

Minutes of the Ordinary meeting of St Erth Parish Council held on Tuesday 4 February 2020, in The Vestry Rooms, Fore Street, St Erth, commencing at 7.00pm

Councillors present: K.J. Buzza (Chairman), M.J. Hanley, E.B. Jenkin, Ms. J. Kersey, N. Player, P. Rodda, A. Spencer-Smith and E.T. Taylor (Vice-Chairman).

Others present: 3 members of the community, Fi Drew and P. Rylett (future and current Clerks to the Council).

Apologies for absence: Councillors Mrs. W.M. Chappell, Mrs. J. Lee and CC L. Pascoe.

151/19-20 Declarations of interest

None.

152/19-20 Community participation

Two matters were raised:

1. Use of The Green Lane Park by members of the Church.

A resident asked if members of the Church could use The Green Lane Park to host a 'Songs of Praise' event in June 2020.

2. Flooding problems in Battery Mill Lane.

A resident, on behalf of a neighbour, suggested what could be the potential causes of flooding in the Battery Mill Lane area and asked the Council if they advise on the situation.

153/19-20 Action required on matters raised during community participation

1. Use of The Green Lane Park by members of the Church.

The resident was asked to provide written details of the proposal for consideration.

2. Flooding problems in Battery Mill Lane.

The resident was asked to contact the Clerk.

154/19-20 Planning and Listed Building applications

The Council considered the following applications:

a) PA19/05260: Construction of replacement extension to a dwelling house: 10 St Erth Hill.

The Vice-Chairman and the Clerk updated the Council on the informal meeting they had attended with the applicant's agent who had clarified his client's proposal.

The Council referred to plans, including dimensions, of the proposed new building etc. also supplied by the agent.

RESOLVED - that the Local Planning Authority be requested to refuse this application on the following grounds:

1. the Parish Council is concerned that the annexe/extension will be separated from the main dwelling and so become a new dwelling in the countryside which conflicts with paragraph 79 of the NPPF; and
2. the SENP does not support new dwellings in the countryside in accordance with criteria (viii) to (xi) in policy HT 2.

(Action by: the Clerk).

b) PA20/00516: Permission in principle for construction of dwellings: land east of Vicarage Gate.

The Chairman outlined the application details and referred to guidance on applications made under the relatively recent 'Planning in Principle' process.

RESOLVED - that the Local Planning Authority be requested to refuse this application on the following grounds:

1. the applicant's supporting statement argues that the latest proposal is "infilling" or "rounding off" but the Parish Council disagrees because: the site does not "fill a small gap in an otherwise continuous built frontage"; the application site is not "brownfield" land; and there is no physical barrier to still more growth onto the rest of the applicant's undeveloped land to the south.

The Case officer is requested to consider the recent refusal of PA19/04962 in similar circumstances outside the settlement boundary which the Parish Council believes lends weight to this objection.

2. paragraph 6.1.2 of the supporting statement does not explicitly acknowledge that the St Erth Neighbourhood Plan (SENP) is part of the Development Plan, deserving full weight when assessing the application.

The SENP's housing strategy allocated sites within the settlement boundary, together with "rural exception" sites outside it that should be delivered in a phased way. The current application site is outside the settlement boundary and is not allocated for any form of residential development.

3. the proposal does not appear to be "affordable-led", and on that basis it conflicts with the basic housing strategies of both the SENP and the Cornwall Local Plan.

Even if it were put forward as a "rural exception" site, the proposed dwellings must be related in number and type to the affordable housing need now prevailing. In this regard, in December 2019 an appeal was allowed to build up to 44 dwellings (about half of them affordable) at Treloweth Lane, on the western edge of St Erth, on the grounds that this housing need over-rode the SENP's housing strategy.

The current outline application at the allocated Boscarnek site proposes at least 10 more affordable houses. Meanwhile, the affordable-led development in Chenhalls Road has stalled, apparently owing to a lack of present demand.

Together they indicate that there is no current justification for approving yet more affordable housing.

4. paragraphs 1.64 and 2.205 of the Cornwall Local Plan discuss the impact of development on local communities. Current commitments and proposals (notably the Treloweth Lane allowed appeal and the ongoing Boscarnek application mentioned above) support concerns about new housing in St Erth swamping its relatively modest village facilities - e.g. the primary school is virtually at full capacity and so will need to be expanded before more new housing is occupied.

These concerns reinforce the Parish Council's objection to approving additional housing at the current application site because it represents an unjustified expansion of St Erth that is out of scale with the character, role and needs of the local community and because it conflicts with the detailed housing strategy in the Development Plan.

5. a further objection is made on the grounds of highway safety and pedestrian conflict. The SENP did not allocate any development sites in the eastern part of St Erth in order to avoid attracting more traffic through the village, which would add to the congestion already suffered there, especially through Vicarage Gate and Fore Street.

