

MINUTES OF WEEK ST MARY PARISH COUNCIL MEETING

held on Thursday 9th July 2015 at 7.30pm in the Parish Hall.

PRESENT: Mrs M Smith (Chair), Messrs J Ward, R Harris, P Sachs, W Pearce, S Cluney, P Coulson Mrs C Slade and the Clerk.

Also in attendance for most of the meeting C Cllr N Chopak.

APOLOGIES – Mr S May and Mrs N Johns.

Three members of the public were present.

CHAIRMAN’S WELCOME – The Chairman welcomed everyone to the meeting.

DECLARATIONS OF INTEREST Planning Applications: PA15/04889 - Mr J Ward. PA15/05051 Mesrs P Sachs, R Harris and Mrs C Slade.

NO COUNCILLOR DISPENSATIONS.

CONFIRMATION of the MINUTES of the MEETINGS held on 11th June 2015.

The minutes of the meetings were agreed.

MATTERS ARISING

Broadband – Despite emails from Superfast Cornwall advising that Superfast would be available in Week St Mary by now, it is not available, the project is coming to an end and the project workforce is being disbanded. The Clerk will write to the CEO of Home to Fibre and forward copies to Cllr Chopak, Cornwall Council Leader, J Pollard and S Mann MP.

S Mann MP - postcard acknowledgement to the letter written in May relating to Police cuts.

Code of Conduct – There are more training sessions arranged in Liskeard and Truro but not any in the Bude area. The Clerk will write and suggest they arrange on-line sessions.

OPEN FORUM AT THE DISCRETION OF COUNCILLORS

Planning Agent Mr P Wonnacott provided information relating to Planning Applications PA15/04889 and PA15/05051.

PLANNING – Decision Notices

1. PA15/03983 - Erection of a conservatory. 4 Market Place Week St Mary. Mr & Mrs Coulson.
APPROVED.

PLANNING – Applications

Mr J Ward left the meeting

1. PA15/04889 - Change of use from former garage and separate residential unit to three residential units - including the erection of an extension - The Old Garage Week St Mary. Mr K J Bromell. The proposal is in effect a re-admission of the original proposal in 2012 for 3 flats – one of which was affordable for rent; the properties have been built but the services not connected. The proposal is to remove the affordable condition. Mr P Coulson advised there are that there are 33 people in Week St Mary on waiting list for affordable housing. Under the revised rules which have reduced the minimum number of affordable properties that must be provided by developers per scheme, Mr Bromell would not be required to provide an affordable property. It was agreed to make no comment.

R J Ward returned to the meeting. Messrs P Sachs, R Harris and Mrs C Slade left the meeting.

2. PA15/05051- Application for Lifting of Condition 2 on Decision Notice 96/0245 for the Construction of an Agricultural Dwelling (agricultural occupancy condition). Greenacre - Week St Mary. Mr & Mrs W Hannaford. The proposal included marketing information. It was unanimously agreed to make no objections.

Messrs P Sachs, R Harris and Mrs C Slade returned to the meeting.

3. PA15/05426 - Replacement dwelling. Greenleigh Week St Mary. Mr Jak Gubbin. The statement accompanying the application states that when parts of the original building were removed to erect the extension which was approved, the existing cob walls were found to be wet and dangerous. It was unanimously agreed to recommend refusal for the following reasons: it is thought that only part of the original building was cob and therefore there would have been other options than to demolish it entirely; it was felt that evidence should be provided confirming that the entire building became unsafe; the council are concerned that the demolition has impacted on the safety of the neighbouring property wall which is

unsupported. The proposal states that the footprint remains the same, however, there is serious concern that the new design is very different to the original and that it will not be in-keeping with the adjacent properties and will adversely affect the street scene. The original building and those in the area are of significant historic value. Work on the replacement dwelling has started and the hedge has been removed prior to the application being made and questions were raised about whether building regulations had been adhered to and inspections made which needs clarifying. The Clerk will write that urgent investigations are required by the planning department.

