

ST COLUMB MAJOR TOWN COUNCIL

Minutes of a Full Council Meeting of St Columb Major Town Council, held in the Council Chamber, Town Hall, St Columb Major, on Tuesday, 6th September 2022 at 7.00pm.

Present: Cllrs P Wills (Mayor), S Allen (Deputy Mayor), Mrs F Fuery, Mrs L Jiggins, S Whetter, Mrs F McLeod, S Taylor, B Daniels, T Coad, S Culley

In attendance: Mr M C Uren (Town Clerk), Mr S Richards (New Town Clerk), Mr A Pegg (M. D., Wessex Investors) and one member of the public.

67/22 Mayor's Welcome:

The Mayor, Cllr Wills, welcomed everyone to the Meeting. He explained that it was the last Meeting that Mike Uren will clerk. He thanked him most sincerely for all his hard work, commitment, and conscientiousness over the last eight years. Cllr Wills proposed, Cllr Allen seconded, and it was RESOLVED unanimously, that a vote of sincere and heartfelt thanks be extended to Mike Uren.

i) Housekeeping:

The Mayor addressed Councillors, giving advice on emergency procedures, asking that all mobile 'phones be switched off, or turned to silent.

ii) Diary Report from Mayor and County Councillor:

Cllr Wills presented his report:

“Good evening everybody.

August is traditionally a quiet month in local government, with many officers taking annual leave to be with their families, Parliament in recess, and very few Cornwall Council Meetings taking place. What a truly lovely summer we have had in Cornwall, the hottest, driest, and sunniest since 1976. This August saw the return of St Columb Major Carnival, the first in three years. The people of the parish really put their all into the floats and entries this year.

Of course, there were some meetings that took place. I attended the Parish Council Meetings of both St Mawgan and St Wenn. The new Airport Forum met at St Columb Major Town Hall.

I was contacted by the owner of Cornish Fresh at Mawgan Porth. Some of you may be aware that they have put forward plans to completely rebuild the shop, and redesign the building, with accommodation above.

Quite a big development is being proposed, which is opposed by the Parish Council and public opinion. I met with the owner, and he requested a meeting with planning officers, to discuss a possible way forward, which could entail a much smaller proposal on the footprint of the current premises. The meeting went well, and I think the owner now understands that his original proposal would not gain support, and he may now want to rethink his plans with his architects, and come back with a new proposal. The application decision date has been extended until December 2022.

I attended an informal meeting with the Leader of Cornwall Council, Cllr Linda Taylor, and about a dozen others, where she informed us that the Leadership and Executive are now going to press Central Government on the proposed devolution deal for Cornwall, requestion level three, but without the elected Mayor for Cornwall. This is excellent news. It is, of course, up to the new Minister to consider the proposal, but we were assured that all of Cornwall's MP's back the proposal. I shall of course keep you informed.

I have today attended a meeting of the Constitution and Governance Committee. We approved the Terms of Reference for the new joint "Cornwall Council and Isles of Scilly Economic Prosperity Board". This new board will oversee the Shared Prosperity Fund. Also approved, were the new Contract Procedure Rules, the urgent review of the "No Surprises Protocol", and the recommendations of the Community Governance Review - Stage One. Details of which are available to view on the CC Website".

iii) **Trekenning Farm Development:**

Mr Pegg was welcomed to the Meeting, and asked to give an update as to the present position with the Trekenning Farm Development. It is hoped

that a Planning Application will be submitted next week. It will then normally take about two weeks to validate the Application. He explained that there had been some changes to the layout. There will now be an open space in the middle of the development. There will also be an Amenity Building within this space. Favourable responses have been received regarding the transport and highways issues. There will be a speed reduction to 40 mph included within the Highways Package. The company will be developing a link with Morrish Homes. There is also a Landscaping Package being developed. The new Co-op store will be approx. 7,000 sq ft. He explained that a battery storage connection has been secured. With regards to the actual housing, these will be partly affordable, and social rent, as well as open market. Who will manage the Allotments and Open Spaces? This matter still has to be agreed.