In addition to this highways constraint on the approach to the site, the Parish Council is concerned that the extra vehicular movements generated by the proposed 4 to 6 dwellings will be incompatible with the public's safety and enjoyment of the right of way leading east from Vicarage Gate and/or the residential amenities of the new dwellings between which it will closely pass. The precedent for more development of the applicant's land adds to the Parish Council's concern in both respects.

(Action by: the Clerk).

155/19-20 Minutes

RESOLVED - that the Chairman signs as true and correct records, the minutes of:

- a) the Ordinary meeting held on 14 January 2020;
- b) the Special meeting held on 18 January 2020; and
- c) the Special (Budget) meeting held on 28 January 2020.

The Clerk then provided an update on the current position of the planning applications considered at the meeting held on 14 January as follows:

- a) PA19/10736: Installation of an external platform lift and off-road parking bay to improve mobility wheelchair access to the property: 41 Treloweth Close - *approved by the LPA.*
- b) PA19/10866: Listed Building Consent: Installation of an announcement system receiver and two antennas within the canopy to platform 3: St Erth Station, Station Approach - *awaiting determination by the LPA.*
- c) PA19/05260: Construction of replacement extension to a dwelling house: 10 St Erth Hill - *awaiting determination by the LPA.*

156/19-20 Confirmation of appointment - Parish Clerk/RFO

The Chairman reported that since the receipt of the acceptance of the job offer, he had also received satisfactory references and confirmation of the candidate's fitness to work.

It was with great pleasure, therefore, that he was able to confirm the appointment of Fi Drew as Clerk/RFO of St Erth Parish Council, who would commence her duties on 1 April 2020.

Leading up to that start date, Fi was working with Pete as part of the process of hand over.

The Council noted this report and asked that its thanks be recorded to the Chairman for all of his time spent in producing the documentation and the other tasks he had carried out as part of the recruitment and selection process.

157/191-20 Correspondence from Cornwall Council for information or requiring response

Community Governance Review.

The Chairman informed the Council of: the current position in the process; the continuing dialogue with Cornwall Council, Ludgvan Parish Council and others; and the points raised at the recent CALC/CC meeting in Truro.

The map, showing the latest proposal which would affect the boundary between St Erth and Ludgvan, was displayed and Councillors considered the details and asked questions.

In view of the timetable set by Cornwall Council, the Chairman requested the Council to delegate its authority to him, Councillor Spencer-Smith and the Clerk to enable them to: attend a further meeting with representatives of Ludgvan Parish Council on the following evening; and arrange and attend any further meetings and undertake any further actions necessary to achieve a solution which was considered to be in the best interests of residents.

RESOLVED - that the Council delegates its authority to the Chairman, Councillor Spencer-Smith and the Clerk accordingly.

(Action by: Councillors Buzza, Spencer-Smith and the Clerk).

158/19-20 Reports from Councillors/Clerk on meetings held since the previous meeting of the Council

1. CALC AGM - meeting held in Truro held on 30 January.

The Chairman reported back on this meeting where CC Malcolm Brown had been the invited guest speaker on the Community Governance Reviews.

2. CNP meeting held on 20 January.

The Chairman reported the key matters considered at that meeting which were: an update on CN Highway Schemes; introduction of the new Police Inspector Rebecca La Chenimant; and a budget consultation overview.

3. Flood meeting held on 31 January.

The Clerk referred to the meeting Councillor Taylor and he had attended on 31 January together with three residents, the Highways Manager, the Community Network Manager and CC Lionel Pascoe and two members of the EA's Flood and Coastal Flood Risk Management Team.

The meeting had reviewed footage of the recent flooding of Lanuthnoe House and Church House opposite and discussed what action could be taken, and by whom, to reduce the risk of a recurrence.

The group had: walked the boundary of Lanuthnoe House to inspect the ditches and considered the potential impact of surface water run-off from the Church Street development; walked the length of Church Street to view the number and locations of the road drains; viewed the ditches in The Green Lane on both sides of the road; and noted the advice of the EA that whilst digging out ditches could provide a short-term solution, the practice was not recommended because silt etc. subsequently entering the ditch would just be transferred to another point, usually quite nearby, where flooding could recur.

Following discussion, the Highways Manager agreed to:

- i. arrange for the drains at the lower end of Church Street to be jetted to remove any blockages;
- ii. carry out a camera survey to establish the condition of the drains in that area; and
- iii. keep the Parish Council and residents informed of the outcome and any further action required.

The Council noted this report and

RESOLVED - that the Highways Manager be requested to consider the condition of the ditches and drainage system around Lanuthnoe House and in The Green Lane and undertake any further action he considers necessary to reduce the risk of further flooding in that area.

(Action by: the Clerk).

4. Meeting with St Erth School held on 4 February.

The Clerk and Councillor Taylor reported that they had met with Bill Coleman (Head Teacher),

Paul Renowden (Education capital programme manager CC), Helen Peerless (Pupil placement and forecast numbers Manager CC), Mrs R Brotheridge - Chair of Governors and the TPAT Estates Manager to discuss:

- expansion to meet current need;
- capacity of nearby schools;
- D f E funding assessment formulae;
- how projects were funded by CC and TPAT budgets for maintenance and expansion;
- lack of a school hall and expansion to meet potential future demand; and
- education impact assessment requested by the Parish Council owing to the potential number of new pupils from the Treloweth Lane and Boscarnek developments.

