

# SITHNEY PARISH COUNCIL

Chairman: Philip Martin

Clerk to the Council  
Mrs. Pauline Williams  
01209 831229

Briar Cottage,  
Burras, Wendron  
Helston TR13 0HU

31/12

## MINUTES OF AN ORDINARY MEETING OF SITHNEY PARISH COUNCIL HELD AT SITHNEY SCHOOL ON TUESDAY 6<sup>th</sup> NOVEMBER 2012 AT 7.30PM

### Present:-

Cllr. P. Martin - Chairman	Cllr. I Paterson – Vice Chairman
Cllr. P. Bickford-Smith	Cllr. B. Deacon
Cllr. T. Martin	Cllr. M. Morgans
Cllr. A. Pascoe	

Cornwall Councillor Loveday Jenkin (arrived 7.36), Parish Clerk Mrs. Pauline Williams and 14 members of the public,

**1. APOLOGIES FOR ABSENCE** – None received

**2. ACCEPTANCE OF MINUTES** The Minutes of the Parish Council Meeting held at Trannack School on 2<sup>nd</sup> October 2012 were proposed by Cllr. Morgans seconded by Cllr. Deacon and unanimously approved.

**3. DECLARATIONS OF INTEREST FOR ITEMS ON THIS AGENDA** - Cllr. Bickford-Smith declared a pecuniary interest in item 21 housing as a landowner involved in the scheme, and left the meeting prior to both sets of discussion.

Cllr. P. Martin declared a non pecuniary interest in item 21 as a landlord.

### 4. MATTERS ARISING FROM THE PREVIOUS MINUTES

**Problems raised by resident at Spring Cottage, re lane between Sithney Green and B3302 and overgrown trees at Trevarno Front Lodge** – Cllr. Bickford-Smith reported that some work had been carried out in the lane between Sithney Green and B3302 but it was not completed, he considered it needed ditching work to be carried out. The Clerk to contact CC again. CC had asked Trevarno for the overgrown trees to be cut, but they have not been, so a formal notice will be served.

**Collapsed drain Tregathenan near turning to Truthall** – Cllr. Paterson said that CC had agreed to put in some bollards to protect the new pipe. The Clerk had contacted the Environment Agency concerning dirty surface water running into the pipe, leat and into the River Cober asking if they could sample it to ensure it is safe. Nothing further had been heard.

**Crowtown to Sithney School** – CC had issued a Purchase Order and works will take place over a number of Saturdays. It was reported that no work had commenced. The Clerk to contact CC.

**Johnny Whites Lane** – This had been cut back, thanks to Cllr. Bickford-Smith.

**Speed Visor results** - No update was available.

**Update Pengoan Farm** – Mandy Smith, CC, stated that the site had been visited again. There were 28 caravans many of which seemed to be residential. Permission is for 25 holiday vans. A planning contravention notice has been issued which seeks information as to use of caravans, facilities provided etc. If the vans have been used for over 10 years then the owner must supply evidence of such and then apply for a CLUED. Caravan storage is taking place in another field for which there is no permission and the owner will be advised that he needs to apply for planning permission.

**Update Wheal Bramble, Gansey Farm** – Mandy Smith, CC, stated that the property had been visited again. Progress was still being made and she will re visit in six months. If the build is going to extend over the four year barrier then an enforcement notice will be issued.

### Damage to Cornish Hedge between Truthall Manor and grass triangle at bottom beyond the bridge

Cllr. Pascoe reported that no works had been carried out and rocks were still falling into the road.

**Gansey Farm – alterations following closure of Trevarno Estate** – The Clerk had, as instructed contacted the Enforcement Section of CC. Lee Viner, Development Officer, had issued the case with reference EN12/02625 and is going to visit the site.

**An Gwelvos – Report of Post Box** - The Clerk had contacted the Enforcement Section of CC. Lee Viner, Development Officer, had issued the case with reference EN12/02626 and is going to visit the site.

**5. PUBLIC PARTICIPATION** - Mr. Matthew Wills, the architect for Nanskerris spoke on the proposed works. Mr. and Mrs. Raffield, owners of site, explained that the idea was to have a live/work base on the site, producing high quality products, which would be collected once or twice a week by small vehicles. They explained that the woodland area was overrun with Rhododendrons etc when they bought it and they have cleared these. It is envisaged that the woodland will be coppiced and returned to a sustainable state, Mr. Raffield being a woodsman.