4. Notification from Good Energy that the Planning Inspectorate has validated their appeal against Cornwall Council's planning refusal for the proposed Big Field Wind Farm near Week St Mary. It was noted that not everyone who had objected to the proposal has received notification about the Appeal. The Clerk was directed to write to the eight adjoining parish councils and suggest that each parish council liaises. A Formal Hearing will take place in the Falcon Hotel in Bude, date to be arranged. The Planning Inspector will only accept new comments or evidence from people who have previously written or comments from people who have not responded to the Planning Application. The Appeal deals with the Wind Farm only and not Little Exe. The Chairman offered to write including the information contained in Written Statement (HCWS42) made by the Secretary of State for Communities and Local Government (Greg Clark) on 18.06.15 which came into effect on the same day. It was also agreed to include a request to enable a representative of the Parish Council to speak at the Hearing.

PLANNING – Queries & Other Planning Matters

None

PARISH COUNCIL RESPONSE TO GOOD ENERGY APPEAL

It was confirmed that CARE (Communities Against Rural Exploitation) have been approved Rule 6 status which enables them to take an active part in the Formal Hearing. Mrs M Smith and Mr J Ward left the meeting (members of CARE). Mr W Pearce took the chair with unanimous approval. Following the discussion, it was agreed that not enough information in respect of financial implications either as a parish council or as individual councillors is known. Cllr N Chopak offered to make some enquiries and an extraordinary meeting was arranged for Thursday 16th July at 7pm.

Mrs M Smith and Mr J Ward returned to the meeting.

COUNTY COUNCILLOR Mrs N CHOPAK

CC has advised they will cease sending paper copies of planning applications to parish and town councils by 01.09.15. The Planning Portfolio holder, Mrs E Hannaford will be attending Bude Community Network meeting on 20.07.15. The results of the Library Consultation are due, there were many suggestions and the option that had the majority was for them to be run by a private company.

Mr S Cluney left the meeting at 9pm

PS SOLAR FARM COMMUNITY BENEFITS

Cllr N Chopak has been negotiating with Mr G Clark PS Chief Executive Officer and his final offer is to pay £40K of the total of £140K as a first instalment and the remaining £100k over the 19 remaining years (£5k for 18 years and £10k in year 19. This would be divided between 4 parishes. Mr Clark has also agreed that the community fund will be paid direct to each parish council and provided the projects are genuinely for the benefit of the community and that good governance is maintained, there are no other restrictions. It was unanimously agreed for Cllr Chopak to advise PS to proceed with the paperwork and agreement accordingly.

CORRESPONDENCE

Correspondence circulated 26.06.15

1. **Monmouthshire Building Society – notice of interest change.** See finance
2. CC letter re Validation List consultation.
3. Local Association of Information Services re Fly Grazing.
4. CRUSE Bereavement Care Cornwall AGM 2015.
5. Email from S Kempthorne. Good Energy re the Big Field Wind Farm Appeal

Correspondence circulated 03.07.15

6. Clerks & Councils Direct.
7. **Cornwall Rural Housing Association Ltd re government's intention to extend the Right to Buy Policy to housing associations.** –Agenda item for next meeting
8. CC Weed Treatment.
9. CALC – The Case for Cornwall.

10. Lanner Parish Council letter to Cllr J Pollard re The Case for Cornwall.
11. Vital Venues – Training Opportunity
12. Vital Venues - Community Hall Funding.
13. CALC The Week June 2015.
14. CC Communities and Devolution bulletin June 2015.
15. House of Commons Statement (HCWS42) re wind energy development.

Correspondence dealt with at the meeting:

16. Invitation and Agenda to the 21st AGM from the Trustees of Neetside Community on 30.07 at 3pm. A copy of the list of users will be placed on the noticeboard and forwarded for the parish magazine.

Mr P Coulson left the meeting at 9.20pm during correspondence.

PLAYING FIELD

Log Book for Visual Safety Checks. It is a requirement from the insurers that a log book is kept to show that regular safety checks are being undertaken. Mr P Sachs has previously maintained and kept the log book. It was agreed to discuss it at the next meeting.

