

SITHNEY PARISH COUNCIL

MINUTES OF ORDINARY MEETING OF SITHNEY PARISH COUNCIL HELD AT TRANNACK CP SCHOOL ON 7th FEBRUARY 2012 AT 7.30pm

Present: Cllr P. Martin (Chairman) Cllr P. Bickford-Smith (Vice Chairman) arrived 8.35pm
Cllr Mrs A.Pascoe Cllr M. Morgans
Cllr B. Deacon Cllr R. Ashmore
Cllr T. Martin left 9.20pm Cllr I. Paterson
Cllr Miss E. Williams
Parish Clerk, Mrs P.L. Williams, Cornwall Councillor Loveday Jenkin and 16 members of the public

67/12

1. APOLOGIES FOR ABSENCE- were received from PCSO C. Sadler

2. ACCEPTANCE OF MINUTES

The Minutes of the ordinary meeting held at Sithney School on 3rd January, 2012 were proposed by Cllr. Paterson, seconded by Cllr. Mrs. Pascoe and unanimously approved.

3. DECLARATIONS OF INTEREST FOR ITEMS ON THIS AGENDA

Item 4 Public Participation – Affordable housing Crowntown. Cllr. P. Martin as he is a private landlord and involved in the construction industry.

Item 9 Planning PA09 01250 OHL Erection of 9 span 11,000 volt o/h lines from Menamber to Wheal Vose Cllr. Ms Williams as an employee of Western Power Distribution.

4. PUBLIC PARTICIPATION

Mrs. Mickler and a School Governor asked what was happening about use of Trannack School. It was reported a response had been received and the matter would be dealt with under item 15 Clerk's report.

Presentation by Andy Golay on Affordable Housing Scheme Sithney

Site 2 and 5/6– Mr. Golay said the development brief had been drawn up following the public consultation in September 2011. He stated the whole village is a world heritage site. It is anticipated that 10 dwellings will be provided initially. Sale prices are anticipated to be between £74,000 and £131,000. Rents would be 80% of market rents. Affordable units should not be distinguishable from market housing. Existing housing styles vary from period styles, traditional cottages through to 20th century bungalows. New dwellings should compliment existing properties, landscaping should moderate visual impact and support biodiversity. It is proposed that properties are energy efficient using solar gain, thermal insulation and where viable renewable energy production. There should be a minimum of 50sqm of private amenity land and two parking spaces per dwelling. Existing hedges/trees to be retained. Crime reduction measures to be incorporated along with convenient bin and recycling storage provision. Hard surface areas to be permeable or suitably drained. It is proposed to reduce the existing speed limit from 40 to 30mph funded by the housing development. A waste water site will have to be created.

Site 2 - Mr. Golay reported that the siting of the water main placed restrictions on the location of the properties and it is suggested that they are staggered facing the roadside but with gaps between the buildings to maintain views. There are two options for access, one with a single access serving all properties via a new road to the rear of the dwellings or driveways and turning areas served from main highway. A crossing point to be provided from East side of the road to services on the other side and pavements provided. Play space is currently inadequate in the village and this may be able to be provided. Cllr. P Martin asked who would maintain this – Mr. Golay said this would have to be subject to further consultation. The existing Bus Shelter (owned by PC) would have to be moved. The sale of open market units could secure an education contribution of £1,825 per dwelling.

A member of the public raised the issue of the position of the existing gas main at the front of the site which is not shown on the plans, and problems with the brow of the hill at the South of this site. Mr. Golay to investigate and look at whether access nearer the pub might be better.

Site 5/6 - Mr. Golay said that there is no water main on this site to cause complications. The existing one way lane which separates the two parts of the site, connecting the B3302 and B3303 could be used, merely widened to two lanes for the first 50 metres. Again there would be a speed reduction from 40 to 30mph. The exposed views to the rear will need attention. The southern most part of the site is adjacent to the school. The north of the site is next to a residential dwelling and a small business unit. Two parking spaces will be

provided to the rear of the terraces. The site is on the same side of the road as local facilities e.g. School. Pub. Investigations will be carried out to see if additional parking can be provided for the school.

