

## MEETING NO.1157

**Minutes of the FEOCK PARISH COUNCIL MEETING held on Monday 7<sup>th</sup> November 2016 at the Parish Council Office, Devoran at 7.15pm**

WARDS	CARNON DOWNS	DEVORAN	FEOCK
	R Richards	V Gordon	C Shefford
	C Kemp	B Thomas	R Andrew
	M Kemp		K Hambly-Staite
	I MacDonald		C Blake
	P Allen		

In attendance: Debra Roberts, Parish Clerk & Responsible Finance Officer  
Cornwall Councillor Chamberlain  
Dr Lander, Cornwall Rural Housing Association  
2 members of Devoran Village Hall Committee

CHAIRMAN: Councillor Richards

### 1. INTRODUCTION

The Chair welcomed everyone to the meeting.

### 2. APOLOGIES

Apologies had been received from Cllrs Lightfoot, Johnson and Parker. Cllr Gordon had advised she would be late to the meeting.

### 3. APPROVAL OF MINUTES OF THE MEETING HELD ON 4<sup>TH</sup> OCTOBER 2016

**RESOLUTION: CLLR ALLEN PROPOSED THAT THE MINUTES OF THE MEETING HELD ON 4<sup>TH</sup> OCTOBER 2016 AS CIRCULATED BY THE CLERK BE CONFIRMED AS A TRUE RECORD, AND SIGNED BY THE CHAIRMAN. THIS WAS SECONDED BY CLLR RICHARDS AND WAS CARRIED UNANIMOUSLY 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 Thomas declared an interest in Item 7 Devoran Village Hall request for financial assistance as he was a trustee of Devoran Village Hall and confirmed he would take no part in any discussion.

Cllr C Kemp declared an interest in Item 14 relating to the structure Devoran Pre-School wished to erect as she was the Manager of Devoran Pre-School.

### 5. PUBLIC PARTICIPATION

There were 3 members of the public present, all had come to speak on items on the agenda.

### 6. AFFORDABLE HOUSING PROVISION IN THE PARISH

The Standing Orders were suspended to allow Dr Lander to speak to the Council on this agenda item.

Dr John Lander attended from Cornwall Rural Housing Association (CRHA). Dr Lander distributed copies of the Cornwall Rural Housing Association annual report. CRHA focus on local people, rural communities and fully affordable housing. They are just about to start a development of 8 houses at Poundstock near Bude. This is a typical CRHA development. The land price was £5K a plot, land cost of £40K in total, given generous grant availability this can work with affordable rents. They are now looking for new sites. Typically the sites are never more than 25 houses, CRHA have completed 49 developments, including on the Isles of Scilly. They are looking for land between ½ acre and an acre for 6 – 10 houses in one group, the challenge is the land prices. Rent levels are also challenging, affordable rents are assessed to be 80% of market rents but this is not affordable for people in all areas. Their aim is to build affordable houses to rent for local people. At the Lizard the land was given to CRHA by the Parish Council. Cornwall Council and other Parish Councils have also been willing to sell land at a cheaper price to CRHA for the provision of affordable housing. All the developments so far are part of a village and not in the open countryside. They are fully social needs housing and not sheltered housing. Social rents are only applicable to those people who are long term tenants, new rents now have to be affordable rents at 80% of market level. Dr Lander felt there was a strong case for small developments elsewhere in the Feock Parish other than Carnon Downs.

Cllr Chamberlain asked what the source of the £240K from Cornwall Council was? Dr Lander was unsure which funding stream this came from at Cornwall Council. Cllr Chamberlain felt there was no a particular demand in this area for affordable housing at present.

Cllr Richards proposed that we have an informal group to work further with Dr Lander, all were in agreement. Cllr Richards thanked Dr Lander for attending.

