

CONSTANTINE PARISH COUNCIL

<http://constantinecornwall.com/council/>

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Minutes of the Ordinary Meeting of Constantine Parish Council held on Thursday March 20, 2014 at 7.00pm in The Vestry, Constantine.

Present:

| | |
|--------------------|----------------------|
| Cllr P.Carter | Cllr C.Gray |
| Cllr A.H.Bolt | Cllr E.Nicholls |
| Cllr Mrs E.D'Alton | Cllr N.Wiseman |
| Cllr Mrs S.Dunstan | |
| Cllr Miss C.Evans | Mr C.Chapman (Clerk) |

Visitors: Mr Martin, Mr Mullaly and Miss Bingham, Mr and Mrs Pascoe, Mrs Thomson and two others.

The Chairman welcomed members and visitors to the March meeting.

PUBLIC QUESTION TIME

Speaking of his planning applications, PA14/01105 and PA14/01107, Mr Martin stated that

- if a new vehicular access for the barns is to be created, it seems logical to build new homes along its northern length. There is a demand for Shared Equity homes and he has experience in building them
- the proposed five Local Needs Shared Equity homes will go on the market at 50% of their open market price
- the three unfettered homes will be more expensive and will underwrite the cost of the Local Needs houses
- he hopes to complete the development within a year of receiving planning permission
- he has no existing plans to create an estate, but further development depends upon demonstrable need
- the access road may, possibly, be extended to accommodate future housing
- it is possible to incorporate some granite into the exterior elevations of the new homes
- the pictures on the plans simply illustrate work he has done in the past and the use of timber boarding in those conversions does not imply that it will be used in the conversion of the barns at Trebarvah Farm
- a bat survey has been undertaken: there are no badgers currently living on the site
- other than to provide Local Needs homes, he is not prepared to offer the community any further benefit. (He added that he is against the practice of buying planning permission.)

Members' main concern, which was explained to Mr Martin, is 'What comes next?' The Parish Council does not believe the demand from people living locally for shared equity homes costing upwards of £125,000 has been proven, nor do they understand how an organisation, other than a Social Housing provider, can ensure that the homes remain tied to the Local Needs scheme. Members are jealous of the village as it is at present and would not wish to see it expand out of recognition. There are concerns as to whether or not the already crowded and sometimes dangerous lanes surrounding the village can take more traffic.

Miss Bingham, who spoke on behalf of both herself and Mr Mullaly, said that, following the Planning Conservation Officer's intervention, they are in the midst of redesigning the proposed extension to The Cartshed at Tresahor. Both their family and their business have grown and they do need a larger home. She stated that an amended application will be presented to the Planning Authority at some time in the near future.

1 TO ACCEPT APOLOGIES FOR ABSENCE

CCllr Hatton and PCSO Wood sent their apologies for absence.

2 DECLARATIONS OF INTEREST

in items on the agenda

As a neighbour of the applicant, Cllr Mrs Dunstan declared an interest in agenda item 9 PA14/01347

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of gifts (received as a result of being a member of the Council) of a value greater than £25

There were no declarations of gifts of a value greater than £25.

3 CONFIRMATION OF THE MINUTES OF THE LAST MEETING

Cllr Mrs Dunstan proposed, Cllr Wiseman seconded, Cllr Nicholls and Cllr Mrs D'Alton being absent from the last meeting abstained, all others in favour that the minutes of the Meeting held on Thursday February 20, 2014 are a true record and the Chairman signed them as such.

4 MATTERS ARISING FROM THE MINUTES BUT NOT INCLUDED ON THIS AGENDA

Cllr Bolt reported that a poll of residents of Seworgan had revealed that a majority, albeit small, is in favour of removing the street light.

5 POLICE REPORT

Through the Clerk, PCSO Wood reported that since the last meeting a single crime (possession of drugs) was reported to the police. Seven calls were logged, including reports of an aggressive dog, a missing person, a vehicle causing an obstruction on the highway and three calls reporting thoughtless behaviour (including one of inconsiderate use of motor-cycles in the village).

6 CORNWALL COUNCILLOR'S REPORT

CCllr Hatton being absent from the meeting there was no report

7 PARISH COUNCIL MATTERS

Parish Councillors

The Clerk reported that he had received no expression of interest from members of the public in co-option onto the Council.

Alice Hext Recreation Ground

Members considered a modified report from the JuMP Advisory Group recommending acceptance of a quotation in the sum of £43,000 for the supply and installation of eight items of equipment from the Proludic play equipment company. Following discussion, Cllr Bolt proposed Cllr Gray seconded all others in favour to accept this quotation.