**6 POLICE REPORT - PCSO** Ceri Sadler had sent her apologies. There had been no reported crimes in October compared with 4 last year.

**7. CHAIRMAN'S COMMENTS** – The Chairman reminded Councillors about the Remembrance Day Service at St. Sithney Parish Church on Sunday 11<sup>th</sup> November at 6.00pm.

**8. COUNCILLORS' QUESTIONS AND COMMENTS** – Cllr. Bickford-Smith said he had received complaints about mud on the road at Penpraze (from fields). He had visited the site and said there was no simple solution but had advised the owners to carry out remedial work.

Cllr. Bickford-Smith also passed around details of the 'Ash Die Back' disease so that people knew who to contact.

Cllr. Bickford-Smith said he had started a new business called 'Cornwall IT Services'. The Clerk stated that she would let him have the Declaration of Interests form back for amendment.

**9. CORNWALL COUNCILLOR'S COMMENTS** – Cllr. Loveday Jenkin reported:

- She had signed the motion of no confidence in the Leader proposed by 42 Councillors which was discussed at a special Council meeting on October 16<sup>th</sup> and resulted in removal of the leader and election of a new leader – Councillor Jim Curry and some changes to Conservative and Independent members on the cabinet. This occurred because the motion against putting public services out to a Joint venture Private Company was passed at full Council yet the Cabinet continued to progress it against the wishes of the Council. Subsequently there was a paper and electronic public petition to CC. Since over 5000 signatures were obtained the issue was considered by Full Council on 23<sup>rd</sup> October and again voted against, with the Chief Executive being tasked with exploring other in house options. Also at that meeting options for Governance were discussed to be worked up (committee or amended cabinet) and basic Members Allowances for 2014 were agreed at £14,600 which is a £2,600 increase over the 4 years of the Council – which is less than the independent panel proposed at £16000.
- Undertaken my usual Officer chasing on planning, highways and enforcement issues!
- Attended a drop in session on the Core Strategy and Helston Framework meeting. The Core strategy (now called the Draft Local Plan) is almost ready for its final consultation and Helston Framework draft is being worked on alongside that. There are still many unresolved issues and the Cabinet Planning Policy Advisory Panel which met on Friday 28<sup>th</sup> September has supported a lower house building number (38-40,000 rather than 49,000) – However the portfolio holder report to Cabinet this week has not accepted the recommendation of his advisory panel.
- Attended Lowertown Community Group where the Planning Application for 8 houses in Lowertown was opposed and this has subsequently been refused by Cornwall Council under delegated authority.
- Attended the Business Rates informal working group considering the guidance that will be going to Cabinet in November on discretionary rate relief (subsequently withdrawn).
- Attended meetings on the Standards guidance and final code for Town and Parish Councils which is currently being finalised and training is being undertaken by CALC now and CC in Dec and January
- Attended a member briefing on Localism which looked at the implications of the Localism Act in the light of current guidance coming from government.

Also: Cornwall Councillor Loveday Jenkin said she had agreed to contribute money from her community chest to Sithney Brownies for a Marquee for activities and Sithney Wrestling Club for new jackets and shorts.

The Youth Diamond Project with the youth bus and youth workers will be attending Nancegollan, Leedstown, Praze and Breage on every other Wednesday evening starting next week.

Helston Museum – The South Kerrier Heritage Trust had expressed an interest in running the Museum and this has been accepted and a business plan is currently building up. Loveday Jenkin said she had attended the launch of the exciting proposals for the adjacent Passmore Edwards Institute.

**10. PLANNING** – The Clerk read the proposed wording to be used as a revised means of dealing with planning applications.

'Cornwall Council as the Planning Authority for the area has a duty to process applications in a timely manner typically within 21 days. Sithney Parish Council as a consultee on planning applications giving their views on applications to Cornwall Council generally meets once a month'.

To expedite planning applications received after the publication of the monthly meeting Agenda and to avoid delaying decisions on applications, Sithney Parish Council will amend their procedures, from January 2013, and consider applications received up to the last Friday preceding the first Tuesday of the relevant month. It is therefore possible, that applications will be considered that are not specifically listed on the Parish Council Notice Boards.

Anyone who wishes to know if a particular application is being considered at the Council meeting is invited to contact the Parish Clerk, Pauline Williams on 01209 831229, e mail [sithneyparishcouncil@yahoo.co.uk](mailto:sithneyparishcouncil@yahoo.co.uk) on the first Monday of the month and she will be able to advise.'

