Alleged change of use of dayroom which is being used as a dwelling – permanent- case closed planning application submitted.
- iv. EN17/01445 Penare Farm, Higher Fraddon. Site deliveries outside of permitted hours- case opened.

Cllr Bunyan took the Chair.

17/157 Public Session

No public present.

17/158 Minutes of the Ordinary meeting of 25th July 2017 to agree & sign.

It was proposed by Cllr Kessell, seconded by Cllr Hopkins that the Minutes of the meeting of 25th July 2017 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

17/159 Matters Arising

- a. 17/133 – Wesley Pre-school, they are trying to obtain a lease on the Sunday School building so looking less likely they will use our field.
- b. 17/152- CPG confirmed they will be attending the meeting on 10th October.
- c. 17/103- cheque received from Kingsley Developers for 12 months' rent of Victory Hall for Outreach Post Office- posted to Cllr Hearl.
- d. 17/030- CCTV- despite numerous telephone calls and emails Julians have not

installed the conduit to finalise the CCTV installation- It was **agreed** Clerk to obtain quote for installing.

- e. 17/092, photographs for website, 5 members still outstanding.
Discussion re photo identity cards for Councillors, to place on next agenda as can't move forward until all photos received; Clerk to obtain quotes.

17/160 Finance

- a. Accounts: as presented to be approved for payment.

Chq No.	Payees	Vat	Total
4200	Biffa- bin lift	£10.75	£64.51
4201	Mr K Pritchard- Cemetery		£133.33
4202	Kernowek Gardeners Ltd- grass cutting	£296.50	£1,779.00
4203	Mr A Inglefield- play inspections		£157.00
4204	A Kendall- postage & phone		£83.32
4205	Trevithick Supplies- public seats repairs	£4.31	£25.93
4206	Golant Fire & security- Youth Clun alarm	£14.40	£86.40
4207-4208	Staff Salaries inc. pension		£2,285.68
4209	Lilmar Decorators- changing rooms		£198.94
4210	Cormac Solutions Ltd- grass cutting	£18.23	£109.37
		£344.19	£4,923.48

Proposal to approve payments & quarter 1 bank reconciliation by Cllr Parkyn, seconded Cllr Cowburn, carried. The above was duly **resolved**.
Budget statement circulated.

Quarter 1 Internal Control checks are currently being undertaken.

- b. SLCC Conference- members to consider if they wish to attend, and to approve payment of cost for members & half cost for Clerk (circ. with agenda)
Proposal by Cllr Cowburn to pay ½ fees for Clerk, seconded Cllr Kessell, carried.
The above was duly **resolved**; members to inform the Clerk of they wish to attend.

17/161 Air Quality Monitor (AQM)- feedback on cost & locations from St Stephen in Brannel PC, to consider and approve any assoc. expenditure (if any).

Information from St Stephen PC circulated with the agenda. An Air Quality Monitor is £10,500 plus quarterly reports and servicing, St Stephen PC allow £5000 for this per annum).

Discussion took place.

Proposal by Cllr Hopkins to keep in contact with St Stephen Parish Council to ascertain how effective the monitoring equipment is, seconded Cllr Cole, carried.
The above was duly **resolved**.

17/162 Risk Assessments- to review Play Area Risk Assessments and approve recommendations (if any) and approve assoc. expenditure.

Play Area Risk Assessments, all recommendations already authorised (painting play equipment at Thomas Playing Field), the painting has started, and the table

has been sandblasted and re powder coated.

17/163 Parish Council Assets (valuation)- update on potential values.

Cllr Hearl waiting to hear back from a builder, to defer to next meeting.

17/164 Recreation Ground Vehicle Access gate-to consider and approve any assoc. expenditure

3 quotes circulated with the agenda.

Cllr Bunyan is obtaining a quote for a vehicle & pedestrian gate 800mm high. Cllr Wimberley volunteered to obtain a quote from Mole Valley- to defer until next month.

A request has been received to hardcore the car parking area (top of the field). It was agreed Cllr Wimberley to obtain a quote and the Clerk to obtain quotes. Cllr Cole volunteered to obtain a grant to tarmac the area, **agreed**.

17/165 St Enoder Old Cemetery- to consider repairing boundary wall, War Memorial ownership query in relation to Asset Register and concerns regarding base, to approve any assoc. expenditure

The boundary wall in the Old St Enoder Cemetery is falling down in places, there is some stone on site. It was agreed Clerk to obtain 3 quotes for repair.

Cllr Cole has uncovered paperwork which states the War Memorial was facilitated by the Parish Council, it was erected in 1919 paid for by donations of £125 7s 6d, Clerk to add to the Asset Register.

Cllrs Hopkins & Cowburn to look at the base of the War Memorial to consider repair.

17/166 Indian Queens Changing Rooms- to consider leasing building to Indian Queens Rangers on full repairing lease.

Clerk explained at present we rent the changing rooms to the Football Club at £120 per year, due to the roof repairs & painting a significant amount of VAT has been reclaimed. If we continue to charge it will be classed as business use therefore the Parish Council will need to repay the VAT to HMRC although if we charge a peppercorn rent of £1 per year it will then be non-business use therefore reclaiming the VAT is permitted.

Proposal by Cllr Hopkins to charge the football club £1 per year to enable the Parish Council to reclaim all VAT, seconded Cllr Parkyn, carried.

The above was duly **resolved**.

17/167 Thomas Playing Field to consider action plan for new equipment.

Cllr Cole stated s106 money will be available April 2018, £50,000. There is also the Goonabarn Community Benefit money, at present £12,000 in earmarked additional £5,000 will be available by then and additional payment of £2,000 from Melbur.

It was **agreed** to work up a scheme of between £50,000- £65,000, consultation will go out asking residents what they would like to see in Thomas Playing Field soon.

17/168 Youth Club Alarm- to consider new intruder alarm and maintenance contract , also consider fire extinguisher training for users of both the youth club &

changing rooms

Cllr Bunyan updated members on the problems with the intruder alarm. The person that installed the original alarm has since retired so called out different firm who found the control panel was broken, quote for new control panel circulated with the agenda £182.25 +VAT, temporary repair carried out on original control panel.

Discussion took place regarding servicing fire extinguishers, fire extinguisher training, emergency lighting, which are also provided by Golant.

Proposal by Cllr Hopkins to accept the quote for the intruder alarm repair, but remain with current firm for fire extinguisher servicing (Action Fire), seconded Cllr Parkyn, carried.

The above was duly **resolved**.

17/169 CORRESPONDENCE - Cornwall Council

- a. Appointment to Standards Committee- noted.

17/170 CORRESPONDENCE – General

- a. CALC July newsletter - noted
- b. NDP representation (enc)- to consider delegating to NDP Working Group- delegated to NDP Working Group.

17/171 Agenda Items for the next Meeting.

- Band owned Land (Recreation Ground Lane).
- Goonabarn Enforcement update
- Risk Assessments

There being no further business the meeting was closed at 9pm.

Chairman.....

Date.....