

**Minutes of the Ordinary Meeting of St Erth Parish Council held on Tuesday 7 August 2018 in The Vestry Rooms, Fore Street, St Erth, commencing at 7.00pm**

**Councillors present:** Mrs. W.M. Chappell, E. B. Jenkin, Ms. J. Kersey, N. Player and E.T. Taylor

**Others present:** four members of the community, CC L. Pascoe and Peter Rylett (Clerk to the Council)

**Apologies for absence:** Councillors K. J. M. Buzza, M. J. Hanley, P. Rodda and A. Spencer-Smith

**59/18-19 Appointment of Chairman**

In the absence of the Chairman and Vice-Chairman, the Council was required to appoint a Chairman for the meeting and Councillor Taylor was proposed and seconded.

There being no other nominations, the Council

**RESOLVED** - that Councillor Taylor be appointed as Chairman for the meeting.

**60/18-19 Declarations of interest**

There were none.

**61/18-19 Community participation**

Three matters were raised:

1. Expectation of improved public transport.

A resident said that she hoped improved bus and train services would come about as a result of the Transport Hub and referred to the promises made by Cornwall Council on its website about the expectations of the project.

2. Proposal for a passing bay in Fore Street.

Two residents asked why the proposal to create a passing place had reappeared as an option, following previous discussions which had dismissed it.

3. Accessing the A30 from Station Approach.

A resident expressed her concern about the dangers and difficulties everyone experienced each time they made this manoeuvre.

**62/18-19 Action required on matters raised during community participation**

1. Expectation of improved public transport.

Councillor Taylor responded that whilst the information on Cornwall Council's website had not been updated for years it remained Cornwall Council's principal aim to relieve traffic congestion in St Ives through the investment into St Erth Station.

The Clerk added that it was Councillor Ms. Kersey's intention to report to the September meeting of the Parish Council on public transport provision in the parish and acknowledged that the resident had already spoken to Councillor Ms. Kersey on this.

2. Proposal for a passing bay in Fore Street.

After the Chairman made his response to their question and following a further question from the residents, the Clerk confirmed that the latest idea to introduce a passing place came from Cormac.

The Clerk confirmed that all of the twelve potential improvements were ideas only at this stage and it was unlikely that Cormac and the Parish Council would pursue any which were overwhelmingly ruled out by residents.

The Chairman added that the views of the whole community would be taken into account, not just those who may be directly affected as the Parish Council had a responsibility to all parishioners.

Discussion ensued on the process of feeding back to Cormac on all of the proposals and the steps which would be followed after the close of the consultation exercise.

### 3. Accessing the A30 from Station Approach.

Councillors agreed with the resident that this was a dangerous junction at present and were continually monitoring the situation and liaising with the contractor. The contractor had reassured the Parish Council that the junction would be safe when it was fully operational at the end of the works, anticipated at the end of December 2018.

### 63/18-19 Receipts and Payments

The Chairman had agreed to vary the order of business on the agenda to consider this report next.

**RESOLVED** - that the payments due be authorised.

#### The following had been received

Cemetery fees	£285.00
<hr/>	
TOTAL	£285.00

#### The following had been paid by Direct Debit or Standing Order

Utility Warehouse	£10.32	Electricity - Vestry Rooms
Cherry Trees	£856.80	Grass cutting - parks, churchyard and cemeteries
SeaDog IT	£18.95	Website hosting fee
Google	£36.30	Gmail account
South West Water	£367.00	Water - Public Conveniences
British Gas	£23.00	Electricity - Public Conveniences
NEST pension scheme	£84.33	Employer contribution of £46.85 and employee contribution of £37.48
<hr/>		
TOTAL	£1,396.70	

#### The following payments were due as at 31 July 2018

P Rylett	£1,306.12	Clerk's salary (net pay - see Note 1 below)
----------	-----------	---

P Rylett	£18.00	Clerk's expenses (see <b>Note 2</b> below)
HMRC	£336.57	PAYE and NI
Cormac Solutions Ltd.	£526.62	Cleaning/re-stocking Toilets: May (£76.42 with credit from 2017-18) and July £450.20
Headland Printers Ltd.	£76.80	Printing agenda for July SEPC meeting
SeaDog IT	£12.50	Technical support regarding large email attachments
CALC	£156.00	Councillor Skills Training
CALC	£36.00	Chairmanship Training
I n f o r m a t i o n	£40.00	Annual Registration fee
Commissioner Cherry Trees	£246.00	Repairs to play equipment at Vicarage Gate Park and repair of timber housing for wheelie bin at The Green Lane Park
Cherry Trees	£210.00	Replacement football nets at Vicarage Gate Park and Basketball net at Battery Mill Park
Cherry Trees	£396.00	Installation of concrete posts with marine ply backboard and affix SEPC notice board
Cherry Trees	£240.00	Strimming two overgrown allotment plots, dismantling dangerous shed and disposal
Apex Tree Service	£750.00	Tree felling, stump grinding and removal of waste
<b>TOTAL</b>	<b>£4,350.61</b>	

#### **Note 1**

The gross monthly pay was £1,561.55. The net pay of £1,306.12 was the amount payable following deductions of tax and national insurance and with a deduction from the net pay for the employee's contribution to the NEST pension scheme of £37.48 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

#### **[64/18-19 Planning and Listed Building applications](#)**

a) PA17/11655: Variation of planning obligation dated 16.02.2015 in respect of decision PA13/09686 (allowed at appeal) to reflect new market prices for houses: land NNE of Cemetery, Chenhalls Road.