The Clerk reported that the JuMP Advisory Group has asked the Parish Council to arrange for the ground to be prepared for the installation of the play equipment. This will involve removing some of the existing damaged equipment, levelling and reseeded the ground. Following discussion, Cllr Mrs Dunstan proposed, Cllr Bolt seconded, all in favour to ask Robert Bowden (and, more specifically, Barry) to undertake the necessary work.

8 PARISH MATTERS

Public Lighting

It was agreed to defer this matter to the meeting in April because not all the relevant information is to hand.

Local Maintenance Partnership

Members considered an invitation from Cornwall Council to continue with the Local Maintenance Partnership scheme. The grant offered for the year to March 31, 2015 is £2,494.00 (or 100% of eligible costs, whichever is the lower). Cllr Wiseman proposed, Cllr Bolt seconded all in favour that Constantine Parish Council should accept the terms relating to the Local Maintenance Partnership as offered by Cornwall Council for the year to March 31, 2015.

Maintenance of the Closed Churchyard at St Constantine

Members considered an invitation from Cornwall Council to continue with the grass cutting in the Closed Churchyard of St Constantine in the Financial Year to March 31, 2015. The grant offered for undertaking the necessary work in the year to March 31, 2015 is £900. Following discussion, during the course of which both the Parochial Church Council's offer of £300 per annum to help with the cost of this work and the vast improvement in the look of the churchyard since last October (when the Parish Council agreed to take on the duty of care) were noted, Cllr Nicholls proposed, Cllr Bolt seconded all others in favour to continue with the maintenance of the closed churchyard at St Constantine.

9 PLANNING MATTERS

Applications

PA13/10945 Mr James Fox – Replacement of an existing garden shed – The Garden Shed, Tewardreva. Cllr Miss Evans proposed, Cllr Mrs D'Alton seconded, all others in favour that this application should be returned with the following observation *Constantine Parish Council supports this application.*

PA14/01105 Mr David Martin Graceloft Ltd – Conversion of barns to form 3 dwellings with associated highway and drainage works – Trebarvah Farm, Constantine. Cllr Gray proposed, Cllr Bolt seconded, all others in favour that this application should be returned with the following observation *Although Constantine Parish Council supports this*

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application in principle, it does not support the use of timber cladding on exterior elevations. All older barns and houses in the area are constructed from the granite that was quarried locally in huge amounts and timber cladding is simply out-of-place in this location. Additionally, should planning permission be granted, the Council would seek imposition of the following conditions: that Cornwall Highways approves the entrance to the proposed access road, that a footpath is created along the lane allowing safe pedestrian access from the proposed access road to Trebarvah Road, that a passing place is created on the lane to allow two vehicles to pass in safety and that public access along the existing footpath (PROW 27) is not in any way hindered during construction.

PA14/01107 Mr David Martin Graceloft Ltd – Erection of five shared equity houses and three open market houses with associated highway and drainage works – Trebarvah Farm, Constantine. Cllr Nicholls proposed, Cllr Mrs D’Alton seconded, two members against, all others in favour that this application should be returned with the following observation *Constantine Parish Council views this application as one for eight new homes in the countryside. Eight new homes which will have a considerable visual and ecological impact on the character and appearance of the countryside surrounding the village. There are already concerns about vehicular traffic (particularly along the very narrow lane from Trebarvah Road through to Trewardreva Cross) which will be augmented by the adjoining development. Constantine Parish Council does not support the development of this exception site.*

Having declared an interest in the following application, Cllr Mrs Dunstan remained in the room but took no part in either the discussion or the voting.

PA14/01347 Mrs J.Warr – Erection of a single-storey extension and conversion of barn to a residential dwelling – Barns at Polwartha Farm, Constantine. Cllr Gray proposed, Cllr Bolt seconded, Cllr Mrs Dunstan abstained, all others in favour that this application should be returned with the following observation *Constantine Parish Council is aware that part of the site shown on the site location plan attached to this application is claimed by a third party. With the proviso that this matter can be satisfactorily resolved, Constantine Parish Council supports this application.*

Decisions

PA14/00135 APPROVED – Erection of agricultural barn 18m x 8.2m for housing stock – Lower Treglidgwith Farm, Ponjeravah. – *noted*

PA14/00865 APPROVED – Proposed garage/boat store, gym and additional accommodation with balconies on North East and South West elevations, replacing existing garage – 31, Trebarvah Road – *noted*

PA14/02041 S52/S106 and discharge of condition apps – Submission of details to discharge conditions 4 and 5 attached to decision notice PA13/05622 – Magpie Hill, Brillwater – *noted*

