

LANDRAKE with ST ERNEY PARISH COUNCIL

Minutes of the Parish Council meeting held in the Geffery Memorial Hall, Landrake on Tuesday 9th October 2007 at 7.00pm

Present - Mr. M. Webster, Chairman

Messrs M Gibson, G Knowles, and P. Russell,

Mrs R Savery and Mr M J Tamblyn

Rebecca Jacob, Caradon District Council Affordable Housing Officer

Alan Fox, Cornwall Rural Housing Association

OPEN FORUM

The Chairman welcomed Rebecca Jacob, the Affordable Housing Officer for Caradon District Council and Alan Fox of the Cornwall Rural Housing Association to the meeting and stated that they would be providing an update to the Parish Council on an Affordable Housing Scheme for Landrake.

Rebecca Jacob was pleased to report a positive response from the Highways Agency in respect of the proposals for the site off West Lane and New Road Terrace. A set of draft plans were circulated at this meeting showing the layout of each of the sites, together with an indication of the style of the houses.

Discussion took place on the date and details of a public consultation and it was agreed that this would be held in the Geffery Memorial Hall on Wednesday 24th October 2007 between 3 pm and 7 pm. It was agreed that there was a need to circulate flyers to all households in the Parish as well as on the notice boards, and an item in the Community News for Landrake in the Cornish Times.

It was understood that the next funding deadline was the 2nd November 2007, and if the scheme for Landrake could be in on this round then it would be possible to get an unofficial nod of approval, probably by February 2008. There would be a need to get the planning application in by the end of December 2007 or early January 2008 at the latest in order for the scheme to progress without delay.

The proposal for West Lane is for 4 three bedroom houses, 3 two bedroom houses and ten parking spaces. The proposal for New Road Terrace would be for 4 three bedroom houses. There was some discussion on the layout of the West Lane site as there is a pinch point on the corner of plot 7 and the distance between there and the fence at the bottom of the Home Park gardens appears very restrictive.

Following further discussion on the Consultation exercise and the Planning procedures the Chairman thanked Rebecca Jacob and Alan Fox for their attendance and they took their leave of the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr T Arroll, Miss P Barton, Messrs R Cowdery and M Gingell, Mrs B McTaggart, County Councillor, Mrs O Eggleston, and Mrs K Garner District Councillors

2. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

The Minutes of the Parish Council Meeting held on 11th September 2007 having been circulated were taken as read approved as a correct record and authorised to be signed by the Chairman.

3. MATTERS ARISING

3.1 Football/Recreation field

Mr P Russell reported on a meeting he had held with Mr I Worden when it was suggested that a Landrake football ground should be run by a Landrake based Committee and primarily open to players within a 3 – 5 mile radius of Landrake. The Geffery School should also have access to the field as a backup to their own playing field.

Some suggestions were made in respect of possible Committee members although no approaches have been made as yet. The Committee would need a Secretary, Treasurer and Fund Raiser.

Grant funding of up to 90% could be obtained from the Cornwall Football Association providing it could be shown that there are teams wanting to use the pitch. The costs of creating the pitch together with a vehicular and pedestrian entrance, visibility splays, fencing, support equipment, and a storage container could amount to a figure of £30,000 to £35,000.

Discussion also took place on the proposed letter to Tim Randles of Cornwall County Council with regard to a meeting on site to consider the need for a visibility splay and other related matters. It was suggested that such a meeting be held on either the 1st or 8th November 2007 and the Clerk was instructed to deal with this matter as necessary.

3.2 Parish Council Website

Mr M Gibson reported on the present progress of the Website and it was understood that he will be meeting with Barry Isaacs of Western Web Ltd in the next week

It was agreed that the Clerk would forward the Minutes of the September meeting and also would resubmit the Minutes of the July meeting as these had not as yet appeared on the website.

3.3 Lucy's Meadow, Landrake

It was understood that there was nothing further to report on this matter and it was agreed that the Chairman would try and see Mr Willis before a letter is sent to him regarding the area of land below "Lucy's Meadow".

3.4 Solomon Browne Room – Constitution and Insurance

Mr P Russell presented to the meeting a re-draft of the Solomon Browne Room Constitution in order for it to become a Parish Council Sub-Committee. Following a number of proposed alterations put forward by the Chairman it was agreed that these would be incorporated into the Constitution and for the document to be brought back to the November Council for final approval.

3.5 Caradon District Council – Affordable Housing

Some discussion took place on the arrangements for the public consultation and the need for the details of the consultation to be circulated in the Parish as quickly as possible. It was noted that Rebecca Jacob would be drafting up a suitable notice/flyer which would be sent to the Clerk to be dealt with as necessary.

