

**Konsel Pluw Erens
Gerrans Parish Council**

**MINUTES of the PARISH COUNCIL MEETING
held on Tuesday 7th September 2021 at 7.30 pm
in the Memorial Hall**



Present:

Kate Greet (KG) (Chairman), John Crombie (JC), Ralph German (RG), Helen Hastings (HH), Joanna Holah (JH), Nev Meek (NM), Chris Pope (CP); Steve Skull (Clerk), CC Julian German (JG).

One member of the public attended.

092101

APOLOGIES FOR ABSENCE

- Cllrs Richard Cochrane, Will Gill, Val Neal;

RESOLUTION TO APPROVE ABSENCES

HH proposed (seconded JH) that the absences be approved. This was agreed unanimously.

092102

DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

- NM declared a non-registerable interest in planning application PA21/05407, to be considered at item 7(a) on the agenda.

092103

REPORT FROM WARD MEMBER

CC Julian German said he had no formal report to present, but would comment, if invited, during the discussions of relevant agenda items as they came up. He said housing was the topic about which he was receiving most correspondence, and reminded the meeting that properties purchased under the Council House Right to Buy scheme cannot be used other than for permanent occupancy, and any such properties being used as holiday lets, B&B or second homes should be reported.

092104

PUBLIC PARTICIPATION

Mr Steve Hooper thanked KG for speaking at the Planning Committee hearing re PA21/01990, Pebble Cottage, explaining the PC's support for the application. He also said he was disappointed with JG's comments at the same hearing in opposition.

092105

MINUTES OF PREVIOUS MEETINGS

Members unanimously approved the minutes of the Parish Council Meeting held on 3rd August 2021 as being a true record of the meeting (proposed RG, seconded JH).

092106

MINUTES OF THE PREVIOUS MEETINGS - MATTERS ARISING

- None not covered in other items on the agenda.

092107

PLANNING MATTERS

a) Applications

There were four new applications for consideration. These are outlined below and detailed comments are noted on the Cornwall Council planning website. Prior to the detailed discussion of these applications, KG outlined the PC's current process for appraising planning applications, and said she proposed to present an updated formal draft of the process at the next meeting.

(NM left the room during the consideration of PA21/05407)

Application	Address	PC decision
PA21/05407	Eshcol House, 12, Clifton Terrace (as now amended)	Object. 5 object, 1 abstention
PA21/06964	4, Tregassick Road	Support. 5 Support, 1 object. 1 abstention
PA21/07907	2, Parc Merys	Object. 6 object, 1 support.
PA21/07639	Seabrook, 6, Highertown	Support. Unanimous

b) Decisions

Application	GPC comment	CC Decision
PA21/03233 re Barn at Pollaughan	Object	Approved
PA21/04935 re Upper Rosevine	Support	Approved
PA21/01990 re Pebble Cottage	Support	Refused
PA21/06905 re Porthbean Farm	Support	Approved

092108

AFFORDABLE HOUSING POLICY AND LOCAL HOUSING NEED

JH presented a report of the last month's activity on behalf of the PC's Affordable Housing Working Group, and said there was certainly demonstrable evidence of local housing need. A summary of the report may be seen at Appendix 1 to these minutes. Members discussed the content of the report, and voted on the three points identified in its conclusion as follows:

1. Identify owners of potentially suitable land, and make contact.

Approved: 6 in favour, 1 abstain

2. Housing needs survey: get firm quotation from CC, adapt or enhance detail in some of the questions pertaining to local connections and finalise structure of the questionnaire, plan publicity. GPC to cover the cost of the survey up to £1,000.

Approved: 6 in favour, 1 object

3. Investigate the various Housing Associations and other potential delivery partners, including the Community Land Trust.

Approved: Unanimous

092109

TRAFFIC AND PARKING ISSUES

KG reported some additions to the list of potential measures for a new Traffic Regulation Order and invited further suggestions from members going forward.

JG said the proposed traffic survey in Churchtown Road had yet to be undertaken.

Members agreed to instal an "Honesty Box" at Treloan Lane car park, to operate on a similar basis to the system at Percuil. Proposed RG, seconded HH. Voting was 4 in favour, 1 against and 2 abstentions. The clerk was asked to investigate the practicalities.

092110

ENVIRONMENTAL MATTERS

1. Roseland Environmental Action Community Team (REACT)

There having been no REACT meeting since the last PC meeting, there was no report from RC.

2. Other environmental matters

It was agreed that the agenda for October's meeting should include:

- GPC response to the consultation draft of the Cornwall AONB Management Plan 2022-2027
- Cornwall Council's campaign to ban the sale of environmentally-damaging body boards
- Presentation by Mark Hatwood, Founding Editor of Roseland Online, on EV charging stations.

092111

REPORTS

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

- None, other than as referenced in other relevant agenda items.

092112

LANDSLIPS BELOW PENDENNIS

The clerk reported that no new conclusive information had been received in correspondence since the August meeting.

