

**St. Mellion Parish Council Meeting
Tuesday 12th January 2021 at 7:00 pm
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) (joined at 19:50 having been unavoidably delayed by work commitments).

IN ATTENDANCE: Ren Jackaman - Clerk (RJ), three members of the public, (one left at 19:35, second at 20:15, third at 20:45).

1. Councillor matters

1.1 To receive apologies for absences:

1.2 To receive declarations of pecuniary interests:

NH declared an interest in Planning Application PA20/11275.

1.3 To receive declarations of non-registrable interests: NONE.

1.4 To approve written requests for dispensations: NONE.

2. Previous Parish Council meeting (10th November 2020)

2.1 To approve the minutes or Ordinary Meeting:

- It was proposed by BB, seconded by HG and RESOLVED to approve the minutes of the Ordinary Meeting of the 10th November 2020 as a true record of the meeting, all in favour.

2.2 To approve the minutes of Closed Session:

- It was proposed by NH, seconded by PG and RESOLVED to approve the minutes of the Closed Session of the 10th November 2020 as a true record of the meeting, all in favour.

2.3 Matters Arising NONE.

2.4 Items Actioned since last meeting:

Solar panels have been fitted to the two southbound bus shelters by Autocross Euroshel Ltd.

3. Questions from the public:

Amanda Copson: Regarding tree planting, could there be planting in the Diocesan owned Glebe Field? (see also 8.3 below).

Briand Hammond: Regarding his planning application PA20/11275 (which is family driven) for two houses in Church Lane, Mr. Hammond invited questions about his application and offered to help with any tree planting work which results from the above point.

Richard Holmes: Has submitted an objection to PA20/11275 on the online register, has engaged a planning consultant and will be submitting a more formal objection in due course. He has shared his concerns with the applicant and outlined them to those present, the main concern being the overlooking aspect of the proposal and issues around defining boundaries to allow 'rounding off' to be used as justification. Expressed disappointment that there was no prior consultation offered by Mr. Hammond as applicant. Highlighted that this plot has been defined as a rural exception site and that there is a concern about future planning applications.

Mr. Hammond responded to these concerns. He reported that the Planning Department gave a figure of up to twelve affordable houses on the site, whereas he only wants to place two houses. He is happy to move the location of the planned houses to a more acceptable situation on the plot and requested the PC to make a comment to that effect, if deemed helpful to do so.

4. Correspondence received: NONE.

NH left the meeting in accordance with 1.2 above (19:39).

5. Planning matters

5.1 Planning Applications:

- **PA20/11275 - Messrs Zachariah, Bryan (Jnr) And Brian (Snr) Hammond, Land Adjacent to Church Park, St Mellion, PL12 6RG.** Outline application for construction of up to two dwellings with all matters reserved.
Consultation Deadline: 13th January 2021.

Discussion took place, it was noted that:

- The proposed houses are tightly aligned with neighbouring properties.
- The new proposal clearly attempts to address the concerns raised by the previous planning in principle application relating to this site and is commended for doing so, but this may have led to a choice of specific location which causes different problems.
- This was formerly an undeveloped field and the Cornish bank is the natural boundary to the plot and is perceived as the village boundary and the limits of 'rounding off'.
- There is a perceived risk that this boundary would be disregarded in favour of subsequent planning applications.
- Conversely, it was also noted that the Golf Club physically restricts significant further development in the area.
- Siting the houses at the top end of the plot may be preferable as it would defer the concerns raised with regard to 'rounding off'.
- The development is closely abutting the Cornish bank and does not appear to leave room (within the plot indicated by the red area on the plan) for adequate development for two houses, this presents an issue with regard to the proposed parish boundary, the actual required plot size appears too large not to create and impact on this boundary.
- There appears to be a valid concern related to incorporeal hereditaments, in particular with regard to privacy.
- It is not clear whether the development is intended to be affordable housing as indicated by the outcome of the planning in principal application.
- The reduction to two properties from as many as twelve is definitely preferred.
- Concern was expressed that this plot is considered to be a Rural Exception Site.

It was proposed by BB, seconded by HG to support the application, this proposal was rejected by a vote of three to two and therefore this application is not supported.

NH re-joined the meeting.

- **PA20/11300, Mr F Rogers, Amy Down Quarry, Blunts, Saltash, PL12 6RX**
Construction of extension to existing agricultural building.
Consultation Deadline: 26th January 2021

Discussion followed, it was noted that:

- The current space is adjacent to a track and field.
- It is at some distance from any other developments.

- No controversial issues were noted.

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

5.2 Enforcement: Refusals, Approvals & Appeals:

- **PA20/06163 - Crown Golf, St Mellion Estate, St Mellion, PL12 6SD**
Outline application with all matters reserved retirement village, residential nursing home, GP surgery and pharmacy, farm shop etc. **Status - Awaiting decision.**
Note that the Planning Officer has advised that a revised site notice has been posted so as to comply with the statutory requirement that proposals that conflict with the Development Plan (i.e. the Cornwall Local Plan in this instance) because it is in the open countryside - are advertised as such. Currently it looks likely that the application will come before the March East Planning Committee meeting - but this may change.
- **PA20/07313 Miss Jenny Hooper, Woolaton Cottage, St Mellion, PL12 6RN**
Two storey rear extension. **Status - Approved.**
- **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. **Status - Withdrawn.**
- **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 - Approved.**
- **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 - Approved.**

(BK proposed to move item 8.3 to this point in the agenda to allow Amanda Copson to report further and then take her leave, agreed by all present)

8.3 Tree Planting:

HG indicated that the school has applied for and been granted a delivery of free saplings from the Woodland Trust for delivery in March. The PC is eligible to apply for free saplings, locations to be sought via public appeal. The Glebe Field has been identified as a possible site, as long as permission can be granted. Such scheme should be linked in with the Forest for Cornwall project. To plant local varieties of cherry trees would be particularly desirable as a reflection of parish heritage, potentially to be funded by the Parish Council.