In answer to a question, it was confirmed that the Education Authority has stated that there was no need for another school or annexe, and the Doctors Practice has stated that there was no need for an additional Practice. It was stated that all houses will most certainly have solar panels and electric charging points. The first phases will consist of the major highways improvement required, site access, internal roads, the Co-op building and car park, and the battery storage facility.

Mr Pegg was thanked for his input, and he then left the Meeting.

68/22

Public Forum:

Mr Ford made a number of points:

- a) Thanks to Mr Uren for the sterling work he has done while Town Clerk and he wished Mr Richards all the best in his new role as the new Town Clerk.
- b) Footpath Problems – a number of footpaths require cutting – brambles in abundance, stiles damaged, gates damaged, signs missing. It was pointed out that we only generally cut “Gold Footpaths”. The footpaths in question are 2, 40, 41, 42, 56 and 77. Footpaths 40 and 77 are “Silver Footpaths”, but the remainder are “Gold”. We will investigate the matter, and carry out what works are needed.
- c) The cutting of the Roundabout and verges around St Columb Major. It was stated that the Roundabout and most of the verges around St Columb, are the responsibility of Cornwall Council, and not the Town Council. The ruling at present is that verges, generally, are not being cut, until later in the Summer, due to pollinating insects.

- d) The hedge opposite Philiphaugh, beyond the crossing point, needs trimming back, to improve traffic visibility. It was agreed that we will sort this matter out.

69/22

Report from Police:

There was no Police presence, but a report has been received. The Town Clerk read the Police Report –

12 recorded crimes in July 2022

1. Assault – Actual bodily harm
2. Dog – out of control
3. Assault by beating
4. Hunting Act 2004
5. Wounding
6. Assault
7. Threatening behavior
8. Theft
9. Drive a motor vehicle whilst unfit through drugs
10. Take a motor vehicle without owner's consent
11. Drive a motor vehicle whilst unfit through drugs
12. Possession of controlled drugs Class B

1st August until 27th August 2022 – 14 recorded crimes

1. Common assault
2. Possession of controlled drugs
3. Criminal damage
4. Theft order
5. Drunk and disorderly
6. Dogs not under proper control
7. Assault by beating
8. Harassment without violence
9. Assault
10. Common assault
11. Common assault
12. Assault actual bodily harm
13. Criminal damage
14. Hunting Act 2004

I have gathered crimes for your attention up to 27th August 2022

Regards
Anita

Cllr Wills gave an update on what has happened to the youths who caused damage in the Recreation Ground and Restorative Justice.

Cllr Wills also gave an update on Police action that is being taken on problems with occupants in a property (details withheld) in St Columb Major.

70/22 Apologies for Absence:

Apologies for Absence had been received from Cllr Roberts (unwell).

The Town Clerk also reported the sad news that, because of his ill health, Cllr Roberts has decided to relinquish his seat on the Town Council. He would however, like to continue in his role of Town Crier, as long as his health permits.

71/22 Members' Declaration of Interests:

i) Declarations of Interest, in accordance with the Agenda:

None

ii) Declarations of gifts to the value of £25:

None

72/22 To confirm Minutes of a Full Council Meeting, held on 21st July 2022:

The Minutes of a Full Council Meeting, held on 21st July 2022, were presented by the Mayor.

Cllr Wills proposed, Cllr Mrs McLeod seconded, and it was RESOLVED that the Minutes be accepted. There were three abstentions, as Members had not been present at the Meeting.

73/22 Payment of Accounts – Members to Approve the Payment of Accounts to the end of July and August 2022:

The Mayor proceeded to present the Accounts, paid up to the end of July and August 2022.

A number of comments were made about payments made and credits received.

Cllr Wills proposed, Cllr Allen seconded, and it was RESOLVED unanimously to approve the Payment of Accounts, for July and August 2022.

The Town Clerk was pleased to advise that the second half of the Precept has been received.

The Town Clerk also gave an update on the S106 monies. We should now be receiving all the monies that were set aside for The Hurlings and Trelawney Parc.

