

**St. Mellion Parish Council Meeting
Tuesday 13th October 2020 at 7:00pm
Via Zoom™ - Minutes**

PRESENT: Bridie Kent - Chair (BK); Pam Sambrook - Vice Chair (PS); Hilary Gill (HG); Ben Bryan (BB), Nick Habermehl (NH); Steve Crook (SC).

IN ATTENDANCE: Ren Jackaman - Clerk (RJ); five members of the public (all five left at 20:24).

1. Councillor matters

1.1 *To receive apologies for absences* NONE.

1.2 *To receive declarations of pecuniary interests:*

- NH declared a pecuniary interest relating to PA20/08160 as his property borders that of the applicant.
- BB declared a pecuniary interest relating to PA20/07313 as partner of the applicant and resident of the property.
- HG declared a pecuniary interest relating to PA20/07313 as neighbour of the property.

1.3 *To receive declarations of non-registerable interests* NONE.

1.4 *To approve written requests for dispensations* NONE.

2. Previous Parish Council meeting (8th September 2020)

2.1 *To approve the minutes*

It was proposed by HG, seconded by NH and RESOLVED to approve the minutes of the 8th September 2020 as a true record of the meeting.

(BB left the meeting 19:09)

2.2 *Matters Arising:*

- *Community Grant:* RJ has received a copy of the original deed, which does not mention specific criteria for grant applications. It may be possible to draft more stringent criteria for approval at the next annual meeting.
NH has contacted Amanda Copson with regard to a possible application from the PTA but no reply has yet been received. This matter to be deferred to next meeting.

2.3 *Items Actioned since last meeting*

- *Phone Kiosk & Noticeboard:* work on this project has been completed by Jason Brade.

ACTION: RJ to send details of the electricity supply arrangements to SC for Western Power.

- *Bus Shelter Hedge:* the hedge outside Crocadon has been trimmed.
The councillors gave thanks for the speedy resolution to this issue.

ACTION: RJ to pass on thanks via Ted Coryton.

3. Questions from the public:

John Hewitt:

With reference to PA20/08160 - expressed the view that the village is developed enough and that there are very few amenities to support five new houses. Asked the applicant what he thinks will

bring to the area. Brian Hammond responded that he hopes to build houses for his children to live in and that the house he has already built and sold to fund this upcoming development has been constructed with 95% of the materials and labour being locally sourced.

Brian Hammond:

Applicant in PA20/08160 - given the proposed development at St. Mellion Golf & Country Club his project is relatively insignificant in comparison. He also raised the issue of traffic for the Golf Club using Church Lane for access. BK noted that this issue has been exhaustively explored by SMPC and Cornwall Highways and is not directly related to this application.

Chloe Pitt:

Planning Manager for Lawrence Associates on behalf of B. Hammond. The proposal deals only with the principle of housing only and no other issues. The development has been identified by Lawrence Associates as a 'rounding off' development, which was explored in full context. She acknowledged the seven negative comments on the online planning register and dealt with the issues raised in these comments. She reiterated that this is an 'in principle' application only and that many of the issues raised such as highways are not relevant to this stage of the application. She reiterated that the site is considered as eligible as a 'rounding off' development.

Simon Anderson:

With reference to PA20/08160 - he lives to the east of the proposed plot, behind the plot is some more land and there is concern that this application would lead to access to this land and therefore potentially to further development. Brian Hammond noted that the land in question is owned by Bond Holdings and that development would be difficult to achieve on this land and unlikely to take place.

Richard Fairway:

With reference to PA20/08160 - there was a pre-application on the above-mentioned field in 2015. Agreed that this application is not likely to be considered a Rural Exception Site and in view of the lack of infrastructure, his view is that this cannot be considered a sustainable development. Chloe Pitt responded that the local facilities such as the school, pub and golf club render it sustainable in a planning context. The development also has potential in design and materials to choose sustainable, local options. From a legal planning perspective, this is considered sustainable.

He queried the idea that the site is in fact, surrounded on two sides by development, his view that it is only bordered on one side. The plot was originally retained as a buffer to the Golf Club and the village, golf balls having been a problem in terms of property damage and potential bodily harm to residents.

4. Correspondence received: NONE

5. Planning matters

5.1 Planning Applications:

BB and HG left the meeting (19:48)

Jenny Hooper joined the meeting (19:50).

- **PA20/07313 Miss Jenny Hooper, Woolaton Cottage, St Mellion, PL12 6RN**
Two storey rear extension.
Consultation Deadline: 8th October 2020 (extension granted to 14th October 2020)

Planning Officer: Shauna Vandermeulen

This application was discussed and the following was noted:

The hamlet is Woolaton is very small, on a private road and is accessed off the golf club. Higher Woolaton Farmhouse neighbours the cottage to the golf course side, the proposed extension does not appear to impose on the farmhouse or any nearby residence as it is to the rear of the cottage and does not overlook.

