

LANDRAKE with ST ERNEY PARISH COUNCIL

Minutes of the Parish Council meeting held in the Geffery Memorial Hall, Landrake on Tuesday 18th February 2008 at 7.00pm

Present - Mr. M. Webster, Chairman
Messrs T Arroll, M Gibson, M Gingell, G Knowles,
P. Russell, Mrs R Savery and Mr M J Tamblyn
Mrs B McTaggart, County Councillor
Mrs K Garner, District Councillor
Mrs O Eggleston, District Councillor

OPEN FORUM

The Chairman stated that Mr C Cansfield of the The Chapel House, Pound Hill, Landrake had attended the meeting earlier but had had to leave the meeting prior to 7.00 pm. He wanted to express his concern about the growing number of holiday units at the Crylla Valley site, the light pollution caused by the increase in street lighting there and his concern that trees had been felled. He was assured that all the developments on the site had been the subject of planning applications and it was believed that the only work on the woodland had been the clearing of brushwood.

Mr Cansfield wanted the Parish Council to be conscious of their “stewardship” responsibilities with regard to the protection of the AONB downstream from Notter Bridge.

Following discussion on this matter Mr Cansfield took his leave of the meeting.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Miss P Barton and Mr R Cowdery

2. APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

It was noted that Minute 3.6 of the Minutes of the previous meeting needed to state that – “Councillor K Garner would investigate the matter further in an endeavour to resolve the issue.” Following this correction the Minutes of the Parish Council Meeting held on 8th January 2008 having been circulated were now 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 that the survey of the field had been carried out by Mr S Braund of Cargreen since the last meeting, following approval of this course of action by the Chairman, and subsequently approved by this meeting. It was noted that the cost of this survey was £295.00.

Mr Russell also presented to the meeting a draft planning application for submission to Caradon District Council and following discussion it was agreed that prior to submission of the application a meeting would be held with a Planning Officer at Caradon.

Mr P Russell reported that he is continuing to look into such matters as a water supply to the site either through the mains or by the sinking of a borehole. South West Water require five weeks in order to submit a quotation for the supply of mains water. The cost of drilling a borehole and the associated pipeworks and fittings range from £2,500 to £5,000. There is also the need to consider the installation of a generator as it would be too expensive to bring mains electricity to the site. It was noted that that a quotation for the supply and erection of nylon fencing was still awaited.

Discussion took place on the above matters and it was agreed that Mr P Russell would speak to Andy Mitchell of the Cornwall Football Foundation in order to sort out some of the finer details of the facilities required on site.

3.2 Caradon District Council – Affordable Housing

The Clerk reported that he had been advised by Rebecca Jacob that the application for the West Lane scheme was to be submitted later in this week, with the scheme for New Road Terrace following shortly afterwards. It was also noted that it is proposed to transfer the West Lane site to the Cornwall Community Land Trust and the New Road Terrace site to the Cornwall Rural Housing Association Ltd.

3.3 “One Cornwall” – Unitary Authority

The Chairman gave a report on his attendance together with Mr M J Tamblyn and the Clerk at the meeting held at the Saltash Guildhall with the Chairman and the Leader of Caradon District Council and the three S E Cornwall members on the One Cornwall Joint Implementation Executive (JIE). The meeting was also attended by representatives of other Parishes with the intention of giving an update of the work of the JIE and to receive an overview of current thinking and progress to date.

Mrs K Garner reported that it is now possible that the next Parish Council elections will be held in 2009 and not 2013 as originally intended. Mrs Garner stated that a lot of matters are not yet clear, although it is envisaged that Parish Councils may play a bigger role in local authority work. It was noted that Planning is a fundamental service and therefore will need to be locally based.

It was also noted that the first meeting of the Scrutiny Panel will be held on the 28th February 2008 to see how matters are progressing.

Mrs R Savery expressed her concern of the difficulty in recruiting younger people onto the Parish Council, and of the thought that the time may come when Parish Councillors will expect to be paid for their work on the Council.

