

MEETING NO.11

Minutes of the FEOCK PARISH COUNCIL MEETING held on Monday 4th July 2016 at the Parish Council Office, Devoran at 7.15pm

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	R Richards	B Thomas	C Shefford
	C Kemp	S Parker	R Andrew
	M Kemp	P Lightfoot	C Johnson
	I MacDonald		C Blake
	P Allen		

In attendance: Debra Roberts, Parish Clerk & Responsible Finance Officer
Cornwall Councillor Chamberlain

CHAIRMAN: Councillor Richards

1. INTRODUCTION

The Chair welcomed everyone to the meeting.

2. APOLOGIES

Apologies had been received from Cllrs Gordon and Hambly-Staite

3. APPROVAL OF MINUTES OF THE MEETING HELD ON 7TH JUNE 2016

RESOLUTION: CLLR ANDREW PROPOSED THAT THE MINUTES OF THE MEETING HELD ON 7TH JUNE 2016 AS CIRCULATED BY THE CLERK BE CONFIRMED AS A TRUE RECORD, AND SIGNED BY THE CHAIRMAN. THIS WAS SECONDED BY CLLR M KEMP AND WAS CARRIED BY THE MEETING.

4. DECLARATIONS OF INTEREST

Cllr Andrew gave the following statement:- "I (Cllr Andrew) declare an interest in planning matters related either directly or in proximity to my land and property in Feock. For the public record, I am an employee of Cornwall Council working on the Localism Agenda. I have been advised by the Monitoring Officer that as a Parish Councillor I have no personal interest in the Neighbourhood Planning Agenda and related issues. However, if during the course of discussions issues are discussed of which I have a personal involvement it may be appropriate to leave the meeting and take no further part in the debate and for it to be recorded in the minutes"

Cllr Parker declared an interest in the Quenchwell Road planning application which was to be discussed later in the meeting and would take no part in the discussion.

5. PUBLIC PARTICIPATION

There were no public present.

6. CLERKS UPDATE ON MATTERS ARISING FROM PREVIOUS MINUTES

The Clerk gave her updated which is attached at Appendix 1 and had been previously circulated. The Chairman commented that there seemed to be some cross over with the Living Well initiative and Community Emergency Plans.

7. MATTERS FOR REPORT

Cllr C Kemp advised that Devoran Community Association had now disbanded. It was recorded that the Parish Council were very appreciative to Devoran Community Association for all the work they had carried out since they had been in existence. Cllr Blake advised that 120 people had attended the Birthday Party for the Queen held in Feock. It was noted that the party at Point Quay for the Queens Birthday was also a great success.

The Clerk commented that our local transport scheme had been covered in article in the Local Government Chronicle and she would circulate the article to the Council.

8. CURRENT REPORTS

Cornwall Council

Cllr Chamberlain gave the following report. He had been working on a housing development programme to provide 1000 houses between now and 2020/21. A business case would be going to the Portfolio Advisory Committee tomorrow. This would include cross subsidy on site of market rate houses for sale and also rent to subsidise affordable rate houses for sale and rent.

Temporary accommodation, this is provided through private landlords and Cornwall Council provide temporary B&B accommodation including people with medical and mental health issues. Accommodating 250 people in this way at present. Their housing benefits are taken off the individual and given to the private landlord, and Cornwall Council take a handling/admin charge, the bill for this is £1.2M a year, could do the same with temporary accommodation, take a loan from the Public Works Loan Board and provide hostels, possibly 3 which would go some way to alleviating this problem and resulting in less being paid to private landlords.

Cllr Allen commended Cllr Chamberlain on his approach to this and felt it was a very good idea.

The Chairman said that there had been a query raised on the allocation of homes on the new Taylor Wimpey estate in Carnon Downs and Cllr Chamberlain had investigated this. Cllr Chamberlain advised that affordable for rent is allocated exclusively from those on the Homechoice register, firstly primary to those with a parish connection and then secondary parish connection or band A from within Cornwall, possibly someone moving very regularly due to personal/domestic problems. Cllr Chamberlain has seen the list for both Feock and Kea developments, Cllr Chamberlain was assured that this was exactly what was happening. Where people were not coming from primary or secondary parish connection, Housing know why they are there but not allowed to tell us due to confidentiality. Affordable for sale – that is governed by South West Homes. Kea still looks like going on primary, secondary and then Cornwall, however there was no news yet on the allocation conditions for Carnon Downs yet on the affordable homes for sale.

The Chairman thanked Cllr Chamberlain for looking into this.

Devon & Cornwall Police

The Clerk advised there was no longer a regular Police report as PCSO Tom Care had been moved to a new role and not replaced. She had contacted the new Policing team and they had left her a message to say they would call in to the office to see her and discuss the parish.