The Council considered the advice etc. received from the Affordable Housing Officer since the previous meeting and considered advice from its Planning Adviser.

**RESOLVED** - that while the Parish Council acknowledges the reasoning of and the market evidence provided by the Affordable Housing Team to support the price increase in this application, it is concerned that this approach enables developers to increase their profits, at the expense of purchasers.

As a point of principle, the Parish Council cannot support any measure which makes an affordable house less affordable, especially after a developer has already agreed, in a S106 Agreement, the sale prices with Cornwall Council.

As a further point of principle, the Parish Council will expect Cornwall Council to require developers, in similar circumstances, to lower the cost of an affordable house, should there be a down-turn in the housing market.

The Parish Council remains concerned that the developer in this case will try to sell the 2 x 2 bedroom houses with a study (bearing in mind the bedroom size has been reduced to accommodate this) as three bedroom houses, again increasing the profit for the developer at the expense of the purchaser, making the houses less affordable.

The S106 agreement says nothing about 2 bedroom houses with a study, it only refers to 3 x 3 bedroom open market houses and 7 x 2 bedroom houses.

The Parish Council seeks an assurance that the 7 x two bedroom houses will be sold as 7 x two bedroom affordable houses because the applicant's Chartered Surveyor priced the whole development at 5 x 3 bedroom houses and 5 x 2 bedroom houses.

b) PA18/06935: Pollard holly tree to approximately 7ft: 20 Fore Street.

The Clerk advised that this item had been withdrawn because the Local Planning Authority had already decided not to make a Tree Preservation Order to prevent the works from going ahead.

#### **65/18-19 Minutes**

**RESOLVED** - that the Chairman signs, as a true and correct record, the minutes of the ordinary meeting held on 3 July 2018.

*(The Clerk provided the following update on the current position of planning applications considered at the meeting of the Council held on 3 July).*

a) PA18/04894: T1 Yew Tree: seeking permission to fell due concerns over root stability and also believed the tree has outgrown its location: 1 Strawberry Hill, Tolroy Manor Holiday Park, St Erth Praze - *approved by the LPA.*

b) PA18/04826: Retention and alteration of dormer windows, internal alterations and installation three timber single glazed windows to the rear: Anvil House, 15 Fore Street; and

c) PA18/04827: Listed building application for the retention and alteration of dormer windows, internal alterations and installation three timber single glazed windows to the rear: Anvil House, 15 Fore Street - *approved by the LPA.*

d) PA18/04740: Proposed barn conversion: Battery Mill Farm, Battery Mill Lane - *awaiting determination by the LPA.*

e) PA18/05454: Non-material amendment (No. 2) for permission to allow the site to operate until 5pm on the 22nd December 2018 only to (PA16/11279). Variation of condition 2 attached to planning permission PA13/05648 dated 07/04/14 in order to extend the operational hours at the site. Waste Transfer Station Treloweth Lane - *approved by the LPA.*

f) PA18/04986 Application for the change of use and alteration of detached garage to a domestic annexe: Chysander, 25A Vicarage Gate - *approved by the LPA.*

g) PA18/05582 Construction of kitchen extension: Pelistry, 8 Tolroy Road St Erth Praze - *approved by the LPA.*

### **66/18-19 Reports from Councillors/Clerk on meetings held since the previous meeting of the Council**

The Council considered and noted the notes of the [meeting with Wills Bros.](#) and others held on 17 July.

### **67/18-19 Correspondence from Cornwall Council**

The Council noted the latest newsletter received from the Planning and Sustainable Development Service.

### **68/18-19 [Business Plan](#)**

The Council received and noted the latest version of its Business Plan.

### **69/18-19 Lining at the Public Conveniences**

The Council considered the options for marking out the forecourt of the public conveniences and the type of collapsible post to be installed and

**RESOLVED** - that:

1. Option 2 be chosen to provide one space for disabled users and one 'ordinary' space with the option of another space behind the 'ordinary' space;
2. the 'Haslington' collapsible post be installed; and
3. the Clerk be authorised to liaise with Cormac to undertake these works.

### **70/18-19 Agenda items for a future meeting**

1. Public Transport provision in the Parish;
2. A meeting of the Open Spaces Committee be held during this calendar year; and
3. The outstanding vacancies on Committees be reviewed following the next Co-Option meeting.

The Chairman closed the meeting at 8.12pm

Signed by  
Chairman.....

Date.....  
.....