

**Konsel Pluw Erens
Gerrans Parish Council**

**MINUTES of the PARISH COUNCIL MEETING
held on Tuesday 2nd November 2021 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).

Five members of the public attended.

112101

APOLOGIES FOR ABSENCE

- None

RESOLUTION TO APPROVE ABSENCES

-None

112102

DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

- WG declared non-registerable interests in planning applications PA21/09863 and PA21/10611, to be considered in item 7 a

- KG and JH declared non-registerable interests in item 7 c

112103

REPORT FROM WARD MEMBER

JG confirmed:

1. Detailed checks relating to local connections were in fact carried out on people's depositions in applying to the Homechoice Register
2. Cornwall Council intended to apply the maximum allowed increase in Council Tax for 2022/2023
3. New traffic speed checks relating to Churchtown Road and Rosevine had yet to be carried out, and such surveys were not done more than every 3 years.
4. He had nominated Gerrans and Portscatho to take part in a pilot scheme for trialling 20mph limits as part of CC's proposed new scheme. He said the Parish would not need to change its existing regulation order to enable this.

112104

PUBLIC PARTICIPATION

- Mr Barney Nicholls requested that no repair works to street lights in the Parish be carried out in December because they were used in the hanging of the Christmas lights. The clerk said he would inform the PC's contractors.

- Mr Steve Hooper thanked the PC for supporting application ref PA21/09653, which had just been approved by Cornwall Council. He also drew attention to a suspected outbreak of ash die-back at the cricket field. The clerk was asked to investigate further and put the matter on December's agenda.

112105

MINUTES OF PREVIOUS MEETINGS

Members unanimously approved the minutes of the Parish Council Meeting held on 5th October 2021 as being a true record of the meeting (proposed RG, seconded VN). KG signed the approved minutes.

112106

MINUTES OF THE PREVIOUS MEETINGS - MATTERS ARISING

- None not covered in other items on the agenda.

112107

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.

(WG left the room during the consideration of PA21/09863 & PA21/10611)

Application	Address	PC decision
PA21/09468	Treacarol, Highertown, Portscatho	Support. Unanimous
PA21/09496	2, California Gardens, Portscatho	Support. Unanimous
PA21/09084	3, Treventon Road, Portscatho	Object. 7 object, 1 support, 2 abstentions
PA21/09822	14, The Square, Gerrans	Support. Unanimous
PA21/09863	30, Treventon Road, Portscatho	Support. 7 support, 1 object, 1 abstention
PA21/10611	32, North Parade, Portscatho	Support. Unanimous

b) Decisions

Application	GPC comment	CC Decision
PA21/05407 re Eshcol Nursing Home	Object, with recommendations	Approved after 5-day protocol procedure
PA21/07907 re 2, Parc Merys, Portscatho	Object, with recommendations	Approved after 5-day protocol procedure

c) Appeal: APP/D0840/W/21/3278228

re 2, The Quay, Portscatho, TR2 5HF (PA21/02017).

KG and JH left the room during this item. Members remaining agreed unanimously to submit a written representation to the Planning Inspectorate in the matter of this appeal (proposed RG, seconded CP). The representation had been previously drafted and circulated by HH, and may be seen at Appendix 1 to these minutes.

112108

AFFORDABLE HOUSING POLICY AND LOCAL HOUSING NEED

JH reported, on behalf of the PC's Affordable Housing Working Group that a meeting was being arranged with Cornwall Council to get the benefit of their advice in arriving at a final version of the PC's Local Housing Need Survey. Once the quantity and nature of local need had been identified, progress could be made in the New Year with plans to address that need.

Members thanked JH for her painstaking work on this project to date.

112109

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.

2. Electric Vehicle Charging Stations

The clerk referred to a presentation given at October's meeting by Mr Mark Hatwood, a former

Councillor and founding editor of the community website, Roseland Online, about the potential availability of Government grant funding towards the cost of installing charge points for electric vehicles in car parks owned by local councils, and outlined some of the practicalities and cost implications involved. There was extensive discussion amongst Members, and it was agreed to review the matter in later meetings when there would be a clearer picture on the budgetary position.

