

**MINUTES** of the **ORDINARY MEETING** of the St. Enoder Parish Council held on **Tuesday 27<sup>th</sup> September 2016** in the Fraddon Village Hall at 7pm

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**PRESENT:** Cllr. M Bunyan (Chairman)  
Cllrs M Hopkins, D Cole, P Cocks, M Kessell & C Dixon.

**APOLOGIES:** Cllrs M Morcom, G Lobb, J Baker, C Cowburn, C Parkyn, R Brawn, & D Hearl.

The Chairman read out resignation letter received from Jenny Pickles.  
Proposal by Cllr Bunyan letter of thanks is sent to Mrs Pickles for all her work during her term as Cllr, seconded Cllr Hopkins, unanimous.  
The above was duly **resolved**.

**16/157 Declarations of Interest (in agenda items)**

None

**16/158 Police Report**

Written report circulated prior to the start of the meeting.  
PC Lenton apologised for not being able to attend.  
16 crimes reported this month, for the same period last year 19 crimes recorded.  
These included 5 thefts, 2 drunk & disorderly, 1 drink driver, 2 burglaries, 1 dog out of control, historic rape, unwanted texts & vehicle tampering.  
Summertime Fair had no issues reported.  
The police are continuing to patrol the Recreation Ground to ensure there are no issues with the new equipment.

*Cllr Kessell took the Chair.*

**16/159 Planning Matters (part 1)**

**a. Planning Applications.**

- i. PA16/08050 Land West of Penare Farm, Higher Fraddon. Outline application for the development of two detached dwellings on land at Higher Fraddon. Site visit taken place.  
Applicant present; he stated the application is an outline application for 2 bungalows and he feels it is 'infill'.  
Cllr Cole read out wording from infill policy:  
' Filling of a small gap that does not extend the development into open countryside'.  
6 objections are currently on the planning portal.  
Resident stated she objected to the application and had concerns regarding Highway safety.  
Another resident stated there had been no consultation with neighbours, as stated in the application, and she also had objections on Highway safety, not infill, use of agricultural land, and the planning application is also unclear as to whether this is one or two storey dwellings.  
Proposal by Cllr Cocks to object to the application, as it is not infill, out of character with the area and the planning history on the site shows that pre-app consultation had not been supported by the planning officer (PA14/ 01219/

PREAPP), and Highway safety concerns, seconded Cllr Hopkins, carried with 1 abstention.

It was **agreed** to request it goes to Committee if CC look to approve the application.

The above was duly **resolved**.

- ii. PA16/07541 Trebarkea, Carworgie Way, St Columb Road. Reserved matters following outline approval PA13/11493 for single detached dwelling (resubmission of application number PA16/04650)

Site visit taken place.

Proposal by Cllr Hopkins to object to the application due to Highway safety, loss of amenity of neighbouring property, new water hydrant installed in the middle of the proposed access, seconded Cllr Kessell, carried with 1 abstention.

The above was duly **resolved**.

- iii. PA16/08067 Kingsley Village Penhale Fraddon St Columb Cornwall TR9 6NA.

Application for variation of Condition 4 on Decision Notice PA15/04129 for redevelopment and extension of existing retail facilities, associated access, car parking and ancillary work, namely to allow flexibility in unit size to secure tenants and ensure deliverability of the scheme. Proposed Condition 4 to be varied as follows: "The floor space of Unit G shall provide no more than 6,288 sq m (GIA) and 929 sq m (food) Net) and 3,386 sq m non-food (Net). The block of units as shown on the approved drawings as units C-F shall provide no more than 3,977 sq m GIA and 2,983 sq m net sales area in total. No one unit in the block shown as units C-F shall provide more than 1,858 sq m GIA/1,386 sq net sales area, or less than 232 sq m GIA/186 sq m net sales area. There shall be no fewer than 3 units in this block in total, and no more than 5."

Mr Marshall explained since the previous approval a retailer had shown interest but requires a larger unit next to M&S. Retail space will stay the same, but internal walls will move, to give flexibility on individual units.

Proposal by Cllr Cocks to support the application, seconded Cllr Bunyan, carried with 2 abstentions.

The above was duly **resolved**.