Correspondence

Ms Bingham and Mr Mullaly request to reconsider observations made on PA14/00688 – *noted*

10 CLERK’S REPORT AND CORRESPONDENCE

Correspondence

Clerk and Councils Direct newsletter – *noted*

Mawnan Allotments Association invitation to prospective allotment tenants – *noted*

Falmouth and Penryn Community Network Panel agenda for the meeting on February 25, 2014 – *noted*

Cornwall Council Cornwall Local Plan consultation (proposed submission document) – *noted*

Constantine Parish Church invitation to participate in the Flower Festival July 24 – 28 – *noted*

11 FINANCIAL MATTERS

The Clerk presented Councillors with a statement of Constantine Parish Council’s financial position as at March 20, 2014. A copy of that statement is attached to these minutes.

Members reviewed the terms of Constantine Parish Council’s Insurance Policy and considered an invitation from Came and Company to renew insurance cover with Aviva in the sum of £970.25 Following discussion, Cllr Nicholls proposed, Cllr Miss Evans seconded, all others in favour to renew Constantine Parish Council’s insurance with Aviva through Came and Company in the sum of £970.25

Members considered a request from the Constantine Enterprises Company for financial help towards restarting the Tolmen Youth and Drama Family Project. Following discussion, it was agreed that Constantine Parish Council should forward a letter of support for the project and indicate that, once the group is up-and-running, members would welcome an application for financial help.

Members considered a request from Constantine Football Club for financial help. Following discussion, it was proposed by Cllr Gray, seconded by Cllr Wiseman all others in favour that, using the General Power of Competence

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(adopted by Constantine Parish Council on May 16, 2013), Constantine Parish Council should forward the sum of £100.00 to Constantine Football Club.

Using the General Power of Competence (adopted by Constantine Parish Council on May 16, 2013), Mrs Dunstan proposed, Cllr Mrs D'Alton seconded all others in favour that £1,593.57 (being the net figure for expenses incurred by the Alice Hext Trust for work done on the Recreation Ground in the course of the Financial Year to March 31, 2014) should be transferred from the Parish Council's bank account to the Alice Hext Trust bank account

The following accounts were presented for payment

| | GROSS | NET | VAT |
|-------------------------------------|--------------|------------|------------|
| Mr G.Jorey | £ 303.40 | | |
| Mrs J.Jennings | £ 50.48 | | |
| HMRC | £ 303.60 | | |
| SSE Contracting | £ 21.61 | £ 18.01 | £ 3.60 |
| Bob Sanders | £ 301.00 | | |
| E.On (public lighting) | £ 57.12 | £ 54.40 | £ 2.72 |
| Viridor Waste Management | £ 43.73 | £ 36.44 | £ 7.29 |
| Viv Beckerleg (Public conveniences) | £ 248.00 | | |
| Travis Perkins | £ 38.94 | £ 32.45 | £ 6.49 |
| Colin Chapman | | | |
| Salary (February) | £ 404.48 | | |
| telephone | £ 25.42 | | |
| office expenses | £ 44.03 | | |
| travelling | £ 35.36 | | |
| use of home | £ 25.00 | | |
| total | £ 534.29 | | |

Proposed by Cllr Nicholls, seconded by Cllr Mrs Dunstan, all others in favour that the above ten accounts be paid.

The following accounts in relation to expenses for the Recreation Ground were presented for payment

| | GROSS | NET | VAT |
|---------------------------------|--------------|------------|------------|
| Falmouth Garages | £ 60.00 | £ 50.00 | £ 10.00 |
| Travis Perkins (fencing panels) | £ 217.27 | £ 181.06 | £ 13.17 |

Proposed by Cllr Bolt, seconded by Cllr Gray, all others in favour that the above two accounts be paid.

Members noted the following receipts

| | |
|--|------------|
| Keith Penrose (Messrs Ford, Nightingale, Tremayne) | £ 750.00 |
| Cornwall Council (LMP grant) | £ 2,494.00 |

12 REPORTS FROM COMMITTEES AND REPRESENTATIVES

Cllr Mrs D'Alton reported that she had attended the CALC AGM at which Mr Tony Hogg, Police and Crime Commissioner for Devon, Cornwall and the Isles of Scilly, spoke on the future of policing in rural communities in Cornwall. She stated that, despite the title of his speech, little of interest to rural Parish Councils had been said.

13 COMMENTS FROM COUNCILLORS

There were no further comments from Councillors.

14 DATE AND TIME OF NEXT MEETING

Thursday April 24, 2014 at 7:00pm in The Vestry, Constantine.

The Chairman declared the meeting closed at 9.05pm.

Signed.....

Dated.....

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