PAP felt the wording was appropriate and would overcome delays in Planning Decisions. Cllr. Mrs Pascoe felt that applications should be considered right up to the time of the Council meeting. This was agreed, but noted that it would necessitate, if applications came after the PAP meeting, that members of PAP attended the meeting in time to consider them prior to the full Council meeting. Cllr. Pascoe proposed, Cllr. Bickford-Smith seconded that the wording be amended accordingly to read 'time of the full Council meeting' instead of 'last Friday preceding the first Tuesday of the relevant month'. It was proposed by Cllr. Pascoe, seconded by Cllr. Bickford-Smith and carried that the revised wording be approved. The Clerk advised that in accordance with Standing Order 68 this motion to permanently vary SO's must stand adjourned until the next meeting, when subject to approval, SO 42 (c) would be amended.

Cllr. Pascoe reported that she had attended a Planning Considerations meeting at Mullion last week. Mr. Kevin Mosley took the course which was well structured and informative.

**Planning Applications –** The PAP had met on 2<sup>nd</sup> November and the following recommendations had been made:-

PA12/08684 Formation of vehicular access, Pednavounder Farm, Sithney. TR13 0AF.

PAP supported this application; however the application has since been withdrawn.

PA12/08731 Construction of 3 single storey purpose built units and covered working area. Nanskerris, Trevarno, Helston.

PAP felt this retrospective application should be refused. The development was inappropriate for the beautiful, undeveloped, iconic and scenic valley. It was felt that commercialisation of the Trevarno Valley was unacceptable and such units were more suitable on an Industrial Estate or Workshops.

PA12/09758 Erection of conservatory, High Barn, Lowertown, Helston TR13 0BZ. Mr. P. Spence

PAP supported this application.

It was proposed by Cllr. I Paterson seconded by Cllr. Morgans and carried that the recommendations of PAP be approved.

**OTHER PLANNING MATTERS:**

The West sub area planning committee agenda for 10/10/2012 had been received.

**Pre application requests made to CC**

PA12/02073 Erection of an extension to Grade II listed building, conversion of outbuildings into two holiday lets and erection of three timber workshops, Nanskerris, Trevarno, Sithney TR13 0RU. Advice given. Closed.

PA12/2555 Erection of conservatory, High Barn, Gwavas Hill, Lowertown TR13 0BZ. Advice given. Closed. See application above.

**Application updates**

PA12/00249 PA11/04396 Middle Gwavas, Gwavas Hill, Lowertown TR13 0BZ. Submission of details to discharge conditions 2 and 3 in respect of decision notice.

Some conditions had been lifted. The Clerk had asked for confirmation of which ones.

PA12/05621 Conversion of barns to form 6 dwellings and garages, Home Farm, Trevarno. TR13 0RU – Following the comments made by the PC on this application Chantal McLennan had responded stating that the drainage would be subject to Building Regulations legislation.

Surface water drainage had been referred to the Environment Agency who had no objection subject to conditions relating to flood mitigation measures and an emergency flood warning and evacuation procedure.

South West Water confirmed that the existing public water supply was adequate to meet the additional demand.

Regarding the existing stone facing, this was in poor condition and will be replaced with cottage style render with stone inserts, which CC feel is acceptable.

The scheme was too small in value to be able to support an affordable home either on site or to support one elsewhere. The application is to be approved under delegated permissions.

**Permissions Granted**

PA12/07264 CLUED in respect of continued use of land for carrying out commercial car repairs Boscadjack House, Coverack Bridges, Helston TR13 0PB. Some complaints had been received about this.

**11. PUBLIC RIGHTS OF WAY –** Details of the great South West Walk had been received and Cllr. Paterson asked for this to be discussed at the next PC meeting.

**12. REGENERATION/BT phone boxes –** The Clerk reported that she had asked the PC Insurers, AON, to supply a quote for insuring the telephone boxes for £1,500 each under All Risks, but despite chasing them several times no quote had been received in time for this meeting. The Clerk stated that in the Clerks and Council's Direct publication Coreley Council in Shropshire had adopted a ex BT box for use as a library and she had e mailed them with several queries on Insurance and lighting, but had received no response to date.

**13. LOCALISM –** Nothing to report.

**14. CODE OF CONDUCT –** Cllr. Paterson and the Clerk had studied the documents. The June 2012 meeting of Sithney Parish Council unanimously accepted the (Interim) Cornwall Code of Conduct for Parish and Town Councils proposed by Cornwall Council in association with Cornwall Association of Local Councils (CALC).