*Cllr Cole, as Cornwall Cllr, did not vote on the above applications.*

*Cllr Bunyan re-took the Chair and invoked SO 6a to bring forward item of public interest.*

**16/160 Update on Indian Queens Play Area** – to include update on legal issues following extra-ordinary meeting.

Cllr Cole explained at the extra-ordinary meeting the Parish Council spoke about different solutions to receiving the money.

The solution agreed is Kingsley Developers will sign a unilateral agreement gifting the Parish Council £33,748 restricted to use at the Indian Queens Play Area. Cornwall Council will give a letter of comfort, stating that if the S106 open space money on the former John Julian site is triggered then Cornwall Council will reimburse Kingsley Developers, £33,748, any surplus money from any potential development, will be paid to the Parish Council. The agreement will be signed by both Kingsley Developers and the new owners.

Cllr Hopkins thanked Kingsley Developers for sorting out the issue.

Cllr Cole ran through a list of snags at the play area, not picked up on by the

snagging team. It has been agreed with Caloo they will reduce our invoice by a further £120, so we can pay our playground maintenance person to complete the snags with Caloo supplying materials. The invoice has already been reduced by £400 for turf, therefore we are expecting a credit note of £520 + VAT. Proposal by Cllr Cole to release £80,000 to Caloo, retaining the balance until after independent ROSPA inspection and issues sorted, seconded Cllr Hopkins, unanimous.

The above was duly **resolved**.

The Chairman thanked Cllr Cole and the Clerk.

*Cllr Kessell took the Chair.*

**16/161 Planning Matters (part 2)**

**a. Decisions and Appeals**

- i. PA16/06842 McDonald's Restaurant Ltd, Penhale, Fraddon. Installation of 3.5m totem sign- approved.

**b. Enforcement report**

- i. None

*Cllr Bunyan took the Chair.*

**16/162 Public Session**

No public present.

**16/163 Report of Cornwall Councillor (Cllr. Cole)**

Written report circulated prior to the meeting via email, also available on the website.

Cllr Cole stated he had an update on Kelliers, the grant application £4,950 was submitted for consideration at the August Community Network Meeting. The solicitor has written regarding the land transfer and we just need to clarify the 4 pockets of land on the map marked with Title Deed numbers are not forming part of the transfer.

Conditions which CC wish to include are restricting the use of the land for recreational & educational, and an overage of 80 years if we wish to sell the land at an increased value.

Cllr Hopkins queried waste & extensive knotweed on site.

Cllr Cole stated waste licences have been surrendered. Knotweed has been treated this year, and as the handyman is now trained he will continue to treat.

Proposal by Cllr Kessell to approve land transfer with conditions as read, seconded Cllr Hopkins, carried.

The above was duly **resolved**.

Cllr Cole stated the area into Heather Meadow is still causing concern and he is unable to find anyone to claim responsibility, and requested the Parish Council take over responsibility for the landscaping which is currently full of bramble.

Proposal by Cllr Bunyan to request handyman weeds the area so it is low maintenance, seconded Cllr Cocks, carried.

The above was duly **resolved**.

Cllr Cole informed members that the wind turbine planning applications for Pines Tip and Scarcewater Tip have gone to Appeal. At present it is by written reps; members felt this should be by Informal Hearing.

**16/164 Minutes** of the Ordinary meeting of 23<sup>rd</sup> August 2016 & Extra-ordinary meeting of 13<sup>th</sup> September 2016 to be approved and signed.

It was proposed by Cllr Hopkins, seconded by Cllr Kessell that the Minutes of the meeting of 23<sup>rd</sup> August 2016 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

It was proposed by Cllr Cole, seconded by Cllr Hopkins that the Minutes of the Extra-ordinary meeting of 13<sup>th</sup> September 2016 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

**16/165 Matters Arising**

a. 16/147 – Footballers using Youth Club for refreshments.

This has been arranged and a key given to the football club. The Chairman stated he visited the Youth Club after the match and all was fine and the alarm set.

