**Konsel Pluw Erens  
Gerrans Parish Council**

**MINUTES of the PARISH COUNCIL MEETING  
 held on Tuesday 1st February 2022 at 7.30 pm   
in the Memorial Hall**

Present:

Kate Greet (KG) (Chairman), Richard Cochrane (RC), John Crombie (JC), Ralph German (RG), Will Gill (WG), Helen Hastings (HH), Joanna Holah (JH), Nev Meek (NM), Val Neal (VN), Chris Pope (CP); Steve Skull (Clerk), CC Julian German.

One member of the public attended.

**022201**

**APOLOGIES FOR ABSENCE**

- None

**RESOLUTION TO APPROVE ABSENCES**

- See above

**022202**

**DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA**

- None

**022203**

**REPORT FROM WARD MEMBER**

JG had nothing to report that would not be covered by items on the agenda and said he would be happy to answer any questions that might arise.

**022204**

**PUBLIC PARTICIPATION**

- Mr Steve Hooper asked about the situation regarding Ash die-back at the Cricket field. The clerk said it was proposed to wait until the trees came into leaf to assess the extent of the problem.

**022205  
MINUTES OF PREVIOUS MEETINGS**

Members unanimously approved the minutes of the Parish Council Meeting held on 4th January as being a true record of the meeting (proposed JH, seconded VN). KG signed the approved minutes.

**022206**

**MINUTES OF THE PREVIOUS MEETINGS - MATTERS ARISING**

- None not covered in other items on the agenda.

**022207**

**PLANNING MATTERS**

**a) Applications**

There were six new applications for consideration. These are outlined below and detailed comments are noted on the Cornwall Council planning website.

|  |  |  |
| --- | --- | --- |
| **Application** | **Address** | **PC decision** |
| PA21/12117 | 3-6, California Gardens | **Support.** Unanimous |
| PA21/12555 | 1, Springfield, Portscatho | **Object.** Unanimous |
| PA21/12664 | The Barn, Rosevine | **Support.** 8 Support, 2 abstain |
| PA22/00084 | 9, Admiralty Terrace | **Support.** Unanimous |
| PA22/00389 | NMA re 33, Churchtown Road, Gerrans | **Support.** Unanimous |
| PA22/00403 | Tree works at Church Close | To note only. PC’s own application |
|  |  |  |

Members alsoconsidered a response to a 5-day Protocol Letter in respect of PA21/11997 re Parc An Bounder and Percuil View, Tregaire Barton Farm. The PC had objected to this application and the case officer was recommending approval. It was unanimously agreed to select the Officer’s “Option 2” in the letter, i.e. to agree to disagree (Proposed WG, seconded JH).

**b) Decisions since last meeting**

|  |  |  |
| --- | --- | --- |
| **Application** | **GPC comment** | **CC Decision** |
| PA21/11115 re 32, Parc An Dillon | Support | Approved |
| PA21/11921 re Weatheroak, Percuil | Support | Withdrawn |

**c) Proposed second letter to MP**Members considered a draft, previously circulated by KG, of a second written submission to Cherilyn Mackrory, MP, expressing the PC’s further views and suggestions in advance of the Government’s proposed planning White Paper. The draft was approved unanimously (proposed RG, seconded WG). The text of the letter may be seen at Appendix 1 to these minutes

**022208  
AFFORDABLE HOUSING POLICY AND LOCAL HOUSING NEED**JH reported on behalf of the PC’s Affordable Housing Working Group (AHWG) that Cornwall Council had now formatted the proposed Local Housing Need Survey for online use. There remained a few adjustments to be made, but it was expected that the survey should be fully ready for use by 15th February.

She had three proposals she hoped the PC could agree to:

1. To arrange a drop-in event to help and encourage people to fill in the survey. Refreshments to be provided. The afternoon and evening of Thursday 7th April at the Memorial Hall was suggested.

2. JH to be authorised to represent the PC in direct contact with Cornwall Council (the clerk and Chair to be copied in to all correspondence).

3. A prize draw (with anonymously donated cash prizes) to be set up to incentivise participation in the survey.

All three proposals were seconded by HH and agreed unanimously.

HH reported there had been a meeting the previous day with representatives of the Community Land Trust (CLT). She was requesting authorisation from the PC for the AHWG to explore with CLT members options for securing funding for land acquisition and development in respect of any potential new opportunities identified. It had been previously agreed not to seek funding partnerships with Housing Associations, since the intention would be to provide 100% affordable housing. She said CLT’s condition would be that they would be involved throughout the development process.

CP asked whether there would be any financial exposure to the PC itself, and whether any commitments had been made in this regard. JC said there had been none.

HH proposed (seconded CP) that the AHWG be authorised to explore financial options with the CLT, and this was unanimously agreed.

**022209  
ENVIRONMENTAL MATTERS  
1. Roseland Environmental Action Community Team (REACT)**RC presented a report and update on REACT’s recent activities. A summary of the report can be   
seen at Appendix 2 to these minutes.

He also confirmed that Tregony and St Just-in-Roseland Parish Council had both agreed to be named as the formal applicants in respect of RCEF feasibility studies REACT was pursuing, and to use their bank accounts for the transfers of the monies involved. He was still awaiting more information as to what powers they had relied upon to do this.