Play Equipment Maintenance – It was agreed that Mr Slade can use dark brown wood stain for all the play area woodwork and not to purchase green but if he has enough green to use that for the roof of the play tower. Tennis Court – Nothing to report

Request from CARE to use the field for a Barn Dance – There was a discussion relating to insurance and it was agreed to defer to the meeting on Thursday 16th July.

Overgrown verge on roadside corner. Highways have advised that the verge is listed as unknown ownership but they will undertake the cutting of it under visibility cutting

THE CASE FOR CORNWALL

Emails from CALC and Lanner Parish Council respectively had been circulated. The first line of the email from Cornwall4Change steering group which was previously circulated states that we are one of the parish councils supporting them. The Clerk will respond that although the parish council have asked to be kept informed and receive emails that a decision to support them has not been made.

WEED TREATMENT IN WEEK ST MARY PARISH

With effect from 2015/16 CC are no longer funding street weed spraying and CORMAC have sent details of how much they charge for doing the work. It was agreed that the councillors will investigate which areas need treating and report at the next meeting.

PARISH MATTERS

Multi Use Bin – The owner of Greenlyn has agreed that CC can fix a bin on the footpath sign by his property.

Tipping License Renewal The license has been renewed and the Clerk will advise the Football Club accordingly.

Village Green Grass - The agreement currently states: It is anticipated there would be two cuts per month in the growing season, and as needed at other times. It was unanimously agreed to amend and advise Mr J Sachs that he can cut the greens according to need to allow for when the grass grows more.

Access to the Play Area – There had been concerns that Travellers in the area may have been investigating access onto the field and a chain and padlock has been fixed.

Asset Register – Youth Shelter. It was agreed to remove the item from the register as it is no longer used as a youth shelter but as a substitutes' bench on the football field. The Clerk has received advice from Society of Local Council Clerks that only assets worth £1,000 and over need to be recorded in the Asset Register. !

Parish Seats – Mr P Sachs offered to check 2 seats and carry out repairs as necessary.

MEMORIAL IN THE VILLAGE IN RECOGNITION OF THE LATE MR I BARRIBALL

Nothing to report

PARISH NOTICEBOARD

Nothing to report

FINANCE

1. Payments totalling £4167.36 as per schedule together with one additional cheque payments (J Sachs) of £247.00 were approved

2. No Income.
3. Total of Nat West and Monmouthshire B Soc accounts £16,471.10
4. Copies of the Bank Reconciliation and Balance Sheet (1stQTR) had been circulated
5. On 01.07.15 the Monmouthshire B Society interest rate reduced from 1.15% to 1.05% gross. Comparisons have been made with other banks and building societies and it still remains the best when taking into account minimum balance and notice terms.
6. The paperwork to open a Savings account with Nat West with a transfer of £1000 from the current account was completed.
7. Changes to Pension rules. – Deferred to the next meeting.

POLICIES AND PROTOCOLS

Suggested protocols for ‘Dealing with enquiries relating to planning matters referred to the parish council’ and ‘Dealing with developers in respect of pre planning developments’ had been circulated. Some amendments were suggested and the item will be on the next agenda

RECEIVE UPDATES

Record book of Parish Councillors terms of office - Mrs C Slade is continuing to extract the information.

Community Policing – Mr W Pearce has written to the Police Commissioner.

Highways – Mr O Jones, CC Highways eventually agreed the narrow road, off of which is the sewage works, is the responsibility of CC and he will arrange an inspection The Clerk has also asked him to check the road from Haydah towards Marhamchurch and the Flodden Tor road which are in a poor state. Mr O Jones advised the bollards are in place at Delebole Head and emailed a photo showing the bollards on the grass verge but the Clerk will contact him again as it is the stone bollards that are damaged and missing.

RECEIVE REPORTS FROM VILLAGE ORGANISATIONS - No reports

ITEMS FOR NEXT AGENDA Cornwall Rural Housing Association Ltd re government’s intention to extend the Right to Buy Policy to housing associations. Weed Treatment in Week St Mary. Parish Council Protocols and Policies. Changes to Pension rules. Review variable Direct Debits as per Financial Regulations.

DATE FOR NEXT MEETING 16th July Extraordinary meeting at 7pm and August 13th at 7.30pm