**16/166 Finance**

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

| Chq No    | Payee   | VAT        | Amount             |
|-----------|---|------------|--------------------|
| 3988      | Trelawney Turf- Turf re Rec                       | £80.00     | £480.00            |
| 3989      | Timbercraft - Picnic benches                      |            | £225.00            |
| 3990      | Hardy Carpets- Youth Club Floor                   | £289.00    | £1,734.00          |
| 3991      | Zurich Municipal- Insurance re play equipment     |            | £654.50            |
| 3992      | EDF- changing rooms & youth club                  |            | £64.00             |
| 3993      | Kernowek Gardeners Ltd - Cemeteries & Open spaces | £296.50    | £1,779.00          |
| 3994      | Mr K Pritchard- Cemetery                          |            | £133.33            |
| 3995      | Cornwall Countryside Management                   | £534.00    | £3,204.00          |
| 3996      | A Kendall- refund for postage & phone             |            | £74.51             |
| 3997      | Mr A Inglefield- Play inspections                 |            | £115.00            |
| 3998      | Cormac- grass cutting                             | £18.23     | £109.37            |
| 3999      | Biffa- bin lift                                   | £10.00     | £60.00             |
| 4000      | Fraddon Village Hall -rent                        |            | £75.00             |
| 4001      | Kernow Training Ltd- Knotweed course              |            | £225.00            |
| 4002-4004 | Salaries & expenses (inc hmrc & pension)          |            | £3,574.94          |
| 4005      | Mr M Bunyan- refund re pool table                 | £40.00     | £240.00            |
| 4006-4007 | Caloo- Play equipment                             | £25,496.00 | £152,976.00        |
| DD        | PWLB- repayment                                   |            | £2,262.64          |
|           | <b>Total</b>                                      |            | <b>£167,986.29</b> |

Proposal to approve payments by Cllr Cole, seconded Cllr Dixon, carried.

The above was duly **resolved**.

Budget statement circulated.

b. To approve transferring all funds into Treasurer's Account.

Clerk reported at present the Parish Council had 2 bank accounts, the

Treasurer's account where the cheques are debited from and the Business Instant Access, which was an interest paying account but since the Bank of England reduced interest rates to 0.25% we have been informed it will no longer be paying interest. Therefore at present there is no benefit to having funds in both accounts.

Proposal by Cllr Cocks to approve transfer of funds, seconded Cllr Cole, carried. The above was duly **resolved**.

- c. To set dates for Finance meetings.

It was **agreed** to hold a Finance meeting on 18<sup>th</sup> October.

- d. External Auditor Report.

Conclusion of Audit received and St Enoder Paris Council has a clear Audit, Clerk to display on website and noticeboards.

**16/167 Allotments-** to consider if to renew rental on untended plots.

Clerk explained to members that tenancies are renewed on an annual basis on 30<sup>th</sup> September. 2 plots are very unkempt and have not been tended all year, although some strimming of weeds has taken place. On one plot the tenant is dumping rubbish, neighbouring allotment holders are complaining regarding the weeds; there are people on the waiting list.

Proposal by Cllr Hopkins not to renew tenancy and to give tenants 1 month's notice to clear the plot, seconded Cllr Bunyan, carried.

The above was duly **resolved**.

**16/168 Thomas Playing Field-** to consider next stage after tree felling and to approve any expenditure.

Clerk displayed photographs of Thomas Playing Field since felling had taken place.

Cllr Kessell explained the contractor had been to see him and explained he could not cut any lower due to stones and metal work.

The metal work on the wall is dangerous and a pole is loose.

Cllr Hopkins suggested moving chippings to the top hedge. Clerk to send out original spec to members for consideration.

**16/169 To seal Exclusive Right of Burials**

Proposal by Cllr Hopkins to seal ERBs for St Enoder Cemetery 161-164 and Indian Queens Cemetery 188-189, seconded Cllr Cocks, carried.

The above was duly **resolved**.

**16/170 CORRESPONDENCE - Cornwall Council**

Consultation re free distribution of printed matter- noted.

**16/171 CORRESPONDENCE – General**

- a. CALC- vacancies on Planning Partnership- noted.
- b. St Stephen in Brannel – Emergency Plan – passed to Cllr Hopkins.
- c. Historic England- Designation of War Memorial successful- noted.
- d. CALC- Housing and Planning Act 2016- noted
- e. Steve Double- advising Penare Pig Farm Appeal maybe called in by the Minister- Cllr Cole stated Steve Double MP had written to the minister if it is called in it will mean the inspector will make a recommendation rather than a

decision; Cllr Cole stated he was not hopeful.

- f. Planning training for Clerk £15- Proposal by Cllr Hopkins to pay ½ fees, seconded Cllr Cocks, carried.

The above was duly **resolved**.

**16/172 Items for the next Agenda.**

None.

There being no further business the meeting was closed at 8.34pm.

Chairman.....

Date.....