The final version of the Code of Conduct for Members was circulated on October 16<sup>th</sup> 2012.

Cllr. Paterson said that the amendments primarily relate to:-

1. Part 2, General Obligations, Paragraph 2.6
2. Part 3, Registering and declaring interests and withdrawal from meetings, Paragraph 3.5 a
3. Part 5B – Non-registerable interests, Para 5B

1. Paragraph 2.6, Gifts and Hospitality - In order to finalise the Sithney Parish Council version of the Code of Conduct, the Council has to decide which of two options it wishes to adopt.

**Either**

**2.6** You must not accept any gifts or hospitality that you are offered or receive in connection with your official duties as a member

- (i) worth (value to be set by this Council) or over
- (ii) that could be seen by the public as likely to influence your judgment in these matters.

There is no requirement to register or declare any gifts or hospitality, which have been offered or received.

Or

**2.6** You must record in a register of interests maintained by the Proper Officer any gifts or hospitality that you are offered or receive in connection with your official duties as a member

- (i) worth (value to be set by this Council) or over
- (ii) that could be seen by the public as likely to influence your judgment in these matters.

In either case it is necessary to select either (i) or (ii) above.

Cllr. Loveday Jenkin stated that CC had adopted 2.6 (ii) viz

You must not accept any gifts or hospitality that you are offered or receive in connection with your official duties as a member

(ii) that should be seen by the public as likely to influence your judgement in these matters. There is no requirement to register or declare any gifts or hospitality, which have been offered or received.

It was proposed by Cllr. Bickford-Smith, seconded by Cllr. Paterson, and carried that Sithney Parish Council also adopt this.

Cllr. Paterson explained the following amendments:-

2. Paragraph 3.5 a, Participation of members who represent the Council on outside bodies.

The amendment gives the Chairman the discretion to allow a member (with an interest arising from membership of an outside body) to address the council for information purposes before leaving the room at the discretion of, and on the instruction of, the Chairman.

3. Paragraph 5B, Exclusions

A number of exclusions that exist in law which confirm the rights of members to vote on these matters are now listed in the code at 5B ii.

Dispensations. Under section 33 of the Localism Act 2011 section 27(6) (d) of the Act a dispensation enabling otherwise prohibited members to speak can be granted. Such applications have to be submitted on the relevant form to the Clerk. It was agreed that full Council would be responsible for granting or refusing such dispensations. Sithney Parish Council is required to formally adopt the revised Code of Conduct (including the preferred wording at Para 2.6) and inform Cornwall Council that this has been done.

There will be a requirement to revise Standing Orders and CALC will supply suitable wording in the near future.

It was proposed by Cllr. Paterson seconded by Cllr. Bickford-Smith and carried that the Final version of the code of conduct as amended above be adopted

**15. TREVARNON ESTATE UPDATE** – Cllr. Paterson said that following the sale of parts of the estate he felt that the PC should know who owns which land in case of emergency. Recently access was required following power failure and there were delays in obtaining a key for the land due to no knowledge of the owners. Cllr. T. Martin said that Mr. Greville Richards had purchased land around Nantrisack Farm (70 acres). The Clerk asked Cllr. Bickford-Smith if he could supply contact details, which he agreed to do. The Clerk was asked to write and enquire if she could have details of ownership in case of emergency.

**16. REPORT OF THE CLERK & CORRESPONDENCE**

Rural Services on line 1/10, 8/10,

Rural Opportunities Bulletin October 2012

CALC The Week issue 27,

E mail from Alec Robertson, leader of CC dated 25/9, 8/10,

Cornwall Protect e mail concerning Wind turbines.

Julie Girling MEP newsletter dated 25/9,

CC Localism Newsletter no 10 1<sup>st</sup> October

Cornwall Conversations e mail dated 8<sup>th</sup> October

Managing our finances for Cornwall Budget event for Town and Parish Councils 12/11

Invitation from St. Sithney Parish Church to attend Remembrance Day Service on 11/11 at 6.00p. and to lay a wreath and read a lesson. It was agreed that Cllr. P. Martin would lay the wreath and Cllr. I Paterson would read the lesson.

The Clerk to advise the Churchwarden..

**This item was taken at the end of the meeting as it necessitated the public leaving the room.**

**Request for variation of Clerks contract re telephone calls.** – The Clerk's telephone contract with BT had ended. Under the Clerks current Contract of Employment all daytime telephone calls made on behalf of the PC are chargeable. However, if a free daytime call package, costing £2.90 (£3.15 from January) is paid for by the PC there will be no charges for use of telephone incurred by the Council. Over the last 12 months chargeable calls have cost the PC £57.17 however this could have only cost £34.80 so there is a saving to be made based on the last year of £22.37 and with call charges at 22p for the first minute i think it will benefit the Council.

