

**Konsel Pluw Erens
Gerrans Parish Council**

**MINUTES of the PARISH COUNCIL MEETING
held on Tuesday 7th June 2022 at 7.30 pm
in the Memorial Hall Annexe**



Present:

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

One member of the public attended.

062201

APOLOGIES FOR ABSENCE

- Cllrs Will Gill, Chris Pope, Laura Wilson

RESOLUTION TO APPROVE ABSENCES

- RG proposed (seconded VN) that the absences be approved. This was agreed unanimously.

062202

DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

- None

062203

REPORT FROM WARD MEMBER

JG drew the meeting's attention to the launch of new 5 year [Cornwall Area of Outstanding Natural Beauty \(AONB\) Management Plan 2022-2027](#). The Plan was adopted by Cornwall Council in May this year and is described as "a shared strategy for those who live, work and visit the Protected Landscape".

He also offered his warm congratulations to the Parish community on the success of its Platinum Jubilee celebrations.

062204

PUBLIC PARTICIPATION

- Mr Steve Hooper raised various issues related to footpath maintenance, which were addressed by the clerk and members. JG said he would organise a meeting with Cornwall Council's Footpaths Officer. NM said he would attend, and called for members to notify him of any further issues in advance of the meeting.

062205

MINUTES OF PREVIOUS MEETINGS

Members unanimously approved the minutes of the Annual Parish Council Meeting held on 3rd May as being a true record of the meeting (proposed VN, seconded JH). KG signed the approved minutes.

062206

MINUTES OF THE PREVIOUS MEETINGS - MATTERS ARISING

- KG had brought some examples of posters which might be used to try to address the problem of dog fouling. One was agreed upon for display. JG pointed out that the CEO warden was now empowered to issue fixed policy notices for this offence.

062207

PLANNING MATTERS

a) Applications

There was one new application for consideration. This outlined below and detailed comments are noted on the Cornwall Council planning website.

Application	Address	PC decision
PA22/06420	Percuil House, Gerrans	Support. Unanimous

b) Decisions since last meeting

Application	GPC comment	CC Decision
PA22/02374 re 1, River Street	Support	Approved
PA22/00981 re 3 Trewince Manor	Support	Approved

c) Meeting with MP

KG reported upon a meeting on 27th May she and HH had had with Cheryl Mackrory to air the PC's concerns about the housing crisis in the Parish. Her report may be seen at appendix 2 to these minutes.

It was agreed that it would be useful to invite Mrs Mackrory to a cluster meeting of the Roseland Parish Councils to address issues identified at the meeting on 27th May, with a co-ordinated agenda relevant to all Parishes. JG offered to try to organise a meeting, and KG said she would draft a letter to the other Parishes.

062208

AFFORDABLE HOUSING POLICY AND LOCAL HOUSING NEED

JH, reporting on behalf of the PC's Affordable Housing Working Group (AHWG), referred to a draft report on the findings of the now completed Housing Needs Survey which had already been circulated amongst members. She said the response to the survey had been statistically high, and summarised the key findings. JG commented that the survey clearly demonstrated a need in the Parish and that people were aware of it as an issue. He was concerned that the fact that Gerrans now has 47% second-home ownership and that there has been a 24% drop in the number of households over the last 10 years presented a real threat to the continuing viability of local businesses and the community. There was a discussion about what criteria could or should be used to provide a definition of a Cornish identity, but members generally agreed that more affordable housing was needed both for native Cornish people and for those who had come here to make Gerrans their home.

It was agreed (proposed JC, seconded KG) to ask the AHWG to move towards publishing the final report in the local media as soon as it was available. Voting was seven in favour with one abstention.

HH reported there would be a meeting on 4th July with members of the Roseland Community Trust to firm up the AHWG's understanding of the legal and financial complications in ensuring that control and management of any development and allocation process was retained.

062209

ENVIRONMENTAL MATTERS

a) 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 1 to these minutes.

062210

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

- NM said that nothing specifically relevant to the PC had been raised at the latest meeting of the Memorial Hall Committee. He also referred to information he had found and previously circulated to members about the practicalities of setting up a "Speedwatch" group. He said the idea was that this was very much a citizen-led approach to speed monitoring and control for which members of the public could volunteer. It was agreed NM would compose an article for July's Roseland magazine with more detail.

In CP's absence, KG reported that the Parish Jubilee celebrations had been very successful despite the bad weather, and all events went well. She said it had been a good inter-generational community weekend. There were legacy funds remaining, and their allocation was yet to be decided.

062211

ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN - YEAR ENDED 31st March 2022

Members considered for approval the following previously circulated documents:

- a) - Annual Internal Audit Report
- b) - Annual Accounting Statements

All members present confirmed that they had received and read the above documents a) and b), and also the detailed Internal Auditor's Report. The Internal Auditor's particular commendation of the work of the clerk in managing the finance and governance of the Council was noted. It was unanimously agreed to approve both documents (Proposed RG, seconded VN).

062212

NEW ROAD CAR PARK

- Parish Information Board

Members agreed that a new board was required and ideas for design, content and production were discussed. NM, VN and JH volunteered to form a new Working Group to take the project forward, and it was hoped that non-councillors could also become involved as consultants.

062213

STREET LIGHTS

The clerk presented quotes from Enevero Limited for repairs/replacement of street lights at Tregassic Road (016CL) and New Road (042CL). It was agreed unanimously to accept both quotes, preferably with anti-light pollution deflectors (Proposed RG, seconded JH).