74/22

Planning Matters:

PA22/05512 – Use of land as a static caravan holiday site on land currently used as a caravan site for touring caravans, tents and motorhomes – Trekenning Tourist Park, Trekenning, Newquay, Cornwall – Mr and Mr Maurice and Foster Black and Lee MBFL Leisure Limited

This company has already applied for an extended site. Cornwall Council have refused this Application.

It was stated that a lot of work has already been undertaken on this site, without Planning Permission. The whole matter should be looked into and, if necessary, the Enforcement Team asked to investigate.

Cllr Wills proposed, Cllr Mrs Fuery seconded, and it was RESOLVED to object to this Application, on the grounds explained earlier.

PA22/06083 – Change of use of 3 no. B1 units (2 x workshop, 1 x commercial Art Studio) to 12 no. C3 three bedroom dwelling and 1 no. commercial Art Studio – The Garrett, Trevornick Farm, St Columb, Cornwall – Mr James Brown

It was explained that the area concerned is off the A39 towards Winnards Perch on the right- hand side past the Pit Stop Café.

Cllr Wills proposed, Cllr Coad seconded, and it was RESOLVED unanimously to support the Application.

PA22/06786 – Works to trees subject to a Tree Preservation Order (TPO), namely, fell Ash tree to ground level due to die back C2/43 –

High Spy, 6, Old Rectory Drive, St Columb, Cornwall – Mr Neil Common, Common Vegetation Management

Members RESOLVED to support the Tree Officer's recommendations.

PA22/06829 – Permanent retention of the reception/farm shop building and extension to weights room – Retallack Resort & Spa, Winnards Perch, St Columb, Cornwall – c/o Greg Lashley Away Resorts Ltd

PA22/06828 – Temporary permission for up to 5 years for the continued use of the Children's Club building – Retallack Resort & Spa, Winnards Perch, St Columb, Cornwall – c/o Greg Lashley Away Resorts Ltd

It was agreed to deal with both of these Applications together. It was pointed out, that Away Resorts Ltd had now acquired Aria, the previous owners.

Cllr Wills proposed, Cllr Culley seconded, and it was RESOLVED unanimously to support the Applications.

PA22/06707 – Variation of Condition 1 (approved plans) of Application No. PA18/08928 dated 15th April 2019 (Demolition of existing workshop buildings and construction of dwelling) – Town Mills Grooming, Town Mills, Bridge Hill, St Columb – Mr Richard Pursall

PA22/06776 – Construction of replacement stores/workshop – Land East of Town Mills, Bridge Hill, St Columb, Cornwall – Mr R Pursall

It was agreed to deal with both of these Applications together.

Cllr Mrs McLeod stated that there is a Conservation Order on this area. Why are we not preserving it? It would appear that the applicants are in breach of the Conservation Order.

Members agreed, after some discussion, that Planners need to look at these Applications again.

It was pointed out however that Application No. PA18/08928 had been given approval, with conditions in April 2019

PA22/07153 – Construction of integral garage to living accommodation with associated changes to windows and doors, and new single-storey extension to the rear of the property – 21B, Praze An Cronor, St Columb, Cornwall TR9 6TD – Mrs Loveth Moses

Cllr Wills proposed, Cllr Mrs McLeod seconded, and it was RESOLVED unanimously to support the Application.

PA22/07135 – Barn conversion and extension to form holiday let – Bosplovans Farm, Access to Bospolvans Farm, St Columb, Cornwall – Mr and Mrs M Julian

Cllr Wills proposed, Cllr Coad seconded, and it was RESOLVED unanimously to support the Application.

PA22/07220 – Single-storey rear extension plus installation of AC units – Pelmellyn Veterinary Centre, Station Road, St Columb, Cornwall – Mr James Christie, Penmellyn Vet Group

Cllr Wills proposed, Cllr Daniels seconded, and it was RESOLVED unanimously to support the Application.