3.6 Landrake Carnival Committee

The Clerk reported that he had not as yet received the return of the £700.00 loan from the Carnival Committee and it was agreed that a letter be sent to Mr R Kneebone stating that the Council wish to see the return of this money no later than the 31st December 2007.

3.7 Village Vandalism

The Chairman circulated copies of the flyer prepared by Mr R Cowdery advising what should be done if someone wishes to report a case of vandalism or damage to property, and following discussion it was agreed that these flyers would be circulated to as many households as possible in the Parish.

It was agreed that the Clerk would write and advise the Police of this course of action and to send them a copy of the flyer. It was also noted that a suitable item would be in the next copy of "Crosstalk".

3.8 Village Playground

Discussion took place on a proposed letter to SMP Playgrounds regarding the matters that needed dealing with on the playground equipment. Mr M Gibson had taken a number of photographs and it was agreed to send these with the letter and await the reaction from SMP Playgrounds.

Mr P Russell reported that Alec Dymond is carrying out the required re-rendering of the stone wall around part of the playground. It was understood that Alec Dymond did not wish to charge for his labour, but to only be reimbursed the cost of any materials that he might use.

3.9 “One Cornwall” – Unitary Authority

The Chairman reported that he had attended a meeting at St Mellion on the 17th September 2007 in respect of the creation of one unitary authority for Cornwall. It was understood that the new authority would be in place by April 2009 and will deliver a cost effective service. Various ideas are being considered on grouping local areas together and there could potentially be elections in May 2008.

It was noted that information will be forthcoming in the future as and when appropriate.

3.10 Revised Code of Conduct

The Clerk confirmed that notification had been given to Caradon District Council that this Council had adopted the revised Model Code of Conduct and that the public notice regarding this would be published by Caradon District Council, along with all other Councils who were to be included in a block notice. It was not known at this stage how much the share of the cost of the public notice would be.

3.11 Barton Close, Landrake – Street lighting

The Clerk reported that the comments regarding the proposed street lighting scheme had been put forward to Cornwall County Council as agreed at the September Council meeting, but there had been no further reaction from the County Council.

3.12 “Moorview” – New Road, Landrake

Mr P Russell enquired whether any action had been taken in respect of the complaint raised by Mr Geary at the Annual Public meeting regarding the condition of New Road. The Clerk confirmed that this matter had been dealt with straight after the meeting in April 2007 and the work had been carried out to the satisfaction of Mr Geary.

3.13 School Road

Mr P Russell also enquired whether there had been any progress with regard to the painting of a white line in School Road to indicate a walking space for children going to and from the School. Following discussion it was agreed that Mr Russell would raise this matter with Mr A Moir.

4 FINANCE

4.1 Income

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| Caradon District Council – Half Year Precept | £3,250.00 |
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4.2 Expenditure

None

4.3 Other Financial Business

The Clerk presented a schedule of Income and Expenditure for the six month period to the 30th September 2007. It was noted that the Finance Sub Committee would meet prior to the next Council meeting and would then make a recommendation to the November meeting in respect of the Precept for 2008/09.

5 PLANNING

5.1 Planning Applications

07/00982/FUL Mr and Mrs P Little – Removal of condition 2 (use of barn B for holiday purposes only) to allow use as residential (00/00618/FUL dated 14th August 2000 refers) at Delmanor Barns, Mera Park Farm, Tideford Road, Landrake.

Observations – Landrake Parish Council supports this application. However the address of the site should be corrected to “Mera Park Farm, Tideford Road, Landrake, Saltash”.

The location plan needs to be rotated 180 degrees to show north in the correct direction.

07/00743/FUL Mr and Mrs P Little – Conversion of existing barn to provide single residential unit and demolition of existing storage building at Mera Park, Tideford Road, Landrake, Saltash.

Observations –

No Objections. It will tidy up the front of this former farm yard.

07/01244/FUL Mr D J Hacking – Conversion of detached dwelling to three flats and construction of new vehicular access to highway at “Farthings”, 5 Stoneylands, Landrake, Saltash

Observations –

This application to convert the house at 5 Stoneylands into three flats is strongly opposed by the other dozen families in the Close. They are concerned about the likely 5 - 6 cars belonging to the flats increasing problems of traffic and parking in the Close where a number of young children now play with few problems. The families are also concerned that much work to equip the flats with separate entrances and kitchens has already been done, but this internal work may be “permitted development”.

The Applicant says there are already six bedrooms in the house. However the extensions approved by Caradon on Application 04/01223/FUL of August 2004 provided for five. The sixth bedroom of the lower level shown on Plan 2 is the windowless office on the 2004 plan SK03. Landrake Parish Council is unaware of any changes made to the 2004 proposals before it was approved. The Applicant says there are dampness problems in the house due to earth outside being above the level of the damp course and he may have to lower the earth level to fit a window in this room. This is not mentioned in the Design and Access Statement or shown on the plans.