9. FINANCIAL SUMMARY & ACCOUNTS FOR PAYMENT

The Clerk gave her financial report which is attached at Appendix 2.

10. LOCAL WARD REPORTS

Feock – Cllr Shefford

Reported that the wooden steps on the footpath at Pill Creek were broken. The Clerk had reported this to Cornwall Council and a warning sign had been displayed. There was lots of interest in the sale of the Reading Room. There was also a dog that was quite aggressive but this had not been reported to the Police as it had not attacked anyone.

Devoran – Cllr Thomas

There had been lots of positive comments about the new footpath on the verge alongside the old A39.

Local resident Sally Brown was going to come up with a planting scheme.

The Chairman said that we would see how the compacted surface worked on the footpath but we may need to install the plastic grid and gravel system, however there was money in the budget for this.

Carnon Downs – Cllr Allen

There was nothing of significance to report from Carnon Downs.

11. NEIGHBOURHOOD PLAN

The Chairman advised that we have finally got a fixed figure for our share of the Cornwall housing allocation, following the recent inspection of the Cornwall Local plan the figure for Cornwall has been approved and our share is around 106 new dwellings (not taking into account the Taylor Wimpey development in Carnon Downs, this is in addition to the 106). Unsure if the planning application to turn holiday accommodation into permanent homes at The Valley development in Carnon Downs would contribute towards this number, if approved, and an answer on this was being sought.

Cllr Chamberlain commented that in the new Planning & Housing Bill it states that “Exception sites are exempt from providing starter homes”. Cornwall Council are checking this. If in AONB you can put 5 houses in and then the 6th will need to be affordable, if not in AONB or designated rural areas, then the limit before providing affordable is 10. This means that developers would not have to provide any affordable homes in developments up to 10. Cornwall Council are arguing that Cornwall should be designated as completely rural, so that 5 limit applies whether in AONB or not. Clarification is being sought on this issue.

12. PLANNING COMMITTEE REPORT

The Chairman advised that the Planning Committee is very busy at the moment, currently 18 applications need to be discussed some of which have been deferred so that a second meeting can be held a fortnight later to avoid the Planning Committee meeting being very long.

Cllr MacDonald has resigned from the Committee due to other commitments, Cllr Thomas has put himself forward for the Planning committee.

RESOLUTION: CLLR RICHARDS PROPOSED THAT CLLR THOMAS BE ELECTED TO THE PLANNING COMMITTEE, SECONDED BY CLLR SHEFFORD, CARRIED UNANIMOUSLY.

The Chairman thanked Cllr MacDonald for his commitment to the Planning Committee over the last 18 months.

Quenchwell Road development planning appeal

The Chairman advised that the application for around 60 dwellings had been refused by Cornwall Council earlier this year. The applicant has now lodged an appeal against the refusal decision. The Clerk had circulated additional information from the Chairman which he would like to be submitted to the Planning Inspector. The Chairman asked for comments on the document he has put together. Cllr C Kemp congratulated the Chairman on the comprehensive document.

Cllr Allen felt that it should be noted that the most sustainable community in the parish was Carnon Downs, but it should also be noted that residents would like to see development spread around the Parish, which was clear from the Community Questionnaire sent out as part of the Neighbourhood Plan. There was a discussion regarding sustainable communities and how this related to our parish.

RESOLUTION: CLLR RICHARDS PROPOSED THE REPORT CIRCULATED BE SUBMITTED AS THE PARISH COUNCIL'S ADDITIONAL INFORMATION TO THE PLANNING INSPECTOR TO OBJECT TO THE APPEAL AGAINST THE REFUSAL OF THIS APPLICATION, SECONDED BY CLLR BLAKE, CARRIED UNANIMOUSLY.

It was noted that Cllr Parker took no part in the discussion or voted regarding this item as he had declared an interest.

13. FINANCE & GENERAL PURPOSES COMMITTEE REPORT

Cllr M Kemp advised we now have planning permission for the conversion of the Reading Room with some allowances to be made for bats.

Estimates on the valuation of the Reading Room had been sought from various Estate Agents and advice sought on the best way to market the property.

Prices ranged from between £150K to inviting offers in excess of £200K.

RESOLUTION: CLLR RICHARDS PROPOSED THAT WE PUT THE PROPERTY ON THE MARKET WITH LILICRAP AND CHILCOTT FOR A PERIOD OF UP 10 WEEKS, DEPENDANT ON OFFERS RECEIVED, AT OFFERS IN EXCESS £200K AND THE FINANCE & GENERAL PURPOSES COMMITTEE ARE GIVEN DELEGATED AUTHORITY TO REVIEW THE SITUATION AND RECOMMEND TO THE FULL COUNCIL ACCEPTANCE OR OTHERWISE OF THE OFFER, SECONDED BY CLLR MACDONALD, CARRIED UNANIMOUSLY WITH ONE ABSTENTION FROM CLLR SHEFFORD (WHO WISHED HER ABSTENSION TO BE RECORDED).