It was proposed by Cllr. Paterson seconded by Cllr. Morgans and carried that the PC move to a fixed monthly allowance as above from 1/11/2012, and the Clerks contract of employment be amended accordingly.

**17. DONATION TO RBL POPPY APPEAL**

It was resolved that the Council in accordance with its powers under Sections 137 and 139 of the Local Government Act 1972, should incur the following expenditure which, in the opinion of the Council, is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure.

It was proposed by Cllr. Bickford-Smith seconded by Cllr. T Martin and carried unanimously that a donation of £60 be made.

**This item was taken at the end of the meeting as it necessitated the public leaving the room.**

**18. REVIEW OF PARISH CLERKS SALARY ITEM 6.2 OF CONTRACT OF EMPLOYMENT REFERS** (prior to budget setting next month) – exclusion of press and public on the grounds of disclosure of exempt information Part 1 schedule 12 of the Local Government Act 1972 - The review of the Clerk's salary is in November each year. The Clerk's contract of employment states that subject to satisfactory service, progression would be to the next spinal column point, which this year will be Spinal Point no.24 which is £10.841 per hour thus £433.64 a month an increase of £13.72 a month payable from May 2013, subject to ratification at the Annual General Meeting of the Council. It was proposed by Cllr. T. Martin seconded by Cllr. B. Deacon and carried unanimously that the Clerk move to SCP 24 as above w.e.f 1/4/2013, subject to agreement at Annual Meeting of the Parish Council.

## 19. FINANCE

### a) To consider the following accounts for payment:

It was proposed by Cllr. Morgans, seconded by Cllr. Deacon and carried unanimously that the following accounts be paid:-

		£
Mr. David Gallie	Fee for Audit	75.00
Chynhale Methodist Chapel	Use of Hall	10.00
Trannack School	Use of Hall 2011 & to date	120.00
Mrs. Pauline Williams, Clerk (£562.12)	Salary	419.52
	Mileage	24.00
	Office Allowance	20.00
	Computer Depreciation	10.00
	Telephone Calls	1.65
	Petty Cash	86.95
Post Office (for HMRC)	Income Tax – Clerk	0.40
Cornwall Council	Newsletter Printing	299.60
Royal British Legion	Poppy Appeal	60.00
Sithney CP School	Refreshments Housing Meeting	20.00

Cllr. Paterson reported that the Clerk had received an e mail, which she forwarded to him, concerning printing of newsletters. It transpires the person is a Councillor. Cllr. Paterson forwarded a copy of a newsletter (which he knew the cost of printing) to him for a quote and it was £30.75 (for 350 copies) delivered back to him. This was under half of the current costs charged by CC. It was proposed by Cllr. Paterson, seconded by Cllr. T Martin that we use the new printing company in future.

### b) To consider the following applications for donations: - None received.

## 20. Consideration of type, size and style of seat (Mr. Philips seat) at Coverack Bridges by the Notice Board

The Clerk thanked Cllr. Paterson for clearing the area around the seat. Cllr. Paterson said he had made enquiries about the cost of a piece of hardwood for the seat which was £155 for a piece 2.5m long, 70mm thick, and 300mm wide. He said he was aware that a piece could be purchased more cheaply from the internet but carriage may present problems. It was agreed that he would investigate further and liaise with Cllr. Pascoe over carriage.

**21. Update on proposed affordable housing in Crowtown – Presentation by Will Morris CC.** Cllr. Bickford-Smith left the meeting prior to this item at 8.30. Cllr. P.Martin handed the chair over to Cllr Pascoe due to his interests.

Will Morris said he felt the consultation process had been very thorough. Generally comments had been good whilst some people still oppose the development, most understand the need for affordable housing, and are providing good constructive criticism.

There was concern over the scale in particular and the layout and design of site 5/6 but it had many supporters despite this. Site 6 shows increase in the number of dwellings and site area and incorporates a large crescent shaped cul-de-sac which devalues the use of the remaining agricultural field while intruding beyond the surrounding linear pattern of Crowtown. Now that site 5 has been taken out of the proposal it was felt that there was the option of siting the housing closer to the school with a single new access serving both the school parking/community building and the dwellings. This would obviate the need to remove hedges and altering the one-way lane to the north of the side while condensing the development closer to the school in a smaller part of the field.