A member of the public stated that there were mine workings in the immediate vicinity of site 6 these open up periodically and have shown up on previous land searches. Mr. Golay said he was not aware of this and a full mining survey would need to be conducted. A question was also asked if any children were included in the 17 families needing housing. Mr. Golay said he could ask. He stressed that only as much of the site as was required for development would be purchased.

The Head teacher of Sithney School stated that the school was full at reception level so her views on the development were not influenced by any ulterior motive. She stated that a community was its people not the houses they lived in and she felt the affordable housing would be much appreciated. Many children at the school currently travel large distances, but some have had to change schools because parents can no longer afford the transport costs. Many parents had told her that they would love to own their own houses in the village, but prices were prohibitive. She confirmed she did not live in the village for the same reason. She stated that all of the local schools provide a high standard of care and teaching. She stated that she had worked all over the country, and this was the first area where the PC attended functions at the school and supported it.

Mr. Golay said that owners of land in Nancegollan had been contacted and any response is awaited.

Councillors were asked to make comments to Will Morris asap within around a week on any of the briefs. When these have been considered the draft briefs will be published on line. Residents, landowners and internal consultees at CC will be advised and invited to comment. The Clerk to be given a supply of copies of the brief and posters for the PC notice boards; article to be placed in parish newsletter. A month will be allocated to collate all comments which will then be passed onto the PC and the briefs completed. At this point the preferred site will be notified and negotiations with land owners will commence with a view to a planning application being made.

5 POLICE REPORT

PCSO Ceri Sadler submitted a report in her absence. She stated that there were two crimes reported in January, the same number as last month. One was a theft from a caravan in Crowtown the other fuel from a vehicle in Nancegollan. Both are under investigation.

6. CHAIRMAN'S COMMENTS

None

7. COUNCILLORS' QUESTIONS AND COMMENTS

Cllr. Deacon reported that the Dog Waste Bin at Church Mead, Sithney, which is emptied fortnightly had been missed. The Clerk agreed to inform CC.

Cllr. Bickford-Smith said that due to the high volume of e mails being received perhaps a list of those received should be sent to all Councillors to choose which they would like to read. This was agreed subject to emergency documents.

Cllr. Paterson said he would like to continue receiving all e mails and would delete whatever he did not want. It was reported that Trannack School bins often overflowed, or tipped over and rubbish was strewn along the road. The Clerk to ask the Head teacher if she could resolve the problem.

Cllr. Bickford-Smith asked if the Affordable Housing item could be at the end of the agenda in future as he had to sit outside for an hour in the cold. It was proposed by Cllr. Paterson, seconded by Cllr. Morgans and carried unanimously that it be the final agenda item in future.

Cllr Paterson said he had been privileged to help at the Over 60's Christmas Celebrations. Cllr Deacon and Cllr Morgans thanked Cllr Paterson for his help. A request for funding had been received and would be dealt with next month

A pot hole was reported at Prospect, on the livery stable side of the road next to Trannack School. The Clerk to pass the information to Cornwall Councillor Loveday Jenkin.

8. CORNWALL COUNCILLOR'S COMMENTS.

Cornwall Cllr. Loveday Jenkin reported that she had:-

- Met with housing officers about the developing housing strategy for the area.
- Met with Jason Hoole-Jackson of highways with Cllr. P. Martin to view some of the highways issues in the parish. A number of issues have been taken back to be dealt with under care and maintenance. The surfacing at Truthall had been agreed as not up to standard and will be re done.