The outcomes from the meeting were:

- input from SEPC was welcomed;

- Helen Peerless would review: the wide discrepancy between last year’s annual intake forecast and the current intake forecast; and the estimate which was indicating that both planning applications would result in only 8 new pupils (based on the number of affordable homes at 30% of potential total number of new dwellings);
- a meeting between the school and TPAT would be held later this week to consider a funding application to the TPAT Capital Fund for current need and to explore how S106 monies could be used for a hall with potential community use; and
- St Erth School will keep SEPC informed and involved and vice-versa.

Councillors noted this report and thanked Councillor Taylor and the Clerk for representing the Council.

159/19-20 Receipts and Payments for January 2020

RESOLVED - that the payments due be authorised.

The following had been received

Cemetery fees	£100.00
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TOTAL	£100.00

The following had been paid by Direct Debit or Standing Order

Utility Warehouse	£50.73	Landline, broadband, electricity - Vestry Rooms
Cherry Trees	£856.80	Grass cutting - parks, churchyard, cemeteries
SeaDog IT Ltd.	£25.00	Website hosting fee
Google	£49.68	Gmail account
South West Water	£22.50	Water - Public Conveniences
British Gas	£34.00	Electricity - Public Conveniences
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TOTAL	£1,038.71	

The following payments were due as at 31 January 2020

P Rylett	£1,656.40	Clerk’s salary (Note 1)
P Rylett	£177.33	Clerk’s expenses (Note 2)

HMRC	£523.12	PAYE tax and NI
Cormac Solutions Ltd.	£1,363.25	Cleaning/re-stocking - Public Conveniences in November, December and January
Hudson Accounting Ltd.	£166.50	Budget meeting and VAT reclaims
St Erth School	£25.00	Hire of School premises for interviews etc.
Star Inn	£40.00	Sandwich lunch on 18 January
Cornwall Council	£78.00	Job advert for Clerk/RFO
Headland Printers Ltd.	£123.20	Printing of agenda and reports for Council meeting on 14 January
St Erth School	£1,500.00	Donation to Forest School project
TOTAL	£5,652.80	

Note 1

The gross monthly pay was £2,002.41. The net pay of £1,656.40 was the amount payable following deductions of employee's tax and national insurance.

Note 2

The sum of £177.33 was comprised of:

Home Office Payment	£18.00	
Reimbursement of:		
Telephone calls	£0	
Postage/stamps	£36.64	Stamps and postage of agenda and reports for Council meetings held on 14/1, 28/1 and 4/2
Consumables	£111.72	Printer ink and copier paper
Office equipment	£0	
Expenses	£10.97	Consumables for 18/1
Mileage	£0	

160/19-20 75th Anniversary of VE Day

The Vice-Chairman invited Councillors to discuss whether they wanted to mark this occasion and if so, how could they do so.

He showed a pottery mug which the Parish Council had provided to all primary school-aged children on the occasion of the 50th anniversary of VE Day which could be one way of marking the occasion again.

The consensus view was that it would be appropriate for the Council to consider how it could support a community-organised event(s), consistent with its previous practice of support 'in kind' and some Councillors believed that such an event was being planned.

RESOLVED - that the Clerk be asked to contact Mr. Greg Cording to find out if a community event is being planned and how the Parish Council could potentially support it.

(Action by: the Clerk).

161/19-20 Business Plan

The Council considered the latest version of this plan and

RESOLVED - that:

1. the date of the ordinary meeting of the Parish Council be changed from Tuesday 7 April to Wednesday 15 April; and
2. any specific dates in the CGR timetable and the date of the VE Day anniversary be added.

(Action by: the Clerk).

162/19-20 Agenda items for a future meeting

1. Councillor Spencer-Smith suggested that the Parish Council facilitate a meeting of residents of Battery Mill Lane and The Green Lane to discuss concerns about flooding with appropriate officers of Cornwall Council and the Environment Agency etc.

The Council agreed to add this to the list of projects and priorities.

(Action by: the Clerk)

163/19-20 Exclusion of the press and public

RESOLVED - that in accordance with S.1 (2) of the Public Bodies (Admission to Meetings) Act, 1960, the Press and Public be excluded from the meeting during the consideration of the following business owing to the confidential nature of that business.

164/19-20 Soil survey update

The Chairman updated the Council on the latest position.

165/19-20 Clerk's new contract and employment arrangements

The Chairman referred to the employment documentation which was displayed and Councillors discussed and asked questions on the draft contract.

Following consideration, the Council

RESOLVED - that the draft contract of employment for the new Clerk, be approved.

(Action by: the Chairman).

The Chairman closed the meeting at 9.30pm.

Signed by
Chairman.....

Date.....
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