#### **7. DEVORAN VILLAGE HALL REQUEST FOR FINANCIAL ASSISTANCE**

Judy Ivall and Ann Cunningham presented photographs of the new hall and the storeroom. They had unfortunately been unsuccessful in their second SITA bid for work to lower hall, they would like to make this a community hall and somewhere for people to meet with friends and have coffee. They would be re-applying to SITA in April next year for £35K. They urgently need to do some emergency work on the store room and this is where they store the new chairs etc., concerned that these will get damp if the work is not completed soon. The lower hall is usable as it is but want to make it more attractive and able to be rented properly rather than just on a donation basis due to its condition, which would give an income. They desperately need funds, either by way of a loan or grant. They were desperately trying to fund raise but the local community have given so much already this is now getting increasingly difficult. Emergency repairs are needed urgently. In the long term they would like to do something with the car park surface as well. The Committee has some money in the bank but need this as the contribution towards the SITA grant if they are successful with next years application. They need £10K to fund urgent works over the winter to re-lay the floor and raise the level of the lower hall, repairs to storeroom, damp proofing and heating. The necessary work would take about a month.

The Chairman thanked Ann and Judy for coming along and said that the Parish Council would consider their request for assistance.

## **8. CLERKS UPDATE ON MATTERS ARISING FROM PREVIOUS MINUTES**

The Clerk advised that the Reading Room sale required the production of an EPC and also an indemnity insurance policy regarding the right of access to the side of the property, this was being arranged.

## **9. MATTERS FOR REPORT**

Cllr Richards attended the launch of 10 new First Kernow buses which will be used on the U1 route.

Cllr Andrew was writing a piece for the 'My Community Champion' blog.

Cllr Allen had attended the Mineral Tramways Steering Group meeting as we had an interest in the land at the Carnon Valley. He had spoken to the Environment Agency regarding the land at the Carnon Valley and the local management team are still keen for us to be involved. The Environment Agency are going through a re-organisation and their landholdings may be moved into a different company/organisation.

Cllr Allen is now also the Chair of Truro Harbour Forum this is a consultative organisation for the local harbours and he would also sit on the Harbours Board.

## **10. CURRENT REPORTS**

### **Cornwall Council**

Cllr Chamberlain gave the following report. He had attended two Council meetings this week, Devonwall one major issue being discussed. A united front could not be presented to the Boundary Commission on the Devonwall issue as not all Councillors could agree. The Strategic Planning meeting had discussed the Crealy holiday and leisure park application for 236 units at St Issey. This is the same company who Alton Towers, this would provide 6\* accommodation. Just down the road there is a holiday accommodation site trying to change holiday accommodation to residential as business model not working. The Crealy application was approved. He had also attended the Central Planning Meeting with Cllr Richards re the Dunvegan application for an 'infil' development in the garden of the adjoining property, the decision to approve the application as 'infil' was in his view an appalling decision. He had taken this application to the Planning PAC and they agreed that the points made were pretty pertinent and that it was a strange and worrying decision to allow infill in a gap of 100 metres. The Planning PAC felt that there was something wrong with how planning officers are looking at it 'infil', they are now too lenient and using Dunvegan as an example of a poor decision at training sessions.

Cllr C Kemp asked if this would now change the decision? Cllr Chamberlain said that this would not change the decision as it had been granted permission at Central Planning Committee.

Cllr Chamberlain said he never felt it was part of Quenchwell hamlet, the key issue is that the emerging local plan says it is infill gaps of 1 or 2 houses, where this is a 100 metre gap which would fit 18 houses.

Cllr Richards commented that the standard of debate at the Central Planning Committee was not of the standard that he would expect from a Cornwall Council committee. He was pleased that he had persuaded Cllr Chamberlain that it was worth taking to Central Committee. There was another application opposite Dunvegan due for a decision and he would request that Cllr Chamberlain also take this to Central Planning Committee, together with further application on Quenchwell Road as well.

## Devon & Cornwall Police

The Clerk gave the Police crime report for August which were the latest figures she was able to access online <https://www.police.uk/devon-and-cornwall/CIOS.4065/crime/+LCXfe2/>

There were 13 reported crimes in the Parish for the month broken down as follows.

1. Carnon Downs, Bissoe Road - Anti-social behaviour
2. Carnon Downs, Parkancreeg – Anti-social behaviour
3. Devoran, Tremayne Close – Anti-social behaviour
4. Devoran, Chapel Terrace – Other theft
5. Devoran, Point Road - Anti-social behaviour
6. Devoran, Point Road - Violence and sexual offences
7. Devoran (Carnon Valley) - Violence and sexual offences
8. Feock, Elm Meadow – Public order
9. Feock, Loe Beach area –Other theft
10. Feock, Dicky Lane - Anti-social behaviour
11. Feock, Dicky Lane - Anti-social behaviour
12. Feock, Dicky Lane – Other theft
13. Feock, Ferry Terminal - Violence and sexual offences

It was agreed for the Parish Clerk to write to the Police & Crime Commissioner regarding how the figures were recorded and how this could give a false impression of crime level in an area.