062214

FINANCIAL MATTERS

1. 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 £6,890.89 (including VAT of £287.02) be paid (proposed RG, seconded JC). A schedule of all the payments is available from the clerk.

2. Bank Reconciliation

The reconciled bank balance as at 25th May was £47,829.58

062215

OTHER PARISH MATTERS

1. Any urgent business

- None

2. Matters to be included on the next agenda

- To consider formally changing the PC's website address.
- To consider the future use of the adopted phone kiosk at Rosevine.

3. Minor items for report only

- RG reported dilapidation of the Parish notice board at the surgery car park. The clerk said he would investigate.

062216

NEXT MEETING

It was unanimously agreed that Tuesday 5th July 2022 be set for the next meeting, to be held in the Memorial Hall Annexe at 7.30 pm.

062217

MEETING CLOSE

KG declared the meeting closed at 8.42 pm.

End of Minutes

APPENDIX 1

Summary of report from RC re REACT (Agenda item 9.a)

Meeting 6th June

Solar and AD and hydropower projects progressing their feasibility studies. More work is needed to engage farmers and food waste producers. REACT will be attending events like the Tregony Heavy Horse show to help with public engagement on these projects and to encourage more interest. Various farmers have been approached but more contact is needed.

Tree Nursery is progressing well but more work from volunteers is needed to manage weeds at this time of year.

Buses and local transport was discussed and although the day bus tickets were well received, there was considerable concern raised about the number of empty double decker buses seen on the Roseland but also poor service from some areas into Truro especially for college students.

Our next meeting will be held on the 28th June.

End of Appendix 1

APPENDIX 2

Gerrans Parish Council meeting with Cherilyn Mackrory – 27th May 2022

Report from KG (Agenda item 7.c)

This meeting was to air our concerns about the housing crisis in our parish. We wanted to stress our concerns about the threat to the vibrancy and sustainability of our community because of the increasing imbalance between social, economic and environmental factors (Cornwall Council definition of sustainability). We were keen to ensure that the proposed 'Levelling Up' legislation will empower Cornwall Council and give local opinion a greater role in addressing this and the planning process generally. The Levelling Up Bill will have its Second Reading next week before proceeding to committee stage. Then it goes to the Lords so may not pass until the autumn.

The key matters discussed:

1. The discussion between Cornwall Council and the Department for Levelling Up, Housing and Communities regarding a Level 3 County Deal. All present agreed Cornwall needs the extra powers a devolution deal might bring but expressed reservations about the introduction of a mayor (or equivalent) as potentially investing too much power in a single individual over a large area with quite disparate needs. We could mention this to the Electoral Commission.
2. We specifically raised the issues in the appendix below and CM assured us she (together with other Cornish MPs) is actively lobbying the Secretary of State about these and rural issues generally. She chairs a committee of Conservative back benchers who discuss planning and housing policy, and he attends. There is also an ongoing consultation about short term lets and Airbnb-type property (e.g. whether the latter should only be possible in principal residences).
3. We mentioned that we have already raised with Councillor Olly Monk our intention to build affordable homes in Gerrans but that we are equally concerned about encouraging long term rental. We also stated that we feel our parish has reached saturation point with second homes and holiday lets and a quota system would be welcome, as would covenants to ensure all new build homes are for full-time occupancy.
4. It was agreed too much power is currently invested in the Inspectorate.
5. We agreed with the recommendations other councils and local groups have made that all rentals should be available 365 days a year and registered as businesses. There should also be a new definition of the business rate thresholds for rental properties so that they pay a fair local tax.
6. We suggested council tax re-banding should be an essential part of levelling up to support both fairer tax levels and to ensure that revenue reaches the areas most in need. CM came up with the idea of a Cornwall based re-banding pilot project, which she said she would put to colleagues.

Potential follow up actions:

1. CM to raise her notes (as above) from this meeting, and the suggestions in the appendix below, with the Secretary of State.
2. GPC to approach Julian German to try to arrange a Roseland Cluster meeting with Olly Monk and possibly Cherilyn to discuss these matters further.
3. GPC to raise the issues with the Leader of the Council, Linda Taylor at one of her roadshow Question Time meetings. (None planned is near us – Karen Glasson agreed to try to organise something on the Roseland.)
4. CM would be interested to come to one of our GPC meetings

Appendix: Specific suggestions for devolved powers

- The Local Authority should have the flexibility to charge much higher rates of council tax on second homes, to discourage properties being left empty and to ensure that owners of these properties make a more significant contribution to community infrastructure.
- The distinction between second homes (where no rental is charged and the properties are often left empty for long periods) and holiday lets/rental property (where the owner earns

an income and therefore runs a business) should be clarified in law. Rental properties should pay revised business rates.

- A quota should be imposed on the short-term rental sector so that any further expansion in threatened communities would be limited.
- In short-term let properties “owner bookings” for family and friends could be allowed for a maximum of, say, 6 weeks per calendar year.
- Landlords should be encouraged to let properties to local people on a long-term basis.
- Long-term rental must be set at an affordable rate so that local people can access it – say max 30% of median local income.
- Planning permission should be required for any change of use from primary residence.
- Conversions from commercial or agricultural should become primary residences, as well as new builds.

End of Appendix 2