

Minutes of the Ordinary meeting of St Erth Parish Council held on Tuesday 13 August 2019 in The Vestry Rooms, Fore Street, St Erth, commencing at 7.00pm

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

Others present: one member of the community and CC L. Pascoe

Apologies for absence: Councillors Mrs. J. Lee, A. Spencer-Smith and P. Rylett (Clerk to the Council)

56/19-20 Declarations of interest

None.

(Councillor Player joined the meeting at 7.03pm)

57/19-20 Community participation

One matter was raised:

1. Heras Fencing on the pathway between Vicarage Gate and the new development.

A member of the community said that a piece of Heras fencing had been placed across the path providing pedestrian access but preventing vehicular access to the allotments/ playing field.

58/19-20 Action required on matters raised during community participation

1. Heras Fencing on the pathway between Vicarage Gate and the new development.

Councillor Buzza agreed to visit the site and ask the Clerk to take action on his return from leave, if appropriate.

(Action by: the Chairman).

59/19-20 Planning and Listed Building applications

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

RESOLVED - that St Erth Parish Council recommends that this application be refused because the size of the extension, linked only to the principal dwelling by a narrow corridor, gives the appearance of a separate dwelling and does not, therefore, appear to be ancillary to the principal dwelling.

As such, the Parish Council believes this application conflicts with Cornwall Council's informal Annex Guidance Note (February 2018).

Furthermore, the Parish Council again requests the Case Officer to:

1. review the advice given in the recent pre-application for the nearby property 'Mink Acre' which may have a bearing on this application and for reasons of consistency; and

2. consider all available historical and archaeological information relating to 10 St Erth Hill and surrounding area as it is believed that such information is an important factor in the determination of this application.

If, however, the Planning Case Officer is minded to approve this application, conditions be imposed to tie the extension to the principal dwelling so that it cannot be sold-off as a separate dwelling.

(Action by: the Clerk)

b) PA19/05579: Rebuilding of existing building to form offices and meeting room: Bosence Farm, 69 Bosence Road, Townshend.

RESOLVED - that this application be supported.

(Action by: the Clerk)

c) PA19/04447: Erection of a garden room/studio: 16 Fore Street.

RESOLVED - that this application be supported.

(Action by: the Clerk).

d) PA19/06371: Retention of Existing Caravan for Incidental Use to Main Dwelling: Yew Tree Cottage, The Green Lane.

RESOLVED - that St Erth Parish Council recommends this application be refused because it conflicts with Cornwall Council's informal Annex Guidance Note (February 2018), which says, under the heading "General Policy Considerations" that:

In planning terms annexes should normally:

- a. Have a functional link with and be ancillary to the principal dwelling - *does not apply*
- b. Be in the same ownership as the principal dwelling and remain as such - *does apply*
- c. Be within the curtilage of the principal dwelling and share its vehicular access - *does not apply*
- d. Be well related to the principal dwelling and could be an extension to the principal dwelling, a detached new building or the conversion of an existing building - *does not apply*
- e. Have no boundary demarcation or sub division of garden areas between a curtilage annexe and principal dwelling - *does not apply*
- f. Be of a scale subservient to the principal dwelling and comply with the Council's normal design standards - *is subservient but can be used as a separate dwelling in the countryside.*

The Parish Council would, however, be happy to consider an application showing the caravan within the curtilage of the site occupied by the principal dwelling.

(Action by: the Clerk).

e) PA19/04263: Retention and alteration of dormer windows, internal alterations and installation three timber double glazed windows to the rear with variation of condition 1, 2, 3: Anvil House, 15 Fore Street.

Councillor Taylor reported on the meeting he had attended with Planning Officers and Councillor Pascoe to discuss the current position and that subsequently, the local council protocol had been invoked.

The Clerk had asked the Planning Case Officer to refer the application to the Planning Committee for determination and the request had been supported by planning grounds provided by Jon Pender. It was not yet known if the application would be referred to Committee but Councillor Pascoe agreed to support this request and follow the matter up with the Area Planning Manager.

(During the consideration of this item, Councillor Rodda joined the meeting at 7.23pm and at the conclusion, CC Pascoe left the meeting at 7.52pm).

60/19-20 Minutes

RESOLVED - that the Chairman signs as a true and correct record, the minutes of the ordinary meeting of the Parish Council held on 2 July 2019.

During the consideration of the minutes, the Chairman referred to Minute 51/19-20 entitled 'Inclusion of St Erth parish in the Dark Skies Project' and updated the Council that although the parish had not been included within the buffer zone at this stage, Cornwall Council would consult the Dark Skies Association on the potential to extend the area. Feedback received during the current consultation period would be used to support a boundary change and the Clerk would forward to Councillors the link to the consultation survey.

(Action by: the Clerk).

Councillor Taylor then provided the following updates on the current position of the planning applications considered at that meeting:

- a) PA19/03986: Non Material Amendment (6) in respect of PA11/09753 (Construction of a public transport interchange incorporating three car parks and new traffic signal junction): Changes to the locations of Bird and Bat Boxes (habitat enhancements): Land East South East of St Erth Railway Station, Station Approach - *approved by the LPA.*
- b) PA19/04953: Prior notification of agricultural development: Clear Span Shed, Tregenhorne Farm, 21 Steppy Downs Road, St Erth Praze - *prior approval not required.*
- c) PA19/04962: Construction of new dwelling and private access to estate road: land NNE of cemetery, Chenhalls Road - *awaiting determination by the LPA.*
- d) PA19/05260: Construction of replacement extension to a dwelling house: 10 St Erth Hill - *awaiting determination by the LPA.*

61/19-20 Reports from Councillors/Clerk on meetings held since the previous meeting of the Council

1. [Bus services: meeting of St Erth Parish Council representatives \(Councillors Buzza, Hanley, Ms. Kersey, Taylor and the Clerk\) with Derek Thomas MP and Integrated Transport Officers \(Cornwall Council\) held on 12 July 2019.](#)

The Council considered the notes of that meeting and received an update from the Chairman.

As all of the actions were for the MP to undertake, it was agreed that an updating report would be made to the next meeting of the Parish Council.

(Action by: the Clerk).

2. [Non-Confrontational Enforcement](#) (Community Enforcement Partnership Pilot): event held on 22 July 2019 attended by Councillors Mrs. Lee and Taylor.

The Council considered the report of the Clerk and received feedback on the event from Councillor Taylor.

Councillor Buzza volunteered to undertake the training as he considered it to be an important opportunity and asked other Councillors to also come forward and inform the Clerk if they wished to undertake the training.

3. Hayle River - [Channel recondition work upstream of St Erth](#): meeting attended by Councillor Ms. Kersey on 30 July 2019.

The Council considered the report of the Clerk and thanked Councillor Ms. Kersey for the notes of the meeting and her update.

Whilst there was no action required, Councillor Taylor reported that the alternative route, proposed by the EA along Battery Mill Lane was currently obstructed and this should be reported to the EA and Cornwall Council.

(Action by: the Clerk).

4. [Green St Erth Project Group](#): meeting held on 2 August 2019.

The Council considered the notes of this meeting and

RESOLVED - that:

1. the notes of the meeting of the Green St Erth Group held on 2 August be noted and the proposed actions contained therein be developed; and

2. the Group be asked to continue to develop these initiatives for recommendation to the Council.

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

During the discussion, Councillor Player asked if the Parish Council could purchase some litter pickers for Councillors to use when walking around the parish.

The Parish Council supported this initiative but the Chairman reminded Councillors of the need for proper procedures to be put in place and offered his help in doing so.

(Action by: the Chairman and the Clerk).

62/19-20 Community Governance Review Submissions and next steps

The Council considered and noted the three detailed submissions made to Cornwall Council and the timetable for the next steps in the process.