- Agreed to contribute money from her community chest to support joint activities for pupils within the Tregonning cluster of schools (which include Sithney and Leedstown)
- Agreed to contribute money from her community chest to enable all schools within the division to take part in Youth enterprise activities if they wish.
- Attended the extraordinary Communities Scrutiny committee on the 5th January where the development of the new Arms Length housing Management Organisation (ALMO) was described as well as the proposals to develop a New Archives and Records Office for Cornwall (she is currently on the working group for this representing the Cornwall Cultural Partnership)
- Attended various planning committee meetings and meetings with planning officers on local issues.
- Attended Full Council meeting 17th January which enabled the reallocation of committee seats – and has been appointed to Corporate Resources Scrutiny Committee and the Standards committee – this will be a different type of committee when the new localism guidance comes out and will be developing the new Code of Conduct for Cornwall Council. It is unclear how Parishes will relate to it as at the moment; the government guidance does not propose Parish Council representatives as voting members of this committee as at present. She was unable to attend the first Corporate Resources committee due to a previous commitment but has sat in on a couple of panels.
- Cllr. Jenkin said she would be observing Health and Adult Social care Scrutiny committees on behalf of her group and at the last Helston and Lizard Cornwall Councillors network meeting she was briefed on exciting proposals to develop West Cornwall Hospital to enable it to be used for more clinics and to have more effective doctor cover utilising specialist GPs.
- Trustees are being sought to bid for the running of Helston Museum and she has put her name on the list.

Cllr. Jenkins said she had been involved with developing the second Hellysardh festival. This will be a festival in Helston on the 8th of September in association with the carnival, wrestling and Harvest fair committees. Cornwall Councillor Loveday Jenkin reported that the overgrown hedges abutting road Trannack to Coverack Bridges are being dealt with by CC: CC are in contact with the farmer re the pipe discharging into the road opposite Chynhale Chapel: road patching will take place in April: it is hoped that the speed monitoring sign at Crowtown will be erected shortly.

9. PLANNING

The PAP had met on 3rd February and the following recommendations had been made:-

Planning Applications

PA12/00026 Demolition of a lean to office and construction of a garden room. Tregrannick Farm, Trannack. Mr. and Mrs. Rogers

PAP supported this application.

PA11/10902 Discharge of Section 106 agreement regarding tie to development land (PA97/00882F and PA99/00015/F) Trevarno Mill, Trevarno, Sithney

PAP felt there was insufficient information particularly in relation to the section 106 Agreement to make a decision. They expressed concern about the quality of the plan supplied with the application.

Cllr. P. Martin asked Councillors if they would like him to suspend Standing Orders (SO22r) in order that Mr. Josiah Eddy could speak on this matter. It was proposed by Cllr. Pascoe, seconded by Cllr. Deacon and carried that SO's be suspended.

Mr. Eddy said that he rented a shed behind the mill which was tied to the tenancy of his land. A new entrance to the site had been made by the quarry gate some 2 years ago. He stated that the property he lives in on the estate was sold and the first he knew of it was when the new landlord contacted him. He said the mill was a world heritage site and was concerned that removal of the S 106 may result in the demise of the mill.

Cllr. Bickford Smith stated that removal of the S. 106 would enable the site to be sold. It was proposed by Cllr. Bickford-Smith, seconded by Cllr. Ashmore that removal be agreed. Cllr. Pascoe said she was unhappy about the lack of information sent by CC with the application and felt that the PC could not comment due to their lack of technical knowledge of S. 106 agreements and the failure of CC to supply copies of the relevant documents. A counter proposal made by Cllr. Pascoe, seconded by Cllr Paterson and carried on a vote of 7 for, 1 against and 1 abstention was carried and it was agreed to advise CC that the PC were unable to comment for the reasons above.

The Parish Council felt that insufficient information had been supplied in relation to the 106 Agreement - no copies had been sent, and that combined with their lack of technical knowledge of 106 agreements left them unable to make a comment.

PA09 01250 OHL Erection of 9 span 11,000 volt o/h lines from Menamber to Wheal Vose – PAP

expressed their disappointment that the comments/submissions previously submitted had been disregarded. The poles are clearly visible to the south from Hilltop Garage. They felt that these poles do not appear to supply any new property and should be removed forthwith. The Clerk to forward this to CC. It was proposed by Cllr. Bickford-Smith, seconded by Cllr. Paterson (EW abstained as an employee of Western Power Distribution) and carried unanimously that the above decisions be forwarded to Cornwall Council.