From the design there does not appear to be anything in this application which would lead to a negative view of the application. No negative comments have been received prior to this meeting.

The proposed extension would render the property more sustainable for the future and the design is sensitive to the character of the original building and settlement.

It was proposed by BK, seconded by PS and RESOLVED to support this application, all in favour.

BB & HG re-joined the meeting (19:59)

NH left the meeting (20:00)

- **PA20/08160 Mr. B. Hammond, Land Adjacent to Church Park St Mellion, PL12 6RG**
Application for Permission in principle for construction of a maximum of 5 dwellings.
Consultation deadline: 13th October 2020 (extension granted to 14th October 2020).
Planning Officer: George Shirley

This application was discussed and the following was noted:

The application documents, planning submission, relevant planning guidelines, plus comments on the same have all been thoroughly studied. The issues causing concern which can be dealt with at this stage are land use, location and amount of proposed development.

It is either is 'rounding off' or a Rural Exception Site. There appears to be no formal St. Mellion village boundary documented and as there is no NDP which would have specifically defined this. The application appears to be sustainable from a planning perspective.

With reference to previous applications from the Golf Course were deemed to be development, so the criteria of a boundary on at least two sides by development does apply if this is the case. It is not clear from available guidance, whether development has to be defined as residential.

Overhead maps have been consulted and it appears that there are physical boundaries to the rear of existing properties which border the plot. The land surrounding the plot and the plot itself was farmland and was then purchased by the Golf Club, at which point it was partitioned and fenced off. There is a clear definition and shape to existing development when viewed from above.

Therefore, it is debatable whether or not this proposal represents extending development into open countryside or is in fact 'rounding off'. This is also difficult to establish at this stage as the location of any houses on the plot of land would in part determine this. If too far down the site it could look like a stand-alone development.

The view that five houses is too great a number for the size of the plot was expressed. It was also noted that the guidance in the Local Plan and NPPF with regard to rural locations do not appear to offer any criteria which this proposal would conform to. Likewise, a planning in principle application does not address local concern about likely future development 'creep' into nearby fields.

With so many confusing views, a general poll was taken on whether the individual councillors felt qualified to decide this issue and whether any consensus of opinion could be reached. No consensus could be reached with two inclined not to support, two for support and one abstention on grounds of no confidence in ability to determine without more expertise or formal guidance from the Planning Department. Since the abstention was the Chair, no casting vote was possible.

All members of the public left the meeting (20:24)

5.2 Enforcement: Refusals, Approvals & Appeals:

- **PA20/01808/PREAPP Mr And Mrs Craig And Sharon Leatherland**
Land Pt OS 7963 St Mellion Pre application advice for a dwelling.
Status - Closed, advice given.
- **PA20/05878 Mr. M. LeGassick, 16 Dunstan Lane, St Mellion, PL12 6UE**
Demolition of existing rear conservatory and replaced with single storey rear extension with veranda. **Status - Approved with conditions.**
- **PA20/06016 Mr & Mrs R. Caldwell, Chi Lowen 12 Dunstan Lane, St Mellion, PL12 6UE**
Proposed extension and remodelling. **Status - Awaiting decision**
- **PA20/02129 Mr. David Stell, Coryton Arms, St Mellion, PL12 6RJ**
Listed building consent for proposed refurbishment and improvement of the existing public house and construction of a new two-storey extension to East elevation (Demolition of existing dilapidated Twentieth Century extension).
Status - Awaiting decision.
- **PA20/02129 Mr. David Stell, Coryton Arms, St Mellion, PL12 6RJ**
Proposed refurbishment and improvement of the existing public house and construction of a new two-storey extension to East elevation. (Demolition of existing dilapidated Twentieth Century extension). **Status - Awaiting decision.**

5.3 Other Planning Matters:

It was noted that a deadline extension has been requested for the application relating to St. Mellion Golf Club numbered PA20/06163, as there has not been sufficient time to review the application in full prior to this meeting. If no extension is granted, an extraordinary meeting will be arranged.

It was proposed by BK, seconded by BB to hold an extraordinary meeting regarding PA20/06163 on the 27th October 2020 at 7pm, all agreed.

ACTION: RJ to set up agenda, notice and advertise the extraordinary meeting.

6. Highway & Transport:

6.1 CNP Highways Scheme update:

The update was viewed onscreen.

6.2 Safe Passageway:

RJ has been sending out enquiries with regard to funding possibilities via Helen Fincham and the CNP. BOTHER want to reboot the route from Roods Corner into Carkeel (the Broadmoor development was supposed to address this but is no longer going ahead as planned).

The most likely source of money to fund the scheme will come from CiL from either development within the parish or from the general fund.