3.4 Home Park, Landrake - Fencing

The Clerk reported that he had now been advised by Caradon District Council that in their opinion the above fence was not in need of repair or replacement and they were unable to ascertain which member of their staff had agreed last year to put this work in hand. It was noted that they were prepared to look again at the condition of the fence and Mrs K Garner agreed to pursue this matter on behalf of the Parish Council

3.5 Proposed Incinerator at Ernesettle, Plymouth

The Chairman expressed the thanks of the Council to Mrs O Eggleston for the time and effort she put to submitting the letter of objection to the proposed Incinerator at Ernesettle. Mrs Eggleston reported that she had attended the meeting in Plymouth on the 7th February 2008 and whilst there had not been much progress it was clear that two sites had been identified at Ernesettle and Coypool. No decisions had yet been made, as there will be an in depth enquiry before such a decision is reached.

3.6 Clerks Contract of Employment

The Clerk presented to the meeting a revised draft of the Clerks Contract of Employment taking into account the alterations to the Model Contract of Employment and Job Description as provided by the NALC and the SLCC.

Following discussion on this matter it was agreed that Messrs M Gingell and M J Tamblyn would consider the changes to the contract and report back to the next meeting of the Council.

3.7 Crylla Valley Cottages

It was noted that this matter had already been dealt with at the Open Forum session but it was agreed to bring the concerns expressed to this Council to the attention of Saltash Town Council.

3.8 Village Playground

The Clerk reported that W H Bond & Sons Ltd had carried out the repair work to the surface of the playground in accordance with their quotation.

The Chairman reported that the ivy which had been removed from the wall of the playground was still in the garden of No 5 The Crescent and following discussion it was agreed that Messrs G Knowles and M J Tamblyn would assist in removing this material. It was noted that stones from the wall that were still in the playground have been picked up and removed by Mr M J Tamblyn.

3.9 Footpath – School Road to Highertown

Following discussion on the above matter the Clerk agreed to check whether Caradon District Council had carried out the cleaning of the above footpath.

3.10 Parish Website

Mr M Gibson reported he had sent out flyers to all the village organisations and had received back various amendments which will be used to update the website.

3.11 Drains – Village centre

The Clerk reported that Mr R Sealy had expressed his concern that whilst the Highways Department had cleared the drains in the centre of the village his property was still at risk of flooding since the pavements and road surface had been re-aligned and resurfaced. He was also concerned that when the drains were cleaned out the resulting waste was allowed to accumulate further down the road rather than taking it away. Following discussion on this matter it was agreed to bring this to the attention of the Highways Department.

4 FINANCE

4.1 Income

None

4.2 Expenditure

M J Tamblyn – Refund cost of Xmas tree	£15.00
Geffery Memorial Hall – Elec. For Xmas tree	£9.76
P J Russell – Replacement Xmas tree lights	£7.80
W H Bond & Sons Ltd – Repair work to Playground	£334.88
R A Udy – Playground grass cutting 2007	£210.00
Whiteford Crocker – Playground loan repayment (9 th of 10 payments)	£1,200.00
R B Surveys – Football field survey	£295.00

The above accounts were approved for payment.

4.3 Other Financial Business

4.3.1. Audit Commission – Appointment of External Auditor

The Clerk reported that Mr A Williams had been appointed as the external auditor to the Parish Council for a period of five years commencing with the 2007/08 accounts.

It was noted that the Commission also proposes to appoint a panel of its own officers that can be the external auditor if Mr Williams is unable to continue with the appointment, or to assist with additional work if required.

It was also noted that the audit fee will remain at £120.00 plus VAT up to and including the year 2011/12 providing there is no unexpected and additional work that would demand an increase in the fees.

5 PLANNING

5.1 Planning Applications

07/01564/FUL Mr B Hurst – Erection of foaling and stallion boxes and laboratory with residential accommodation over at Lower Penquite Farm, Landrake.

Observations –

- 1. Cornwall Land Agent's Report** – This Council has just seen this report and note that the Land Agent's conclusion is that a farm dwelling is not justified; its financial basis is promising but needs further time to prove itself. This application is not justified at present.
- 2. Stable Design** – The foaling and stallion facilities were not commented on by the Land Agent and would need further assessment following the removal of the need for residential accommodation.
- 3. Traffic** – When the traffic implications of the current stables were discussed in the course of their planning application, Mr Hurst said vehicles coming to the stables would use the road entrance beside Skelton Park. The neighbours say this does not happen and cars, lorries large and small, and horse box vehicles approach and depart by the southern entrance of Penquite Lane; the sharp turn of the Skelton Park entrance makes it very difficult for large vehicles to come this way. It is appreciated that Caradon does not have the power to control or limit stable traffic using the southern entrance. This could lead to the expansion of the stables business being rejected.
- 4. Unanswered questions on Application Form** – Question 24 about Hazardous Substances has not been answered. A proper answer should have been given.