PA22/07466 – Works to trees in a Conservation Area (CA), works include (T1) Sycamore to be reduced by 3m – 7, Fair Street, St Columb, Cornwall TR9 6RL – Helen Robinson

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority – for information only

PA22/07484 – Variation of Condition 1 of Application No. PA17/06226 dated 27th September 2017 (Retrospective planning permission for the existing Retallack Beach Aqua Park ancillary facilities, including associated water based activities, changing facilities, café and outdoor seating, toilets, office/shop and parking area) - Retallack Beach, Retallack Resort & Spa, Winnards Perch, St Columb – Away Resorts Ltd

See earlier note about Away Resorts.

Cllr Wills proposed, Cllr Mrs McLeod seconded, and it was RESOLVED unanimously to support the Application

PA22/07552 – Listed Building Consent for repair of the stonework of the north-east facing window, works to address rot in the bottom rail

and replacement of three damaged panes of glass – The Glebe, Market Place, St Columb, Cornwall – Mr Peter Penneycard

Cllr Wills proposed, Cllr Daniels seconded, and it was RESOLVED unanimously to support the Application.

PA22/06865 – Change of use of all woodland and lakes at Knightswood to be used for secure dog walking, for our Knightswood Welley Walks – Knightswood Road from Barton Lane to Trebudannon, White Cross, Newquay – Miss Lisa Guy

The area concerned is behind the Stud Farm. The area has been used by dog walkers for some time. The applicant now wants to make this a more legal arrangement by way of an Application. There appears to be no issue with this.

Cllr Daniels proposed, Cllr Whetter seconded, and it was RESOLVED unanimously to support the Application.

PA22/07622 – Works to trees subject to a Tree Preservation Order (TPO) – reduce radial crown spread of two Turkey Oak trees – 6, Jenner Parc, St Columb, Cornwall TR9 6SR – Mrs Alison Berry

Members agreed to support the Tree Officer's recommendations

75/22

Road Traffic Order:

The Town Clerk gave an update on the proposed Road Traffic Order. Cormac have come up with an estimate -

Design and Consultancy Fees – approx. £6,200
Combined Works Costs - approx. £5,600

The Highways Manager has agreed on the locations as to where the double yellow lines will be painted.

After some discussion regarding the viability, and how it would be enforced. Cllr Wills proposed, Cllr Whetter seconded, and it was RESOLVED to approve the estimates supplied by Cormac - £11,800. One Member voted against.

76/22

Insurance:

The Town Clerk advised that the Insurance Policy is due for renewal on 10th September 2022. Gallaghers (our current Insurance Provider) have

submitted a renewal quote in the sum of £8,510.53. The current premium is £7,555.55. The insurance sector for local councils has seen a recent increased rating model being introduced by insurers, in order to make quoting for councils more sustainable for years to come. Gallaghers are recommending a long-term agreement (3 years) when rates are levelling off and could increase at each renewal without an agreement in place.

Cllr Allen proposed, Cllr Mrs Fuery seconded, and it was RESOLVED unanimously to accept the 3 year agreement, in the sum of £8,510.53 per annum.

77/22 Precept 2023 – 24:

The Town Clerk reminded Members that it is now time to start thinking about items to be included in the Precept for 2023 – 24. Ideas should be made to the next Meeting.

78/22 Hanging Baskets 2023:

The Town Clerk advised that as Trenowth Nurseries have closed their business, we will have to look for another Nursery to provide Hanging Baskets for next year. To this end, the Mayor and the Town Clerk visited Hay's Nurseries at St Stephen. They currently provide Hanging Baskets for St Austell Town Council, and Bodmin Town Council. We thought they sounded and looked pretty good. The approximate cost for one of our "Cup and Saucer" baskets would be £37. This is almost double what we were charged by Trenowth Nurseries. Cllr Wills confirmed that it is his intention to request larger grants from both the WREN and Denzell Downs Wind Farm Projects. Because of the increase in costs, almost weekly, by their suppliers, it is not possible for Hay's Nurseries to give us an exact price for the baskets at this time. This should be available in maybe 3 – 4 weeks. However, they are prepared to take all our baskets, empty and store them, until a decision is made. Members were happy with this course of action, and await a confirmed price in due course. If it was decided not to go with Hays, we would take all the baskets back to storage.