**022210**

**PLATINUM JUBILEE OF HM THE QUEEN.**On behalf of the Jubilee Working Group, CP reported that preparations were well in hand for an open public meeting in the Memorial Hall on the new date of 15th February. Invitations had been sent out to local community organisations and businesses, with recipients asked to share the details with their personal networks. The meeting was also advertised in Roseland magazine and on the Parish notice boards. He said the primary purposes of the meeting would be to confirm the desire for a community celebration, to identify ideas people might already have, and to seek volunteers to get involved with the organisation of such an event. He thanked St Gerrans Church PCC for agreeing to bring forward the start of their own meeting on the same evening to facilitate maximum attendance. NM and KG said they would attend the Church meeting on behalf of the PC.

**022211**

**OTHER REPORTS - From Committee representatives, Working Groups and/or liaison members**

- NM said he had reported to the National Trust issues with mud making some sections of the coast path dangerous or impassable, and had also reported mud and signage issues with other paths to Cornwall Council.

- WG had attended the AGM of Percuil River Moorings Ltd on behalf of the PC. He said there was nothing specifically relevant to the PC to report.

**022212**

**FINANCIAL MATTERS**

**1. Main budget for the financial year 2022-2023**KG reported on a meeting of the Finance Committee held immediately prior to this meeting. At that meeting the Committee had resolved to recommend to Council that the draft budget for 2022-2023. as prepared by the clerk and previously circulated amongst members, be approved. After a discussion, during which the clerk answered questions raised by members, JH proposed (seconded by JC) that the budget be approved as drafted, with the prioritising of potential projects to be funded from reserves to be determined when all estimates of costs are known. Voting was 9 in favour and 1 against.

**2. Accounts for payment**The clerk reported that all payments submitted for approval were materially within budget, or within forecast and agreed contingency levels where actual figures were unknown at the time of setting the budget.   
It was resolved that the outstanding invoices totalling £24,575.34 (including VAT of £3,252.82) be paid (proposed RG, seconded JC). A schedule of all the payments is available from the clerk.  
**3. Bank Reconciliation**The reconciled bank balance as at 25th January was £55,849.47

**4. Closure of Bank Account**

RG proposed that the Council’s HSBC Business Money Manager Account number 81234536 should be closed, and that the balance of funds on closure be transferred to its HSBC Charitable Bank Account number 51234102. This was seconded by VN and agreed unanimously.

**022213**

**OTHER PARISH MATTERS  
1. Any urgent business**- None

**2. Matters to be included on the next agenda**

- Letter to MP concerning the rights of local people within the planning appeals procedure.  
**3. Minor items for report only**- HH reported a dangerous pot-hole in the road between Trewithian and Rosevine. The clerk said he would report it, and also send all members a link to Cornwall Council’s online “Report something” facility.

- WG asked whether it was still legal for public houses to use space on the highway for their tables. JG said he would make enquiries.

- KG said she had received confirmation that Cormac would soon be making repairs to the breakwater at Portscatho.

- KG also reported that the weathervane had now been restored to the fishermen’s shelter on The Lugger.

**022214  
CO-OPTION OF NEW MEMBER**No applications had been received to fill the remaining vacant seat on the Council.  
**022214  
NEXT MEETING**It was unanimously agreed that Tuesday 1st March 2022 be set for the next meeting of the Parish Council, to be held in the Memorial Hall.  
**022215  
MEETING CLOSE**KG declared the meeting closed at 9.01 pm.

**End of Minutes**

**APPENDIX 1**

**Text of second letter to MP (Agenda item 7 c)**

Dear Ms Mackrory,

With the continuing flow of our already sparse housing supply into short-term rentals, we believe measures are urgently needed to address the housing emergency in Cornwall and encourage renting to local families. We are suffering from a shortage of workers in the NHS and care sectors, as well as retail and hospitality, as a direct result of the lack of affordable housing.

So, further to our letter of 8th January, and in full support of the recent [CPRE research](https://www.cpre.org.uk/news/new-research-a-huge-rise-in-holiday-lets-is-strangling-rural-communities/) we would like to emphasise some issues pertinent to Gerrans parish and Cornwall as a whole:

* We acknowledge that the [Secretary of State’s proposals](https://www.gov.uk/government/news/gove-closes-tax-loophole-on-second-homes) attempt to tighten the rules regarding second homes and business rates, but they do not go far enough. If a property is made available for rental this should be for the whole year rather than the proposed 140 days, whether self-catering or not. A property should either be a full-time business paying business rates, or a dwelling paying council tax.
* Rent should be capped at a percentage of local income, not linked to market prices.
* If a property is used as a second home the local authority should have the power to charge council tax at a higher rate than for a primary residence.
* We also believe there should be greater regulation, such as a) a change of use application whenever accommodation is to be used for short-term letting and b) registration for Airbnb-type letting, with appropriate conditions. We understand this proposal is already being considered.

Local people on modest incomes are unfairly penalised, with potential family homes sitting empty for long periods. The housing crisis is now acute. Bold and radical action is urgently needed.

We do hope the government will take these matters into full account when approaching new legislation.

Yours sincerely,

**End of Appendix 1**

**APPENDIX 2**

**Summary of report from RC re REACT (Agenda item 9.1)**

REACT has submitted two applications for the Rural Communities Energy Fund (RCEF) feasibility study. One is for hydro power near Tregony and the second was for Solar and Anaerobic Digestion in the area served by the Portscatho substation.  
  
The tree nursery has done more planting out of its trees and is now collecting saplings for next years planting.  
  
We are still waiting on clarity for the next CIL funding round to progress the EV charge points and car sharing schemes.  
  
The infra-red camera has used in Veryan and there are plans to try similar sessions through Gerrans school and St Mawes school as this helped teach the kids about climate change but also helped engage the parents.  
  
Our next meeting is planned for the 28th February at 6pm.

**End of Appendix 2**