### 11. FINANCIAL SUMMARY & ACCOUNTS FOR PAYMENT

The Clerk gave the following financial report.

Total outgoings/accounts to be paid since the last meeting £11,660.19

Includes:

4 x EHS invoices

St Feock Holy Well refurbishment, zip wire structure work

Legal fees for sale of Reading Room £624.58

Bat survey for Reading Room - £724.95

Total income since last meeting in October £2,728.11

Current account bank balance and reconciliation - £114,606.64 as at 07/11/16

True balance - £110,230.96 (£4915 and cheques not yet cashed)

Cambridge Easy Access Saver (Reserve a/c) - £72,451.32 (includes £50K bond)

### Profit & Loss report to date

Shows to date for the year 2016/17 for general/working account:-

Income	£126,966	£126,966
Expenditure	£197,711 (includes PWL repayment)	£64,955 (without PWL)
Balance	-£70,744	+£62,011 (without PWL)

Cllr M Kemp requested that a Finance & General Purposes Meeting was arranged before the December Parish Council meeting so that the Committee could consider the budget and precept for 2017/18. The Clerk would arrange a date.

## **12. LOCAL WARD REPORTS**

### **Feock – Cllr Shefford**

Residents were pleased with the repairs to the Pill Creek footpath steps that Cormac had carried out. There were concerns about speeding on the way one system in Feock Churchtown. There had been 2 water main bursts at Fourturnings in the last week. The Clerk would find out how people could register for SWW alerts regarding water issues. There were still problems with blocked highways drains in Feock and some residents still had concerns about the Reading Room being sold.

### **Devoran – Cllr Gordon**

There was as a large dwelling being constructed on the Old Tram Road, the building firm asked the Point Quay Association if they could cut back the hedge on the Orchard to make access easier.

Cllr C Kemp is assisting with arranging Carols Around the Tree and it was hoped that if permission was granted in time the large Christmas tree from the common land at Market Street could be used in the park.

The Fireworks on the Quay had been very successful, however there were some safety concerns regarding the exclusion zone.

### **Carnon Downs – Cllr M Kemp**

The Highways feasibility study has been circulated to Carnon Downs Councillors. Cllr Kemp would like Sam, our apprentice to be involved in this project and then Access & Amenities can discuss the project before it goes to Full Parish Council or a public meeting.

Pengelly Meadows - opposite there is a mirror on the verge to help with visibility and he would like to see this kept, it was unknown who had placed it there.

The Clerk would raise the cutting of the hedge adjoining the highway by Pengelly Meadows with Viv Bidgood at next joint Highways meeting. Devoran Pre-School had attended the burying of the time capsule on the Pengelly Meadows site.

Another photograph had been sent in the office of traffic congestion outside of the Dentist on Forth Coth. It was suggested that details of offending vehicles be passed onto the Police.

## **13. NEIGHBOURHOOD PLAN**

Cllr Richards said this is still ongoing. Cornwall Local Plan is soon to be adopted. The Clerk is working on a conformity statement which is required for when it goes out to consultation.

## **14. PLANNING COMMITTEE REPORT**

Cllr Richards said the Committee is now meeting twice a month due to so many applications being received. The Dunvegan issue has already been reported on earlier in the meeting. Today another application for 30 dwellings had been received on the field behind Pengelly Meadows, off Valley Lane. Cllr Richards proposed that we have a public meeting in the Chapel as soon as possible as we did for Quenchwell Road development and invite the developer to come along to present their plans. Cllr Allen said he would like the Dunvegan issue discussed further at our next Planning

Committee meeting and that strong representations should be made about this decision to Cornwall Council.

### **Devoran Pre-School Structure**

The Standing Orders were suspended to allow Cllr C Kemp to speak on this item and explain the proposal further to the Council.

Cathy Kemp said to allow free-flow inside outside play the Pre-School have had a quote to put up a structure from the fence (dividing the car park/outdoor area) to over the door coming out of the hall, it would not be attached to the property and it would not affect the listed boundary wall. It was felt that planning permission would be required as the property was in the Devoran Conservation Area.

**RESOLUTION: CLLR RICHARDS PROPOSED THAT PRE-SCHOOL INVESTIGATE THEIR PROJECT FURTHER AND SEEK CONFIRMATION OF WHETHER PLANNING PERMISSION WAS REQUIRED, THIS WAS SECONDED BY CLLR THOMAS AND CARRIED UNANIMOUSLY BY THE MEETING.**

Cllr Allen commented that the Planning Committee had attended an excellent workshop on Judging Landscape Capacity delivered by one of the Cornwall Council Landscape Architects.

### **15. ACCESS & AMENITIES COMMITTEE REPORT**

#### **20 mph zone**

Cllr Allen reported that the Access & Amenities Committee would like a 20mph zone/limit introduced in Devoran and would like this considered as a project to be budgeted for in 2016/17. Copies of the proposal map were distributed.

#### **Carnon Downs**

Cllr M Kemp advised that various highways improvements were being considered as part of the Carnon Downs Feasibility Study. These were:

1. Forth Coth parking problems on the pavement
2. Bissoe Road pavement extension hopefully to be funded by S106 from Pengelly Meadows
3. Top of Bissoe Road junction with Forth Coth, very dangerous junction for crossing, if walking up Forth Coth and want to cross Bissoe Road, traffic from 4 directions – changes suggested to junction and introduction of traffic island
4. Repaint and extend double yellow lines on Quenchwell Road, problems with large lorries having to overtake parked cars

Cllr Blake commented that Tregye Road was very dangerous for students walking to the College, the Clerk would raise this at the Joint Highways Meeting. The hedge needs to be taken back from the road and cut back to the edge of the tarmac.

The Committee had looked at the proposed projects for 2017/18 and categorised these. Cllr MacDonald would like the results of the speed survey on Greenbank Road checked as he found them very low.

Cllr Richards wished it to be noted that Sam our apprentice had done an excellent job on analysing the data from the play equipment surveys.

**FAST project** – money for this project had been secured through the Cornwall Council devolution fund to fund publicity, public meetings and possibly be used towards a feasibility study. Cllr Richards

has spoken to Tim Light from the King Harry Ferry regarding the problems on the KHF Road and it was suggested that all businesses along that road to discuss what could be done to slow the traffic.

The Clerk would organise an initial meeting with interested Councillors, King Harry Ferry and the National Trust.

The feasibility study for Feock needs to be taken forward and budgeted for in 2017/18 projects.

**16. POINT QUAY ASSOCIATION REPORT**

Cllr Gordon advised that the AGM was to be held on 30<sup>th</sup> November.

**17. TREE MANAGEMENT/WARDEN PROJECT**

The Chairman reported that the Parish Council are working with the Tree Officer of Cornwall Council to look at the Pill Creek TPO.

**18. COMMUNITY HUBS**

Cllr Richards said that this could help some of the people who use our local transport scheme, possibly set up a lunch club to help those people who may be isolated. Perhaps extend the Feock Friday lunch club idea to other areas of the parish. It was agreed to discuss this at a further meeting.

**19. BUDGET & ENHANCEMENT PROJECTS FOR 2017/18**

The Clerk had circulated the draft budget for information.

The draft projects list had been circulated and the Chairman said that the Council needed to consider how we pay for these projects and whether the precept needed to be put up to cover these costs.

Cllr MacDonald asked if people thought it was appropriate to provide a pot of money from the precept to cover the cost of new projects in the Parish rather than the precept just covering the Councils essential functions and operating costs.

Cllr Allen felt that these highways projects came under devolution and would previously have been funded by Cornwall Council, he felt that we had to raise the precept if we were taking on devolved responsibilities and inevitably the precept will have to be put up.

Cllr Andrew felt that in the future we would have a much bigger role to play in health and well being of residents and needed to be mindful of this.

It was agreed that the Finance and General Purposes Committee would discuss the precept and draft budget and make a recommendation to the December Parish Council meeting.

**RESOLUTION: CLLR MACDONALD PROPOSED THAT MEMBERS OF THE PUBLIC BE EXCLUDED, SECONDED BY CLLR C KEMP AND CARRIED UNANIMOUSLY BY THE MEETING.**

There being no further business the meeting closed at 10.30am.