112110

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

1. Jubilee 2022 Working Group

WG reported that preliminary discussions were still ongoing about the logistics of a proposed Community "Big Lunch", with the help of local businesses, for up to 650 people. He said the idea would be to prioritise local people for tickets. There would be another meeting of the Working Group in the next few weeks.

2. Memorial Hall Liaison

NM reported that work was ongoing to improve the public address system in the Hall, and hearing induction loops were to be installed. He also said that he had taken over the management of the Heritage Centre.

3. Parish Charity Liaison

JC said that the accounts of the Martin Baker Harris charity for the year ended 31st December 2020 and the Gerrans Meals on Wheels report October 2021 were now available, and he had forwarded them to the clerk. The clerk said he would forward them on to all members.

112111

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 £7,318.77 (including VAT of £68.48) be paid (proposed RG, seconded VN). A schedule of all the payments is available from the clerk.

2. Bank Reconciliation

The reconciled bank balance as at 25th October was £59,306.29.

112112

OTHER PARISH MATTERS

1. Any urgent business

- None

2. Matters to be included on the next agenda

- None, other than heretofore minuted.

3. Minor items for report only

- None

112113

CO-OPTION OF NEW MEMBER

No applications had been received to fill the remaining vacant seat on the Council.

112114

NEXT MEETING

It was unanimously agreed that Tuesday 7th December be set for the next meeting of the Parish Council, to be held in the Memorial Hall.

112115

MEETING CLOSE

KG declared the meeting closed at 9.00 pm.

End of Minutes

APPENDIX 1

Appeal: APP/D0840/W/21/3278228

re 2, The Quay, Portscatho, TR2 5HF (PA21/02017) (Agenda item 7 c)

Gerrans Parish Council response to the Planning Inspectorate.

Firstly, we would refer the inspector to our previous comments relating to: PA21/02017

Change of use of ground floor from retail to residential and associated works.

Post office 2 The Quay Portscatho TR2 5H

These are attached below and set out our reasons, with policy references, for our objection to the original application. They still apply in full, notwithstanding the latest statements submitted by the appellant. We would ask the inspector to take them into account in determining this appeal, as before.

We have the following further comments to make regarding the appeal statement, which concerns the appellant's repeated assertion that the property has been appropriately marketed from 17th January 2020 for a period of 14 months, without resulting in any interest. As we have said before, **demand is conditional on an appropriate asking price**. There will inevitably be little interest in a property which is overpriced, as we consider is the case for this property. The following quotation from the appeal statement encapsulates the erroneous logic applied to the assertion that there is no demand for commercial property of this type in Portscatho.

"An agent from Countrywide commented that "commercial premises are more sought after in St Mawes as it is [sic] a greater volume of visitors via car plus ferry... Portscatho and other Roseland villages don't have that same commercial appeal, mainly because it is difficult to run a full-time viable business"."

It is indeed the case that commercial premises are more sought after in St Mawes, which is why they command higher asking prices than in Portscatho. As a tourist-led commercial and shopping destination, St Mawes has more in common with St Ives and Padstow than with Portscatho. The appeal statement refers to properties in St Ives and Padstow to establish a price benchmark, as if they were comparable to Portscatho. St Ives, Padstow and St Mawes have much larger populations and all have numerous high-end retail outlets and restaurants, attracting the kind of clientele which might justify a higher asking price for a retail outlet.

By contrast Portscatho has a different appeal and consequently a different market, suitable for local residents and beach-going and sailing visitors. Countrywide's assertion that *"it is difficult to run a full-time viable business [in Portscatho]"* is patently untrue, given the number of highly successful retail businesses in the village, including a thriving and extensive village shop, a number of art and craft galleries, two café/restaurants and (including Gerrans) two pubs and an estate agent.

In corroboration of our view that the property in question is overpriced, we have made an extensive search of retail outlets for sale in Cornwall on the websites of Rightmove, Zoopla, Realla and On the Market. Currently we can find none where the asking price is as high for properties of a similar size and condition and which offer similar facilities.

In addition, the point has previously been made that a 14-month marketing period roughly corresponding to a period of national lockdown does not provide incontrovertible data as to the saleability or otherwise of a retail outlet. Those of us who live in the parish can testify to the dramatic increase in visitor numbers, as well as local traffic, once lockdown restrictions eased. During this period local enterprises have thrived. Had 2 the Quay been marketed more recently at an appropriate price and with adequately displayed for sale notices, it is our opinion that a suitable buyer might well have been found.

GPC previous comment: Comment Date: Tue 13 Apr 2021

PA21/02017

Change of use of ground floor from retail to residential and associated works.

Post office 2 The Quay Portscatho TR2 5HF

Gerrans Parish Council voted to oppose this application. There were no votes in support.

Facilities.

CLP policy 4 says loss of provision will only be acceptable where proposals show there is no need for the facility or service, where it is not viable or where adequate facilities or services exist elsewhere locally.

RNDP policy SF1 says proposals which will result in loss of services or facilities will only be supported where they are to be replaced with services or facilities of an equal or higher quality economic viability and value to the community on the same site or an equally suitable or more suitable site within the parish.

Although the post office has been relocated, the shop originally supplied many other goods: gifts and souvenirs, fishing rods and bait, beach equipment including wetsuits and many other items. It also had a thriving ice-cream parlour. These services have by no means been replaced elsewhere in the village.

The applicant implies that the old post office is not ideally situated to provide these facilities, not being in the heart of the village. In fact, its position on the Quay, along with Tatams, Spindrift, the Harbour Gallery, the Sea Garden and the Harbour Club, all on the South West Coast Path and less than five minutes' walking distance from each other, is an ideal position for a thriving commercial outlet, as witnessed by the success of these other retail premises. The old post office is immediately adjacent to the harbour and Tatams Beach and so ideally positioned to take advantage of the tourist trade.

Loss of business space

CLP policy 5, referenced by the inspector responsible for dismissing the appeal. He states: 'proposals that would result in loss of business space must demonstrate there is not market demand through active and continued marketing for at least a period of 9 months.'

In the planning statement the applicant maintains that although the property was appropriately marketed for the required period, "buyers have been put off by the anticipated costs associated with creating acceptable commercial space as against anticipated returns'

However, these returns are dependent on the level of the original asking price. Comparable properties cited in the Supporting Statement to justify a price level of £450,000 were either considerably larger, in much better condition or situated in larger urban centres, and so in fact not comparable. Even so there were still 12 viewings and two offers made which the applicants deemed too low. This in no way demonstrates that there is no market for a retail outlet in this location, but simply that the asking price was too high. Genuinely similar commercial properties have been marketed for around half the asking price requested for the post office.

Gerrans Parish Council has further evidence of the demand for commercial outlets in the village in that a number of new businesses have recently approached the Council and the Memorial Hall, wanting to use their car parks for business purposes.

Village character.

RNDP policy CV1 states that proposals should contribute to and enhance the character of the village, there should be no adverse impacts on the amenity of local residents, and there should be no adverse impacts on those services and facilities that support the vitality and viability of community life.

Portscatho is a thriving community in which its retail facilities play a key part in maintaining the character of the village. This cannot be replaced by a private residential property. The former post office offered a range of services apart from the post office which were valued by the community. This application would preclude any future replacement and redevelopment with an outlet of similar benefit.

End of Appendix 1

APPENDIX 2

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

REACT met on the 18th October.

The car survey was a big lift from the previous survey (69 respondents) but not enough for Co-Cars to fund the vehicle themselves directly. It will still strengthen the CIL bid though.

Thermal imaging camera was discussed at the meeting and has subsequently been given to REACT. This will be useful for monitoring insulation levels on properties. We need cold weather for that but that is now arriving...

90 trees are ready to be planted out from the tree nursery. Some will go to the schools and some to local residents.

Food waste collection was discussed which could link to the energy scheme. This will be explored more in the feasibility study from the RCEF funding.

Bank account is now up and running.

Roseland Outdoor Community Centre was discussed. There are open sessions on the 6th and 7th November and they are keen that it becomes a hub for relevant activity on the Roseland.

A presentation was given to Vervan PC who will keep an agenda item for environmental aspects for future meetings.

End of Appendix 2