British Cycling also offer grants which might be relevant if taking a piecemeal approach.

7. Council Property & Assets:

7.1 Asset Checks

Assigned asset checks were reported on, one grit bin appears to have fallen backwards and will be inspected, no other issues were reported.

ACTION: RJ to update the asset check spreadsheet.

8. Project Updates:

8.1 Proposed siting of northbound village bus shelter on pt9143:

RJ has checked with H&EE about the marked ash trees but they have no knowledge of this.

Michelle May has been in contact and has requested a formal undertaking that the Parish Council will be responsible for the legal fees of the Diocese, up to £1,000 plus VAT and disbursements, and a further undertaking that the Parish Council will be responsible for the costs whether or not the transaction is processed to conclusion.

It was proposed by NH, seconded by PS and RESOLVED that (subject to the cap of £1000 + VAT and disbursements) the Parish Council undertakes to pay associated costs regardless of ultimate outcome, all in favour.

ACTION: RJ to pass on this undertaking to Michelle May of Earl & Crocker.

8.2 Glebe Field Path Licence:

Permissive Footpath signs have been purchased by RJ (reimbursement applies).

ACTION: SC to affix signs at either end of the path and contact John Hewitt to confirm arrangements for building the wall adjacent to the path through the Vicarage driveway.

8.3 Telephone Kiosk Refurbishment:

Jason has finished the refurbishment, further work is required to boost the electricity supply, Western Power have been contacted about this. The noticeboard has also been installed.

8.4 AED Defibrillators:

Western Power have been notified of the change of site, RJ is awaiting a response.

8.5 Wi-Fi provision for Church Hall:

The PCC has a 24-month contract with BT for Wi-Fi broadband at £138 quarterly until April 2022. The PCC have requested that the Parish Council make a contribution to the costs. It was

noted that the most sensible solution would be for an additional fee be incorporated into hire charge.

ACTION: RJ to discuss options with PCC.

8.6 Framing of Parish Map:

This issue to be deferred for action until physical access to the Church Hall becomes possible.

8.7 Other Suggestions

RBL donation and wreath for Remembrance.

BK noted that the wreath is still serviceable, it is as yet, unclear whether any Remembrance events will be going ahead due to Covid 19 restrictions but the wreath can be paced at the War Memorial.

It was proposed by BK, seconded by HG and AGREED to make the usual donation of £35 to the RBL.

ACTION: RJ to add to payment schedule in November

9. Parish Council finances

9.1 To review funds available

- i. *S106 funds available from Newton Ferrers solar farm balance: £39868.71*

9.2 To approve monthly payment schedule for October 2020 (shown via screenshot):

It was proposed by PS, seconded by NH and AGREED to approve the payment schedule, all in favour.

9.4 Quarterly Financial Review:

It was proposed by PS, seconded by SC and AGREED to approve the Quarterly Review, all in favour.

9.5 Online Banking:

Councillors are progressing through the registration system.

10. Parish Council Governance:

10.1 Standing Orders updates:

The document does not mention online banking, so no update is required.

10.2 Financial Regulations updates:

The Financial Regulations state:

“6.9 If thought appropriate by the Parish Council, payment for certain items may be made by BACS or CHAPS methods provided that the instructions for each payment are signed, or otherwise evidenced, by three authorised bank signatories, are retained, and any payments are reported to the Parish Council as made. The approval of the use of BACS or CHAPS shall be renewed by resolution of the Parish Council at least annually.”

It was agreed that this covers the needs of the council with regard to online banking procedures and that consequently, no update is necessary.

11. Local Organisations & Stakeholders updates

i. *Caradon Community Network Panel update:*
RJ to attend the meeting on 14th October and update at next meeting.

ii. *Tamar AONB:* No news

12. Premises licensing: to receive an update on recent applications NONE

13. Items for next Parish Council meeting agenda

- Community Grant/PTA
- Closed session for staff review.

14. Date and time of next meeting: 10th November 2020 via Zoom

Meeting closed at 21:33

St. Mellion Parish Council				
Payment Schedule REVENUE Account				
DATE	October 2020			
PAYEE	Invoice Date	Invoice #	Description	Amount
R Jackaman	n/a	n/a	Clerk Salary and Reimbursements	£428.56
AG Accountancy Ltd	01.10.2020	3027	Payroll Service	£11.20
ICO	08.10.2020	n/a	Renewal Fee	£40.00
NEST	10.10.2020	n/a	Employer + Employee contribution to clerk's pension	£34.62
TOTAL				£514.38

St. Mellion Parish Council				
Payment Schedule CAPITAL Account				
DATE	October 2020			
PAYEE	Invoice Date	Invoice #	Description	Amount
Jason Brade	01.10.2020	1001	Phone box refurbishment	£370.00
TOTAL				£370.00