Overall and particularly in view of the Land Agent's report, the Parish Council considers that this application should be rejected.

07/01789/FUL Mr & Mrs J Booth – Construction of single storey extension to front of dwelling at 33 Highertown Park, Landrake

Observations – No Objections

08/00088/FUL Mr K Hutchinson – Construction of detached garage and hobby workshop at Glebe Farm, Markwell, Landrake

Observations – No Objections

08/00089/FUL Mr D Moore – Construction of ménage and post and rail fence on land south east of Northwall Farm, Tideford Cross, Tideford.

Observations – Landrake with St Erney Parish Council has no objection to this proposal. The Council has no record of being consulted about the planning application for the barn shown on the Site plan. It has not yet been built.

The applicant has signed Ownership Certificates A, B, and C on advice from the Planning Staff. It is thought that Certificate A is the relevant one.

08/00173/FUL Mr S Delbridge – Improvement to existing access at OS1877, Land near Trevashmond Farm, Landrake.

Observations – No Objections

08/00174/FUL Mr S Delbridge – Construction of two new gateways to provide access into agricultural fields at OS1956 and 3885, Trewandra Farm, Landrake.

Observations – Landrake with St Erney Parish Council supports this plan. It will avoid a combine harvester causing traffic hold up at harvest time and the gates will only be used 2 – 3 times a year and under supervision.

5.2 Planning Decisions

07/01490/FUL Mr A Shergold – Construction of carport with balcony over at Chade Lodge, Landrake, Saltash

APPROVED

07/01503/FUL Mr & Mrs K Alford - Construction of conservatory to rear elevation and formation of additional living space in roof at 4 Home Park, Landrake

APPROVED

07/01545/FUL Sir Robert Geffery's School – Construction of single storey extension with storage area in roof space on east elevation at Sir Robert Geffery's School, School Road, Landrake

APPROVED

06/00296/FUL Boating World – Change of use from general industrial to hotel/guesthouse with alterations and extensions on land at Kingfisher Quay, Treluggan Marina, Landrake.

APPROVED

5.3 Planning Correspondence and Reports

5.3.1 Caradon District Council – Enforcement Investigation

The Clerk reported that Caradon District Council had completed their investigation into the alleged conversion of a house into three at 5 Stoneylands, Landrake and had concluded that further enforcement was not warranted in this case. The decision was based on the fact that the property sits within the development limit for Landrake, and therefore planning policy supports the principle of an increase in residential density within this area.

This information was received and noted.

6 ANY OTHER BUSINESS

6.1 Pinglestone Hill, Blunts

Mr M J Tamblyn reported that the hedge alongside Pinglestone Hill had been trimmed in the last week, which the Council were pleased to note.

6.2 Pound Hill – 30 mph sign

Mr M J Tamblyn reported that the above sign had been damaged having appeared to have been hit by a vehicle. The Clerk was instructed to bring this matter to the attention of the Highways Department.

6.3 Parish Seats

Mr M Gibson suggested that there was a need for a seat to be placed in West Lane for the benefit of the people who walk this lane, and it was suggested and agreed that it should be sited on the nearside verge approximately halfway between the main road and Lantallack Cross, going down the lane.

Following further discussion on this matter it was agreed to look at the possibility of a seat in Frenchmans Lane and also Poldrissick Lane. Messrs M Gibson and G Knowles agreed to look into this matter in more detail and in due course it would be necessary to seek approval from the Highways Department of Cornwall County Council with regard to the siting of the seats.

It was also agreed to look at the possibility of obtaining grant funding towards the cost of acquiring and installing the proposed seats.

6.4 Millennium Cross

Mrs R Savery reported that she was now hoping to make some progress on the possibility of installing lighting to the Millennium Cross at the entrance to the village.

6.5 Saltash Area Road Safety Committee

Mrs R Savery reported on her recent attendance at a meeting of the above Committee in the absence of Miss P J Barton.