79/22 Proposed Diversion of Public Footpath 415/67/1:

Members viewed the proposed diversion of part of Public Footpath No. 415/67/1. They could see no reasons to oppose the diversion, as part of the existing path now has a building on it.

80/22 Remunerations:

The Town Clerk advised that during the period when we were having problems staffing the Library, one of our Members had helped out on a number of occasions. Our recommendation is that this Member should be given a remuneration of £50. Members unanimously agreed with the recommendation.

81/22 Donations:

We have received requests for donations from Newquay Foodbank and Brain Tumour Research.

After some debate, it was proposed by Cllr Wills, seconded by Cllr Mrs Fuery, and RESOLVED that we make a donation of £200 to Newquay Foodbank, and £100 to Brain Tumour Trust. One Member voted against the proposal.

82/22 Youth Club – Roof – Grant Application

Cllr Wills gave an update on this matter. He explained that grants were available from the Community Infrastructure Levy Fund, with the onus on youth projects. He has met with the Youth Club, and Applications were submitted by the Town Council for a new roof, and the Youth Club for refurbishment of the interior of the building. Unfortunately, neither of the Applications were successful. It appears the Fund was oversubscribed - £500,000 is available – requests amounted to £6,000,000.

83/22 Correspondence:

The following items of correspondence have been received:

- a) Parish Online Newsletter – 11.08.22
- b) Cornwall Council – Town and Parish Council Newsletter – 12.08.22
- c) Cornwall Council – Town and Parish Council Bulletin – Meet the Leader of Cornwall Council – 25.08.22
- d) Parish Online Newsletter – 31.08.22

84/22 Any Other Business

- a) Cllr Wills reminded Members of the Town Clerk’s Retirement “do” next Wednesday, from 3.30pm in the Council Chamber. Members are more than welcome to attend.
The Retirement Evening Celebration will be held on Thursday, 15th September, at the Ring O’ Bells, from 7.00pm.

- b) Cllr Allen advised that there are problems with the changes and, in some cases, cancellation of bus routes from and to St Columb Major.
- c) Cllr Mrs Fuery advised that the first field on the road to Castle-an-Dinas now appears to have green screens in it. The matter will be investigated.
- d) Cllr Mrs Fuery expressed some concern regarding the state of the Footpath around Black Acres. The matter will be investigated.
- e) Cllr Mrs McLeod wondered what had happened to the Dog Bin that was down at Bridge. The Town Clerk advised that there had been problems re-siting it, so for the time being it has been removed completely.
- f) Cllr Mrs McLeod had heard that the road to Old Rectory Mews is to be resurfaced. If this is the case, it has to be said that it is not before time.
- g) Cllr Mrs McLeod advised that in Old Rectory Mews Park, all fire points, fire extinguishers, and fire hydrants have disappeared. We will look into the matter.
- h) Cllr Mrs Jiggins advised that the two Hanging Baskets outside the Charity Shop have “just about had it”, and should be removed. It was stated that all Hanging Baskets will be removed within the next couple of weeks.
- i) Cllr Daniels wondered what was happening with the Neighbourhood Development Plan. Cllr Wills advised that it has come to an abrupt halt. It could be resurrected. We will look into the matter, and proceed accordingly. Cllr Daniels was of the opinion that it should be scrapped.
- j) The Town Clerk advised that Councils are being invited to sign up to The Civility and Respect Pledge. As Members will remember, we were asked to include a Bullying and Harassment Statement on our website recently. We did do this, and the Town Clerk thinks there is no real need to also sign up to this Pledge.
- k) The Town Clerk thanked all Members for their help, assistance, guidance and respect they have given him over the last eight years. He could honestly say that he has enjoyed every minute of working for the Town Council, and will miss it, and the Members, greatly.

85/22

Date of Next Full Council Meeting:

The date of the next Full Council Meeting is scheduled to take place on 20th September 2022.

The Meeting ended at 8.55pm.

Dated: 20th September 2022

Signed: