

**Konsel Pluw Erens
Gerrans Parish Council**

**MINUTES of the PARISH COUNCIL MEETING
held on Tuesday 5th October 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), Joanna Holah (JH), Nev Meek (NM), Val Neal (VN); Steve Skull (Clerk).

Four members of the public attended.

102101

APOLOGIES FOR ABSENCE

- Cllrs Helen Hastings, Chris Pope; CC Julian German.

RESOLUTION TO APPROVE ABSENCES

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

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DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

- None

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REPORT FROM WARD MEMBER

CC Julian German being absent, there was no report.

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PUBLIC PARTICIPATION

- None

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ELECTRIC VEHICLE CHARGING STATIONS

Mr Mark Hatwood, a former Councillor and founding editor of the community website Roseland Online, gave a presentation 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. In a Q&A session afterwards, and with reference to documents provided in advance by Mr Hatwood, members considered the possibilities and practicalities involved in such a scheme, and it was agreed that the matter should be on the agenda for further discussion at the November meeting, to give more time to consider in detail the documentation submitted, and thanked Mr Hatwood for his presentation.

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MINUTES OF PREVIOUS MEETINGS

Members unanimously approved the minutes of the Parish Council Meeting held on 7th September 2021 as being a true record of the meeting (proposed VN, seconded NM).

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MINUTES OF THE PREVIOUS MEETINGS - MATTERS ARISING

- None not covered in other items on the agenda.

102108

PLANNING MATTERS

a) Applications

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

(NM left the room during the consideration of PA21/06905)

Application	Address	PC decision
PA21/07909	Loe Meadow, Churchtown Road, Gerrans	Support. 6 in favour, 1 object, 1 abstention
PA21/09653	Pebble Cottage, Rosevine, Portscatho	Support. 6 in favour, 2 object
PA2108769	4, Mount View Close. Gerrans	Support. Unanimous

b) Decisions

Application	GPC comment	CC Decision
PA21/06964 re 4, Tregassick Road, Gerrans	Support	Approved
PA21/07639 re 6, Highertown, Portscatho	Support	Approved

c) National Planning Reforms White Paper

Members considered a letter from Bodmin Town Council inviting comments from other Councils in response to the Government's proposals. KG suggested that the PC make no comment immediately because the Secretary of State had paused the proposals. This was agreed unanimously.

d) GPC Planning Application Appraisal Process

KG referred to a previously circulated update of the PC's process. NM proposed (seconded RG) that the wording be amended to include a standard reference to the AONB Management Plan. KG replied that this was already covered by reference to policy LA01 of the Roseland Neighbourhood Development Plan. In a vote, 2 were in favour of making the amendment, 5 against and there was 1 abstention. KG then proposed (seconded JH) that the process be adopted as drafted. Voting was 6 in favour, and 2 against. The adopted policy can be seen at Appendix 1 to these minutes.

102109

AFFORDABLE HOUSING POLICY AND LOCAL HOUSING NEED

1. JH presented a report of the last month's activity on behalf of the PC's Affordable Housing Working Group. A summary of the report may be seen at appendix 2 to these minutes.

NM observed that local people with connections to the Parish were not prioritised in Cornwall Council's criteria of housing need. JC and JH agreed, and said this was why it was important to give the PC as much control as possible by proceeding via the Community Land Trust.

KG reminded members of some relevant upcoming online events in the next month.

2. Members considered resolutions on housing passed by Bude Stratton Town Council, and whether or not to pass similar resolutions at GPC. It was agreed to acknowledge Bude Stratton's invitation, but not to follow their example for now.

102110

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 3 to these minutes.

2. Cornwall AONB Management Plan 2022-27

Members agreed to submit a response to the Consultation Draft of the Plan. KG volunteered to draft a preliminary response to the online survey. A final version would be agreed amongst members by email for the clerk to submit by the deadline of October 8th.

3. Cornwall AONB Monumental Improvement Project

It was unanimously agreed to send a letter of support for the Project to the Cornwall AONB Partnership.

4. Environmentally damaging body boards

Members considered an invitation from Cornwall Council to work with local retailers to support their campaign to ban the sale of polystyrene body boards. Members agreed that, whilst they supported the campaign in principle, there were no retailers in the Parish involved in the sale of these items, so no action was practical.

102111

REPORTS

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

1. Police Liaison

NM had attended the latest meeting of the Police Liaison Group. He said that there had been a sharp rise in reported assault cases in the wider local area, but no matters specifically relevant to the Parish were raised.

2. Memorial Hall Liaison

NM reported that there had been a change in management at the Heritage Centre, and that work was in hand to progress the scheme to add electronic methods of paying at the surgery/Hall car park pay and display machine.

2. Jubilee 2022 Working Group

WG reported it was intended to hold a Community "Big Lunch", with the help of local businesses, for up to 650 people, though plans were in the very early stages. He said the Working Group was very much open to the contribution of ideas from people outside the PC.

NM said the Old Cornwall Society would be willing to get involved with the proposed planting of memorial trees in Trewince Avenue.

KG said a Jubilee exhibition was being planned at the Heritage Centre.

102112

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 £5,172.84 (including VAT of £226.01) be paid. A schedule of all the payments is available from the clerk.

2. Bank Reconciliation

The reconciled bank balance as at 25th September was £59,982.07.

3. Bank Reconciliation

New Signatories

Members approved the addition of Councillors Catherine Greet and Joanna Holah as authorised signatories on the Council's HSBC bank mandate. Authorised signatories were now to be S. Skull, W Gill, C. Greet and J. Holah. (Proposed RG, seconded RC and unanimously approved).

102113

ANNUAL GOVERNANCE AND ACCOUNTABILITY RETURN FOR THE YEAR ENDED 31st March 2021

The clerk reported he had received and published online the Notification of the Conclusion of Audit of the Annual Governance and Accountability Return for y/e 31st March 2021 from the PC's external auditors, PKF Littlejohn LLP. The auditors found that the information in the Return was in accordance with proper practices and no matters of concern were raised. The Notification and Report had been previously circulated by email and were unanimously approved (Proposed JC, seconded KG).

102114

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

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CO-OPTION OF NEW MEMBERS

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

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NEXT MEETING

It was unanimously agreed that Tuesday 2nd November be set for the next meeting of the Parish Council, to be held in the Memorial Hall.

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MEETING CLOSE

KG declared the meeting closed at 8.53 pm.

End of Minutes

APPENDIX 1

GPC Planning Application Appraisal Process (Agenda item 8d)

Planning Applications will be discussed at a full public meeting of the Parish Council. If a meeting is not scheduled before the deadline for a response to Cornwall CC an extension will be requested and if necessary an extra meeting will be convened.

In preparation for the meeting the Planning Working Group (PWG) will visit the site and prepare an assessment with reference to the National Planning Policy Framework, Cornwall Local Plan and Roseland Neighbourhood Development Plan. If expedient they will talk with the applicant, the planning agent and neighbours. A checklist may be used to facilitate this. A check will be made on comments submitted to the portal, especially any made by the AONB, before the site visit and again before the full council meeting.

All councillors should familiarise themselves with the application and read any supporting statement. Before the meeting PWG will circulate feedback from the site visit, making reference to policies which need to be considered.

At the meeting a decision whether to recommend approval or refusal will be agreed by majority vote. A summary of the reasons for this decision and any recommendations for amendments will be appended to the response by the Clerk in consultation with the Chair of the PWG.

If amendments are subsequently made to an application recommended for refusal and it is returned to GPC under the 5-day protocol, a further assessment will be prepared and circulated by email. Councillors may then decide whether to make an informal response or whether a further meeting of the full council is necessary.

Should the application be referred to Cornwall's Planning Committee, a representative of GPC, usually from the PWG, will normally attend the meeting to explain the reasons for upholding their decisions.

GPC will agree a statement to be read out at Planning Committee by email, as invitations are sent out only about 10 days before the meeting. The statement will make reference to previous comments and minutes of the meeting(s) where the application was discussed.

Actions in response to Planning Appeals will be handled in the same way, although it is expected there will normally be enough time for a formal meeting in which discussions may take place.

End of report

APPENDIX 2

Summary of report from the AHWG (Agenda item 9)

Information on how affordable housing has been set up in St Just and Veryan:

Spinnaker Drive, St Just. Coastline is to purchase affordable housing from the developer, but the ten houses have been empty for six months, owing to legal problems and paperwork issues. Meanwhile three houses have been sold as market housing, for £1.5m each, and a further three are due to be sold for up to £3m.

Churchtown Farm, Veryan. These are 100% affordable, administered through Cornwall Housing, Cornwall Council. The intention was that these should be for local people, but people are unhappy because allocation goes through the Cornwall Council Home-choice register computer system, which apparently doesn't ask if people have a local connection. It just asks: "where do you want to live?" Anyone can bid, then the allocation is whittled down later.

In addition, Cornwall Housing specifies that households must earn less than £30k to be eligible. In effect this can mean that a non-local unemployed person might take priority over a local family, whose combined earnings take them over the threshold, so local people can't get in.

Also, Cornwall Council is very strict on room allocation. Children up to the age of ten must share. This raises problems with the survey, which will need to find a way of looking forward to a period three years or so ahead. By the time homes might become available, more children might be born or pass the 10-year threshold. The housing register might reflect the needs of a couple (1 bed) who would need larger accommodation in the not-too-distant future.

In our situation, our parish would need to take the initiative from the very beginning and insist on having a voice in decision-making. If a housing association initiates a scheme, it's much more difficult for the parish to have a say. Working with the Roseland Community Land Trust, we should have a better chance of being in control from the start. This affects both securing land and the questions we want to go into the housing needs survey, in order to ensure we can determine final housing allocation. This view echoes what the CLT has already told us.

We've also been looking at all available land and trying to find out ownership. Once this is narrowed down, we will then approach the owners.

Work towards creating a final version of our own survey to establish local housing need is ongoing.

End of report summary

APPENDIX 3

Summary of report from RC re REACT (Agenda item 11.1)

The survey for the electric car club has gone well but we don't have the final results on numbers yet.

We have been offered a grant for an Infra-red camera for surveying insulation levels in homes. It has been suggested we can proceed with the feasibility study for the energy scheme - we were waiting on the service provider being able to do commercial properties as well as domestic properties.

Our next meeting will be held on the 18th October.

End of report summary