OTHER PLANNING MATTERS:

CC Planning Future Cornwall – consultation document response to CC by 2/3 loaned to EW
 CPRE How to shape where you live: a guide to neighbourhood planning – loaned to EW
 CPRE How to respond to planning applications – 3 additional copies loaned to MM, IP, and PBS
 CC – West sub-area Planning Committee agenda 1st February, 2012

Permissions Granted

PA11/07324 Erection of Annexe Kestrel View, Boscadjack Farm. Coverack Bridges
 PA11/07126 Construction of a farm building for sheltering cattle. Wheal Mount Farm, Tregathenan
 PA11/07120 Retention of timber store/field shelter for horses and stationing of caravan for storage purposes. Lower Boscadjack Farm, Trenear.
 PA11/07125 Erection of a farm building for sheltering cattle, Windy Ridge Farm, Prospidnick.
 PA/1108730 Conversion of barns to form 2 dwellings (amended design PA/07/01902) to use garage and workshop as workshop and annexe and add link block. Boscadjack Farm, Coverack Bridges, Helston.

10. PUBLIC RIGHTS OF WAY – Bridleway 27/1 Freddie James Lane and B/W 30 Rocky Valley - Cllr. Paterson stated that he had found the original CC documents appertaining to cutting of footpaths and bridleways. They only cover cutting the surface vegetation. Having paid the contractors bill for 2011 he felt the Council could not go back at this stage asking for further work. As instructed at the last meeting he had found two new contractors to tender for the work and would invite Brian Pascoe as well. He stated in response to questions that the first cut is due in May/June.

Cllr. Paterson asked Cornwall Councillor Loveday Jenkin if she had heard any more regarding CC funding of footpath/bridleway cutting. She stated she had not. The Clerk was instructed to contact Terri Winchester at CC and ask the question direct.

Cllr. Deacon reported that the sign for Footpath No. 2 had been replaced.

Cllr. T. Martin left as he was unwell at 9.20pm

11. REGENERATION – Nothing to report.

12. LOCALISM – Cllr Paterson said that the Act was given Royal Assent on 15th November 2011 although different parts of the Act will come into effect at different times. The Government is aiming for major measures to be in effect in April 2012 and these measures include:

- The General Power of Competence of Local Authorities
- The Community Right to build
- Planning Reforms including changes to planning enforcement rules
- Reforms to social housing tenure and council housing funding.

He stated that the discussions before this Council will be broken into four sections, namely

1. Freedom and flexibilities for Local Government. - February 2012 Meeting.
2. Rights and Powers for communities and individuals. - March 2012 Meeting
3. Reforms to the Planning System. – April 2012 Meeting
4. Reform to ensure that decisions about housing are taken locally. – May 2012 Meeting.

GENERAL POWER OF COMPETENCE

Previously local authorities (L.A.s) could only do what the law said they could. The new Act says that L.A.s will be free to do anything they consider necessary or desirable provided they do not break the law. The new General Power of Competence does not remove any duties from L.A.s and they must continue to comply with the duties placed on them. (Similar powers have been given to the Fire and Rescue services, Transport Authorities etc).

ABOLITION OF STANDARDS BOARD

Through the Act, central Government has abolished the Standards Board regime. L.A.s will be required to draw up their own codes. (We as Sithney PC have already discussed this aspect and agreed to follow CALC's

lead.) It will become a criminal offence for Councillors to deliberately withhold or misrepresent a financial interest. This is supposed to provide a more effective safeguard against unacceptable behaviour.

RULES ON PREDETERMINATION

Prior to the Act councillors were dissuaded from campaigning on local issues, talking with parishioners or publicly expressing views on local issues. The Localism Act makes it clear that it is proper for Councillors to pay an active part in local discussions and they should not be liable to legal challenge for doing it.

LOCAL CONTROL OVER BUSINESS RATES

It is uncertain whether this has any relevance to Sithney PC

DIRECTLY ELECTED MAYORS

Not relevant.

OTHER FREEDOMS FOR COUNCILS

Central government is abolishing many of the rules about how Councils organise themselves and run their affairs.

The Act offers a real choice for Councils and local people to decide how their Council should be governed. Councils may wish to move away from an executive form of governance (i.e. Mayor or Chairman) to a committee system. The Act also removes constraints about when such changes in constitutions can take place.

13. CODE OF CONDUCT – Nothing further to report

14. ADOPTION OF BT PHONE BOXES – An e mail had been received from BT stating that the boxes at Releath and Coverack Bridges would become available shortly and asking the PC to confirm their interest. The minutes of the PC of August 2011 item 13 stated that

'It was proposed by Cllr. Pascoe, seconded by Cllr. Deacon and agreed the Parish Council would purchase all 3 of the phone boxes within the Parish of Releath, Coverack Bridges and Lowertown as and when they became available, subject to the legalities of the BT contract being checked. (Cllr Bickford-Smith abstained). Cllr. Ashmore asked Council if they still wished to proceed with this proposal. This was agreed. The Clerk to advise BT of Council's continued interest, but that the door on the box at Coverack Bridges must be replaced before the PC bought it.

15. REPORT OF THE CLERK & CORRESPONDENCE

Instructions from last meeting

Policy Update 6/1, 13/1, 20/1, 27/1, 3/2.

Rural Services Network 9/1, 16/1, 23/1, 30/1, 6/2.

Interlink Cornwall January 2012

Message from Alec Robertson 20/1 and 30/1.

Cornwall Budget Event November 2011 summary of discussions

Letter of thanks from Sithney Christmas Lights

Letter from Big Lottery Fund re Bus Shelter – *The end of grant form had been sent. Cllr. P. Martin agreed to put up the plaque on the new Bus Shelter.*

Letter from Cornwall Council re potential housing sites

Discussion re use Trannack School. – *A response had been received from the head teacher. The playground can now be used for parking, the outside light on the steps has been repaired and a new light put over the problematic back door. Cllr Paterson had been shown had to put the heating on. It was proposed by Cllr. Paterson, seconded by Cllr. Pascoe and carried unanimously that use of the school would continue as now.*

Letter CC re leisure activities delivered by Carrick Leisure Ltd

CALC The week issue no 2 and 3

Appoint representative to Helston Town Framework Cllr Pascoe agreed to try and attend. She asked the Clerk to check the time of the meeting.

Invitation to Cornwall AONB Forum – As Sithney had no AONB areas it was agreed not to send a representative.

The Clerk asked Cllr. P. Martin if he could replace the lock on the notice board at Lowertown which is faulty. He agreed.

16. QUEEN DIAMOND JUBILEE CELEBRATIONS – There had now been three meetings of the committee. Cllr. Bickford-Smith reported that preparations were well in hand. Cllr. Paterson asked for funding for a one off two sheet newsletter. Estimated cost of £120 -£140. Cllr. Bickford-Smith said he felt sure this cost could be covered by the Committee. The next meeting will be held on 23rd February.

17. FINANCE

To consider the following accounts for payment:

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

Sithney CP School	Hire of Hall PC Meetings	72.30	
Society Local Council Clerks	Membership 2012	105.00	
Pauline Williams, Clerk	Salary (gross)	397.64)	
	Office Allowance	20.00)	
	Computer use	10.00)	499.53
	Mileage	18.50)	
	Telephone	5.15)	
	Reimburse Petty Cash	48.24)	

The following applications for donations would be considered at the March meeting.

BTCV

CAB Cornwall

Shelter

Sithney and Lowertown over 60's committee

18. CONSIDER OFFER FROM COASTLINE FOR PC TO PURCHASE AMENITY LAND FORMERLY

CALLED MEMORIAL GARDEN – The Clerk had e mailed Coastline as requested. They had responded asking if the other options they had put forward viz them obtaining planning permission and selling the plot or building on it themselves. The Clerk responding saying Councillors had seen the e mail, and that if they wished to submit any planning applications they would be considered on their merit. Nothing had been heard since. It was proposed by Cllr. Bickford-Smith, seconded by Cllr. Paterson and carried unanimously that no further action be taken.

19. Discussion on policy re advertising in Parish Magazine and possible charge and what is acceptable for being displayed on 'open' part of Notice Boards –

It was proposed by Cllr. Bickford-Smith, seconded by Cllr. Paterson and carried unanimously that no adverts be allowed on PC notice boards or in PC newsletter. Cllr. Bickford-Smith said that the PCC did allow adverts and people could be referred to them.

20. TIME AND DATE OF NEXT MEETING

Tuesday 6th March, 2012 at Sithney School starting at 7.30pm