There was praise for the design and layout of site 2. Option A was the closest match to the original brief.

It was clear that traffic calming, open spaces, and community facilities were very important. Comments had been addressed to both sites saying how it would change the nature of the village. Both sites used traditional styles, materials and protected hedges and used sensitive landscaping. Both sites propose a 'potential' for community enhancement such as a new bus stop, crossing point, community building or green space. Neither site makes much mention of the speed review which was a main factor initially.

Homechoice statistics now show 24 applicants (16 when it started) with a stated local connection with the Parish.

Nine require 1 bed properties, ten require 2 bed properties, and three require 3 bed properties and two need 4 bed properties. It is safe to assume that not all of these applicants will want to live in Crowntown; at the beginning of the project we had assumed 10 of 18 Homechoice applicants. Whilst Homechoice need is weighted towards smaller properties and rentals, those applicants that have contacted CC have asked for a range of properties including both larger properties and those for sale/shared ownership. The Homechoice preference would be influenced by housing benefit rules. Neither site has proved ownership as yet. Both have indicated that their scheme is borderline viable. Site 2 has 60% and Site 6 has 50% affordable housing. It was felt that a 60/40 split between affordable and open market is achievable without the provision of extra community infrastructure. A 50/50 split would allow for everything included in the proposals except a community building. If a registered provider was involved in providing affordable housing for rent it might be possible to underpin an improvement to the affordable/open market split with some CC funding.

Will Morris recommendations were:-

1. Consider one or two smaller units, this could release larger properties for family use elsewhere.
2. A mix of affordable rented Homechoice as well and various on Homechoice also show some desire for homeownership and affordable sale and shared ownership could be supplied.
3. The scale of development needs to be considered carefully given the reaction at the public consultation.
4. Existing facilities such as the school, Nancegollan Village Hall and the Pub should not be undermined.
5. Traffic issues need to be reviewed.
6. Do the properties on site 6 need to be anchored to the Northern corner of the site?

Cllr. Pascoe asked Council if they wished to lift Standing Orders to allow the public to speak. It was proposed by Cllr. Morgans, seconded by Cllr. Paterson and carried unanimously that SO's be lifted at 8.50

Mrs. Hilditch said some days 30 cars are parked in the road by the school. It is an accident waiting to happen. She said her preference would be site 6 with car parking not a village hall.

Will Morris said that site 2 had a field next to it which could be used for parking. Cllr. Pascoe said it was not near enough to the school.

Tina Pascoe said since the number on roll had increased at the school parking was worse than ever.

Steven Pascoe said his planning application was refused on traffic grounds, so why should this housing development for 26 properties be allowed in a similar position.

Cllr. Pascoe said the Council had looked at the plans and were not happy with either proposal at present.

Standing Orders were reinstated at 9.10

Cllr. Pascoe said it was evident at the meeting on 16<sup>th</sup> October that Cllrs. were not happy with either proposal as it stood.

It was proposed by Cllr. Paterson, seconded by Cllr. Morgans and carried with one abstention (TM) that the Clerk write to the agent of site 6 saying the proposal as shown is not acceptable but would be acceptable if the following points could be resolved.

- Site the development in the field nearer to the school
- Create the access near the school end of the site and redesign the car parking to accommodate this.
- Consider traffic calming measures near the site entrance.
- Ideally reduce the size of the development to comply with the brief.
- Construct the houses in line with the brief i.e. to complement existing houses in the area.
- Extra car parking should be provided.
- To provide 500 square metres of land for further community facilities to be delivered by the community.
- To have a mixture of shared equity and rent
- Although there may be some need at the present time for 1 bed roomed properties it was felt that to allow for changing circumstances in the future accommodation should be prevalently 3 bed roomed with a few 2 bed roomed properties.

Cllr. Pascoe asked Will Morris for guidance on time scale. Will Morris said he thought late January to Mid February would be ideal meanwhile he would get a mining survey on the site.

**Consideration of reimbursement to Sithney School for refreshments served during the meeting** - It was proposed by Cllr. T. Martin seconded by Cllr. A. Pascoe and carried unanimously that Sithney School be given £20 to defray the cost of refreshments made available to Councillors during the Affordable Housing consultation.

**22. TIME AND DATE OF NEXT MEETING** - Tuesday 4<sup>th</sup> December, 2012 at 7.30p.m. At Trannack School