It was noted that the Police are being asked to report on the effectiveness of the speed cameras at Landrake.

Discussion had taken place on the proposed Sainsbury Store in Callington Road on the site of the Saltash football ground and of the opposition that this proposal had met. Mention was also made of the suggested alternative site at Carkeel and of the need for a pedestrian footbridge over Carkeel roundabout, at an estimated cost of £1.5 million.

Mrs Savery also made mention of the proposal to create a new rugby ground at Roodscroft near Hatt and for the present site in Forge Lane, Saltash to be redeveloped.

7. NEW CORRESPONDENCE AND BUSINESS

7.1 Department for Communities and Local Government – Local Authority Members in England

The Clerk reported that the Government has published a consultation paper which seeks views on the arrangements for putting into effect orders and regulations to provide a revised more locally based ethical regime for the conduct of local Councillors in England.

This information was received and noted.

7.2 Caradon District Council - 2008 Events in the Caradon area

Following consideration it was agreed that there were no items for inclusion in the above publication.

7.3 Caradon District Council – 2007/08 Full Electoral Register

The Clerk reported that he is in possession of a copy of the full Electoral Register for the Parish which is provided only for the purposes of establishing whether any person is entitled to attend and participate in a meeting, or take any action on behalf of the Parish or Community.

7.4 Cornwall Rural Community Council – Small grants towards Parish Plan projects

The Clerk reported that there is a small grant scheme to support the implementation of projects within a Parish Plan. Following consideration of this matter it was agreed that an application should be made to try and obtain some grant funding towards the cost of the proposed seats for West Lane, Frenchmans Lane and Poldrissick Lane.

7.5 Cornwall County Council – Road closure order

The Clerk reported that the road between Clapper Bridge and Blunts and between Blunts and Tideford Cross will be closed for PU Lining work for a seven week period commencing on the 25th February 2008

7.6 Caradon District Council – Neighbourhood Policing

The Clerk reported receipt of information from Caradon District Council regarding the establishment of Partners and Communities Together panels by the Devon and Cornwall Police in an effort to improve the quality of life for local residents by regular consultation.

This information was received and noted.

7.7 Cornwall County Council – Environment & Heritage Survey

A survey form was received from the Environmental and Heritages Services department of Cornwall County Council and following consideration it was agreed that although it had limited relevance to this Council, the Clerk would respond as appropriate.

7.8 University of Plymouth – Parish/Town Council Survey

The Clerk reported receipt of a survey form from a post graduate student at the University of Plymouth seeking the views of the Council on a range of planning issues. It was agreed that the Clerk would deal with this form as necessary.

7.9 Recycle for Cornwall – Strategy to reduce waste

The Clerk reported receipt of details on a number of meetings to be held in the County regarding ways of reducing waste, recycling, composting etc. Following discussion it was noted that there were no volunteers to attend any of these meetings.

7.10 Caradon District Council – Register of Members Interests

The Clerk provided all members present with a Register of interests form which required completion and returning to Caradon District as soon as possible. The Clerk requested that the forms be returned to him for onward transmission to Caradon.

7.11 Annual Public Meeting – Guest Speaker

Following discussion on this matter it was agreed that an invitation be extended to Rebecca Jacob of Caradon District Council to give an update on the affordable housing project, and to Martin Eddy to speak on the transition to the OneCornwall Unitary Authority. The Clerk was instructed to make the necessary arrangements.

8. NEWSLETTERS AND REPORTS

- 8.1 “The Clerk” – January 2008 Vol.39, No.7
- 8.2 “Clerks and Councils Direct” – January 2008 Issue 55
- 8.3 Tamar Valley AONB – News Bulletin January 2008
- 8.4 East Cornwall CVS – “The Signpost” Edition 38, February 2008
- 8.5 OneCornwall – Issue 5 January 2008
- 8.6 Cornwall County Council – Annual Minerals & Waste Monitoring Report 2006/07

9 DATES OF NEXT MEETINGS

Tuesday 18th March 2008

Tuesday 22nd April 2008 (Annual Public Meeting)

There being no further business, the Chairman thanked those present for their attendance and declared the meeting closed at 9.55 pm.

M A Webster
Chairman,
Landrake with St Erney Parish Council

18th March 2008