The Chairman highlighted the key points of each submission and emphasised the co-operative working with Hayle Town Council throughout the process which had been

appreciated. He also emphasised the significant amount of work which had been required in a short space of time and thanked all those involved for their efforts.

Rereports: [Whole Parish Boundary](#) [Ludgvan PC](#). [GGPC](#)

63/19-20 Vintage Bike Ride - use of Parish Council property

The Chairman presented this report, not only to demonstrate the Council's support to the community but to give an example of 'day-to-day' work which could often take considerable time to deal with.

The Chairman asked the Council, therefore, to be mindful of the current workload being undertaken by the Clerk and exercise care over the amount of project work being generated.

The Council noted the report and the Chairman's comments.

64/19-20 Dates for meetings

The Council agreed the following dates (both starting at 7.00pm in the Vestry Rooms):

- Clerk's Performance Appraisal (full Council) on 15 October 2019; and
- Communications and Engagement Committee on 24 September 2019.

65/19-20 Correspondence from Cornwall Council for information or requiring response

1. Consultation - Street Trading Review - noted; and

2. St Erth Multi-Modal Hub - the Chairman informed the Council, and the Council noted, that he and the Clerk were still active on works related to the Hub and highway improvements such as: a 30mph speed limit for Treloweth Lane; traffic queuing to the Waste Transfer Station; the HGV exclusion zone; the 20mph zone; low bridge signage; Water Lane crossing point; public transport; EV charging points; Toilets at the Hub; and the levy.

66/19-20 Receipts and Payments for July 2019

RESOLVED - that the payments due be authorised.

The following had been received

	£0
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TOTAL	£0

The following had been paid by Direct Debit or Standing Order

Utility Warehouse	£13.64	Electricity - Vestry Rooms
Cherry Trees	£856.80	Grass cutting - parks, churchyard and cemeteries

SeaDog IT	£25.00	Website hosting fee
Google	£49.68	Gmail account
South West Water	£0	Water - Public Conveniences - new direct debit payment not yet taken this year
British Gas	£34.00	Electricity - Public Conveniences
NEST pension scheme	£128.84	Employer contribution of £64.42 and employee contribution of £64.42
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TOTAL	£1,107.96	

The following payments were due as at 31 July 2019

P Rylett	£1,325.54	Clerk's salary (Note 1)
P Rylett	£18.00	Clerk's expenses (Note 2)
HMRC	£343.61	PAYE and NI
Cormac Solutions Ltd.	£1,425.58	Cleaning/re-stocking Public Conveniences - April, May and June
AED Locator (E.U.) Ltd.	£33.60	Monitoring of defibrillator for 2019-20
Argos Fire Protection Ltd.	£50.04	Fire extinguishers annual service - Vestry Rooms
Apex Tree Service	£1,500.00	Works identified as priority in tree inspection report
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TOTAL	£4,696.37	

Note 1

The gross monthly pay was £1,610.54. The net pay of £1,325.54 was the amount payable following deductions of tax and national insurance and with a deduction from the net pay of the employee's contribution to the NEST pension scheme of £64.42 as shown above.

Note 2

The sum of £18.00 was comprised of:

Home Office Payment	£18.00
Reimbursement of:	
Telephone calls	£0
Postage/stamps	£0
Consumables	£0
Office equipment	£0
Expenses	£0
Mileage	£0

[67/19-20 Business Plan](#)

The Council noted the current version of its Business Plan and that the two new dates of meetings would be added.

68/19-20 Agenda items for a future meeting

None.

69/19-20 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.

70/19-20 Soil survey - update

The Council considered the action taken by the Chairman and the Clerk since the previous meeting and

RESOLVED - that the action of the Chairman and Clerk be ratified as complying with Financial Regulations for the reasons and on the advice set out in the report.

The Chairman closed the meeting at 8.58pm

Signed by
Chairman.....

Date.....
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