The adequacy of the garage to park a car in is questioned by some neighbours. However the garage measures internally 4.50m x 2.90m and can probably accommodate a small or medium sized car.

The six parking spaces included in the plans will need some realignment to enable the car using the garage to get in and out without having to have both spaces 3 and 4 vacant. Similarly parking space 6 will have to be vacant for a car to get in or out of space 5. The neighbours think parking space 6 may extend into the property of No.6 Stoneylands. The owners of No.6 are abroad until the third week of October and are being warned to check this immediately on their return. The possibility of encroachment should not go by default due to the owners' current absence.

A detailed and accurate layout of the arrangements in the front of No. 5 is needed from the Applicant for a satisfactory review. A 5 – 6 bedroom family house may possibly have 5 – 6 cars but probably fewer than couples living in three 2 bedroom flats. This will increase traffic and parking, particularly if the access to the parking spaces is not easy and leading possibly to some cars being parked on the road of the Close.

Overall this proposal to convert a family house with 5 – 6 bedrooms into three 2 bedroom flats is not supported by the Parish Council and should be refused.

Finally, it has been noted that the normal yellow planning notice has not yet been displayed at the property.

5.2 Planning Decisions

None

Mr P Russell reported to the meeting that the recent application from Mr and Mrs Stevens-Fleming at Penquite, Landrake had been approved although notification had not yet been received by the Parish Council.

6 ANY OTHER BUSINESS

6.1 Miss V Maddever – Poldrissick

Some discussion took place on the recent burglary at the home of Miss V Maddever.

6.2 Mrs R Savery – Village improvements

Mrs R Savery reported that she had recently repainted the War Memorial railings and carried out some general tidying up in the vicinity of the Memorial.

Mrs Savery also reported that she had carried out some replanting where there had been losses due to indiscriminate weed killing adjacent to “Beechwood”

It was noted that some stones on the wall at the entrance to Home Park have been removed probably by children living in that area.

Mrs Savery also reported that she is looking at the idea of solar uplighters to go around the Millennium Cross at the entrance to the village.

6.3 Plymouth City Council – Waste Development Plan

The Clerk reported that Mrs O Eggleston had passed to him this evening, details of the proposed siting of a waste incinerator at Ernesettle directly across the river Tamar from Saltash. It was noted that the final date for comments on these proposals was the 10th October 2007.

Following consideration it was agreed that there was insufficient time at this meeting to consider the proposals and it was therefore agreed to take no further action.

7 NEW CORRESPONDENCE AND BUSINESS

7.1 Caradon District Council – Community Funding Information

Details were received and noted of Community funding available through Caradon District Council.

7.2 Caradon District Council – Powers of Standards Committee

The Clerk reported receipt of a letter from Caradon District Council regarding the procedure to adopt where a Councillor has a prejudicial interest in a matter and there is a wish to apply to the Council's Standards Committee for a dispensation to speak and vote on that particular matter.

7.3 Caradon District Council – Standards Committee-Appointment of Sub-Committee

The Clerk reported receipt of a letter from Caradon District Council confirming that following no objections to the proposal, the same six members appointed to hear and determine cases concerning District Councillors would also make determinations concerning Parish and District Councillors.

This information was received and noted.

7.4 Cornwall County Council – Temporary Road Closure Tideford/Tideford Cross area

Details were received and noted of a proposed road closure order in the Tideford and Tideford Cross area for a period of approximately six weeks from the 15th October 2007.

7.5 Caradon District Council – Revised Code of Conduct training session

The Clerk reported that a further training session in respect of the revised code of conduct will be held on Monday 22nd October 2007 at Luxstowe House, Liskeard, and was intended for those who were unable to attend the earlier sessions.

7.6 Proposed Meeting dates 2008

The Clerk presented a proposed list of meeting dates for 2008 and it was agreed that these would be considered further and confirmed at the November Council meeting.

8 NEWSLETTERS AND REPORTS

- 8.1 Defra – Ways to tackle climate change
- 8.2 Standards Board for England – Newsletter September 2007
- 8.3 Tamar Valley AONB – News Bulletin September 2007
- 8.4 Tamar Valley AONB – Annual Review 2006/07
- 8.5 “One Cornwall” – Issue 1 October 2007

9 DATES OF NEXT MEETINGS

- Tuesday 13th November 2007 (Precept 2008/09)
- Tuesday 11th December 2007 (If required)
- Saturday 15th December 2007 (Xmas Tree)

There being no further business, the Chairman thanked those present for their attendance and declared the meeting closed at 10.28 pm.

M A Webster
Chairman,
Landrake with St Erney Parish Council

13th November 2007