ACTION: RJ to post a notice on Facebook (St. Mellion & Pillaton Hub) asking for support and offers of land and make contact with the Forest for Cornwall project.

5.3 Other Planning Matters:

- Neighbourhood Development Plan:*

The need to explore options for engagement and funding was discussed. Recruitment from amongst parishioners is desirable. Public engagement works better if parishioners are involved in organising events.

ACTION: RJ to approach Cornwall Council and clerk of Hatt & Botus Fleming for advice on smaller NDP development.

6. Highway & Transport:

6.1 CNP Highways Scheme update:

All schemes so far commissioned have been completed, apart from the St. Ann's Chapel Road Safety measures. Paul Allen of CORMAC is retiring in March 2021. An annotated map is still required with local hamlets indicated for CAR 24 project to provide placename signage.

ACTION: RJ to ask Helen Fincham if there is a mapping system that can be used to help with this.

BB reported that the road from the roundabout past the Golf Club reception gets very slippery, the Golf Club have asked if a new grit bin can be provided. RJ advised that they could apply to the Parish Council to purchase and supply a new bin, or they can purchase one themselves, the latter being the quicker option.

6.2 Safe Passageway:

Nothing to report, item to be deferred until such time as Covid 19 pandemic has ended.

7. Council Property & Assets: Nothing to report.

8. Project Updates:

8.1 Proposed siting of northbound village bus shelter on pt. 9143:

It was proposed by BK, seconded by SC and RESOLVED to approve the additional liability of £1100 Diocesan costs, all in favour.

ACTION: RJ to inform Michelle May of Earl & Crocker of approval.

8.2 Telephone Kiosk Refurbishment & AED Defibrillators: Defibrillator unit case has been installed. No news from Western Power regarding the fitting of power to the telephone kiosk, or the revised quote for St> Mellion Park.

ACTION: SC to follow up with Western Power and establish a date when works can be undertaken

9. Parish Council finances

9.1 Quarterly Review

The Bank reconciliation, cashbook, cashflow and actual vs. budget documents were viewed via screenshare.

It was proposed by PS, seconded by NH and RESOLVED to approve the quarterly review, all in favour.

9.2 To approve monthly payment schedule for December 2020/January 2021

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

9.3 To approve the budget for ye 2022:

RJ reported that the precept request of £11500 has been approved.

It was proposed by PS, seconded by SC and RESOLVED to approve the budget for ye 2022, all in favour.

9.4 Online Banking update:

RJ to deliver the relevant post from Lloyds Bank to councillors.

9.5 Proposed grant for PTA update

Deferred to next meeting due to lockdown.

10. Parish Council Governance:

10.1 Dates of Parish Meetings in 2021:

Ordinary meetings are customarily held on 2nd Tuesday of the month at 7:00 pm, except August and December when there is no meeting, so the dates for 2021 are as follows:

January 12th

February 9th

March 9th

April 13th

May 11th

June 8th

July 13th

September 14th

October 12th

November 9th

December TBC

It was proposed by BK, seconded by PS and RESOLVED to approve the elected dates for parish meetings in 2021, all in favour.

10.2 Committee on Standards in Public Life Survey:

The Code of Conduct is being redeveloped, a NALC survey is currently running to which councillors can contribute the deadline is the 15th January 2021.

HG reported that she has received an objection from a parishioner to the raise in the payment to Cornwall Councillors, that this will adversely impact on his council tax, it is inappropriate in the current economic climate. A short discussion followed and general disappointment was expressed.

11. Local Organisations & Stakeholders updates: Nothing to report.

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

13. Items for next Parish Council meeting agenda:

- Tree Planting
- PTA Grant
- NDP advice

14. Date and time of next meeting: 9th February 2021 via Zoom

BK closed the meeting at 21:54

St. Mellion Parish Council				
Payment Schedule REVENUE Account				
DATE		December	2020	
PAYEE	Invoice Date	Invoice #	Description	Amount
R Jackaman	n/a	n/a	Clerk Salary and Reimbursements	£447.99
AG Accountancy Ltd	01.12.2020	3090	Payroll Service	£11.20
SLCC	25.11.2020	ORD 507432	Arnold Baker Local Council Administration 12th Edition	£61.90
NEST	09.12.2020	n/a	Employer + Employee contribution to clerk's pension	£37.20
TOTAL				£558.29
DATE		January	2021	
R Jackaman	n/a	n/a	Clerk Salary and Reimbursements	£447.99
AG Accountancy Ltd	31.12.2020	3123	Payroll Service	£11.20
St. Mellion School	08.01.2021	VN-03	Printing the Mellanus News	£24.00
NEST	09.01.2021	n/a	Employer + Employee contribution to clerk's pension	£37.20
TOTAL				£520.39

Payment Schedule CAPITAL Account				
DATE		January	2021	
Autocross Euroshel Ltd	11.01.2021	8269	2 x solar panel kits for bus shelters + delivery and fitting	£3,576.00
TOTAL				£3,576.00