092113

PLATINUM JUBILEE OF HM THE QUEEN

As agreed at the August meeting, a Working Group was set up to address this matter. WG had previously volunteered, and CP and RG also now agreed to serve, and all were duly unanimously appointed to the Working Group.

092114

USE OF PARISH COUNCIL LAND FOR PUBLIC EVENTS

KG had prepared and circulated a second draft of a policy, following discussions with other members and the clerk. The clerk said it was important for the PC to have a formal policy in place and published, to avoid any suggestions of negligence in this area. RG proposed (Seconded NM) that the new draft be adopted and published. Unanimously agreed.

092115

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 unanimously resolved (proposed RG, seconded KG) that the outstanding invoices totalling £6,693.73 (including VAT of £247.08) be paid. A schedule of all the payments is available from the clerk.

2. Bank Reconciliation

The reconciled bank balance as at 25th August was £45,736.54.

092116

GOVERNANCE

Members reviewed the Council's Emergency Scheme of Delegation, adopted by resolution on 1st April 2020 to ensure council business continuity during the period of the Coronavirus pandemic. KG proposed (seconded JH) that the Scheme be retained and kept available in case its use should become necessary again, and that there should be a further review no later than December 2021. Voting was 5 in favour, 1 against and 1 abstention.

092117

OTHER PARISH MATTERS

1. Any urgent business

- None

2. Matters to be included on the next agenda (other than heretofore minuted)

- To review for approval the Notice of Conclusion of Audit and the External Audit Report and Certificate from the Council's external auditors.

3. Minor items for report only

- NM enquired as to the relative carbon effects of demolishing and replacing a building as opposed to adapting and re-using the same building.

092118

CO-OPTION OF NEW MEMBERS

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

092119

NEXT MEETING

It was unanimously agreed that Tuesday 5th October be set for the next meeting of the Parish Council, to be held in the Memorial Hall.

092120

MEETING CLOSE

KG declared the meeting closed at 9.05 pm.

End of Minutes

APPENDIX 1

Summary of report from the AHWG (Agenda item 8)

Members of the affordable housing working group; Jo, John, Helen, with Kate as GPC Chair, had a productive meeting on Thursday with Julian German and Nicky Mannell, Cornwall Council Affordable Housing Officer.

Points discussed:

1. Housing needs survey and costs.

The survey would involve 400 households in Gerrans parish. Total cost roughly £1000 including officer time. The survey itself is now web-based and so more interactive.

33 households in the parish are registered on CC's housing need register (Home Choice), so we already know there is existing demand although there may well be people currently living outside the parish but working here who have not registered their need (is the housing register up-to-date?) There may be people eligible for AH who are not registered for various reasons and we need to encourage them to do so.

Also, important to note is the age profile of those needing one-bed homes, 6 households being over 55 and needing one storey, easily accessible accommodation rather than flats. Need is also grouped in bands, with band E, 19 households in total, being people who do have adequate housing, but are important to us in that this accommodation is insecure, e.g. people still living with their parents. Moving to band C who are homeless, to band A which is the most severe category of need (We have one registered household in band A).

66 properties in Gerrans parish are classified as affordable. Half are in Cornwall Council ownership; allocation of these prioritises need, not necessarily a local connection.

We should consider all publicity channels, including Roseland magazine, Roseland Online, local media channels, social media, local open day/evening. We should offer hands-on help with form filling.

2. Regulations and discount caps

High land prices are a major problem on the Roseland. Caps apply to both ownership and the rental market. GPC's priority would be homes for rent. Social rents are capped at approximately 50% of market value, affordable rents at 80% of market value and will not exceed Local Housing Allowance rates.

3. Affordable housing providers

100% affordable housing is possible where a registered provider is able to secure an additional grant from Homes England or the council to convert any open market housing to affordable housing. This would be our preference. We could also begin to make contact with local housing associations. NM will provide a list of registered providers that we can research.

4. Land availability

We don't want to encourage people to participate in the housing needs survey and then find we can't secure any sites, so we concluded it would be good if we could investigate options on possible sites at the same time. These would be 'Rural Exception Sites' outside development boundaries but adjoining the village(s). Exception sites would be those where open market housing would be contrary to planning policy, so affordable housing would provide a reasonable return for land. Also, planning permission would be much more likely with Parish Council support. We can discover who the private landowners of exception sites are with information from the Land Registry.

5. Additional points

Julian pointed out that in the current environment it's likely that there's going to be a big surge in drives for AH projects throughout the SW, so it would be a good idea to get in early. He also said that as Veryan and St Just, the two other larger settlements on the Roseland, have both now got affordable housing projects on the go, would be good if we in Gerrans could also follow up with our own initiative.

Action points which need GPC agreement.

1. Investigate land-owners.
2. Housing needs survey: get firm quotation from CC, adapt or enhance detail in some of the questions pertaining to local connections and finalise structure of the questionnaire, plan publicity, secure funding. Can GPC cover the cost of the survey?
3. Investigate the various Housing Associations and other delivery partners that we could work with.

End of report summary