14. ACCESS & AMENITIES COMMITTEE REPORT

Cllr Allen reported that the review of the condition of Council properties had been carried out by himself and the Clerk for this year.

The Clerk commented that works were required to two of our bus shelters, Fourturnings (quote of £425) and Porthgwidden (quote of £235)

RESOLUTION: CLLR ALLEN PROPOSED THAT THE COUNCIL ALLOCATE THE FUNDS AS PER THE QUOTATIONS RECEIVED TO REPAIR THE BUS SHELTERS, SECONDED BY CLLR ANDREW AND CARRIED UNANIMOUSLY.

Footpath signage

Cllr Allen advised he had identified 10 – 12 footpath signs that need work (mostly to re-site them as the posts had rotted and broken off) this was Cornwall Council's responsibility and this had been

reported to them but unfortunately as this is not classed as high priority work. Cllr Allen suggested that those on the Roundwalks should be given the highest priority.

Cllr Allen commented that we have struggled to get work for lengthsman scheme and he would suggest the £1000 from that budget be reallocated to footpaths.

RESOLUTION: CLLR ALLEN PROPOSED THAT THE £1000 FROM THE LENGTHSMAN BUDGET BE REALLOCATED TO FOOTPATH MAINTENANCE/SIGNAGE, SECONDED BY CLLR JOHNSON AND CARRIED UNANIMOUSLY.

Cllr Johnson thanked Cllr MacDonald and the Clerk for their work to secure additional funding to expand our library area from Cornwall Council.

15. POINT QUAY ASSOCIATION REPORT

Cllr Allen said the Queens Birthday was very successful, the Regatta was being held on Saturday and an open air Church service on Sunday and the Gig racing this evening. The Regatta was a great success as was the one held this weekend at Devoran.

Cllr MacDonald left the meeting at 8.45pm.

16. REQUEST TO USE DEVORAN RECREATION GROUND BY DEVORAN PRE-SCHOOL

Cllr C Kemp declared an interest in this item and took no part in the discussion or voting.

The Clerk advised that Devoran Pre-School had requested to use Devoran Park on Friday 22nd July 2016 for their Sports Day.

The Parish Council agreed to this request, subject to the necessary insurance being in place.

17. "YOUR CHOICE" FUNDING AMENDED CRITERIA

The Clerk had circulated the amended "Your Choice" funding criteria (attached at Appendix 3).

RESOLUTION: CLLR ANDREW PROPOSED THE NEW CRITERIA AS CIRCULATED BE ADOPTED, SECONDED BY THE CHAIRMAN AND CARRIED UNANIMOUSLY.

18. REVISED STANDING ORDERS & FINANCIAL REGULATIONS

The Clerk advised that the Council needed to adopt the new Standing Orders and Financial regulations (circulated prior to the meeting) both of which were based on model documents from the National Association of Local Councils.

RESOLUTION: CLLR M KEMP PROPOSED THAT THE NEW FINANCIAL REGULATIONS AS CIRCULATED BY THE CLERK BE ADOPTED, SECONDED BY CLLR C KEMP AND CARRIED UNANIMOUSLY.

RESOLUTION: THE CHAIRMAN PROPOSED THAT THE NEW STANDING ORDERS AS CIRCULATED BY THE CLERK BE ADOPTED, SECONDED BY CLLR C KEMP AND CARRIED UNANIMOUSLY.

19. BUSINESS ADMINISTRATION APPRENTICESHIP

Cllr Richards and the Clerk had met with Truro College to discuss the recruitment of an apprenticeship to be employed by the Parish Council. The Clerk had circulated a report covering the costs and conditions of employing an apprentice. The Clerk advised that at the present time she expected there to be surplus funds to fund an apprentice although this had not been budgeted for.

RESOLUTION: CLLR ANDREW PROPOSED THAT A BUSINESS ADMINISTRATION APPRENTICE BE RECRUITED FOR A PERIOD OF 12 MONTHS ON THE CONDITIONS CIRCULATED BY THE CLERK, SECONDED BY CLLR THOMAS AND CARRIED UNANIMOUSLY.

20. GIG ROWING TASTER SESSION

Devoran Gig Club had thanked the Parish Council for their donation of £250 towards their gig cover and had invited the Parish Council to take part in a taster session in one of the Gigs. The Clerk to contact them to arrange a date.

There being no further business the meeting closed at 9.02 pm

Clerks report on matters arising from previous meeting

To follow

Appendix 1

Financial Report

To follow

Appendix 2

Revised "Your Choice" funding criteria

To follow

Appendix 3

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