

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 Thursday, 21st March 2023 at 7.00pm.

Present: Cllrs P Wills (Mayor), S Allen (Deputy Mayor), Mrs F McLeod, S Taylor, B Daniels

In attendance: Mr M C Uren (Town Clerk)

184/22 Mayor's Welcome:

The Mayor, Cllr Wills, welcomed everyone to the Meeting.

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 will present his Diary Report to the next Meeting.

185/22 Public Forum:

There were no members of the public present.

186/22 Report from Police:

There was no Police presence, and no Report had been received.

187/22 Apologies for Absence:

Apologies for Absence had been received from Cllr Mrs Jiggins (unwell), Cllr Mrs Fuery (unwell), Cllr Whetter (unwell), Cllr Coad (unwell) and Cllr Culley (work commitments).

188/22 Members' Declaration of Interests:

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

None

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

None

189/22 To confirm Minutes of a Full Council Meeting, held on 7th March 2023:

The Minutes of a Full Council Meeting, held on 7th March 2023, were presented by the Mayor.

Cllr Wills was pleased to report that there had been a very complimentary Facebook entry made by Hayden Roose, thanking the Town Council for their kind donation. He has confirmed that he will report back to the Town Council after the event.

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

The Minutes of the Closed Session of the Full Council Meeting, held on 7th March 2023, were presented by the Mayor.

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

190/22 Planning Matters:

PA23/01475 – Change of use from B2 (Vehicle repair garage and MOT testing centre) to B8 (storage warehouse) – Westways Filling Station, Carnanton Road, Tregaswith, Newquay – Mr N Lomax

This Application is basically a Change of Use, from an MOT Centre, to a Storage Facility.

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

PA23/00507 – Proposal to widen existing entrance – Polita Bridge Farm, St Columb, Cornwall TR9 6BX – Mr J Payne

It was stated that Highways require a Street Works License. Basically, the Application is to widen the existing entrance off the A39.

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

PA23/00326 – Listed Building Consent for – The removal and replacement of four windows on the south side of the Town Hall first floor (like for like) – Town Hall, Market Place, St Columb, Cornwall – Mr Sam Richards, St Columb Major Town Council

The Town Council unanimously RESOLVED to offer No Comment on this Application.

PA23/02108 – Reserved Matters application following Outline approval PA22/05131 dated 15th August 2022, for a farm dwelling (access, appearance, landscaping, layout and scale) – Trenoweth Manor Farm, Talskiddy, St Columb Cornwall – Mr J Biddick

This will be a single storey dwelling. It was confirmed that nothing can be seen from the road. The only other comment that was made, was that the Right of Way must be kept clear at all times.

Cllr Wills proposed, Cllr Allen seconded, and it was RESOLVED that this Application be supported.

191/22

Town Hall - Roof:

The Town Clerk gave an update as to where we actually are with regards to having the Town Hall re-roofed. We have applied for a number of Grants, but unfortunately have not been successful. There is one Grant outstanding – a Levelling Up Grant. We await the outcome of decisions on this Grant.

As Councillors are aware, an amount of £70,000 was included in the Precept for next year, to re-roof the Town Hall. An actual budget cost has now been obtained from the Surveyor. The cost, when it was prepared in June 2022, was £157,060.00. Andy Hayes suggests that we should now add on 15% as a rough uplift guide, thus making the cost £180,619. Councillors were aware, that unless we are successful in the Levelling Up Grant, there is no way we can afford to have the Town Hall re-roofed next

year. We would need to put a further amount in next year's Precept, to cover the difference in cost. There is another alternative, which would be to apply for a Public Works Loan. It should also be pointed out, that we do have about £65,000 in the "Tracker Account". Whilst it is appreciated that the roof is not in a very good state, it was considered that another twelve/eighteen months would, hopefully, not make too much difference. After much debate, it was agreed that we should look to see what the cost would be for a Public Works Loan. We will report back to the next Full Council Meeting.

192/22

Town Hall - Windows:

The Town Clerk gave an update as to where we actually are, with regards to the replacement of the windows at the rear of the Town Hall. We are waiting for Listed Building Consent. As Councillors were aware, an agreement was made at the Full Council Meeting, that we should approve an approximate estimate for this work from a firm in Sheffield, amounting to £18,000. We did receive two other prices – one from a firm in Newton Abbot, amounting to £11,927.80, and one from a firm in St Austell, amounting to £23,571.21. The only difference that can be seen, is that the firm from Sheffield included the painting of the windows. After much discussion, Councillors agreed that we should now approach the firm from Newton Abbot, to see if they could undertake the work.

The Town Clerk also advised, that we have now received a price for the scaffolding, amounting to £1,750. We will report back to the next Full Council Meeting.

193/22

Any Other Business

- a) Cllr Daniels asked about the Road Traffic Order, and the provision of the double yellow lines. He expressed some concern regarding where the lines were actually going to be painted on the road, and why there appeared to be some gaps in the lines, for example in Treventon Rise, and Station Road. Cllr Wills confirmed that the positioning of the double yellow lines were the result of residents' requests. He too wondered why there appeared to be gaps in Treventon Rise, and Station Road. He also thought that the lines should be continued down to the traffic island on Station Road, and also extended round the corner at Praze-an-Cronor. It was confirmed that the Town Clerk will pass this information on to the person dealing with the project at Cormac. Hopefully, we will have some sort of response by the next Council Meeting.

- b) The Town Clerk advised that there are roof problems at the Bowling Club. The front part of the flat roof is being repaired at the present time, but it now appears that the rear roof is leaking quite badly. St Austell Flat Roofing are undertaking the repairs to the front section of roof, and have submitted a price for repairing the back part of the roof, at an estimated cost of £1,200. It was RESOLVED unanimously to accept this price, and arrange for the work to be carried out as soon as possible.
- c) The Town Clerk read a Library Report that had been received dated March 2023. It was a very positive report, indicating an uplift in numbers, and Councillors were very pleased to hear exactly what is going on in the Library.
- d) Cllr Mrs McLeod expressed concern, about the fact that the Post Box outside Mole Valley Farmers Ltd is emptied at 9.00am. Surely this is not a very convenient time. We will look into the matter, but it is the responsibility of Royal Mail.
- e) Cllr Daniels spoke about Wesley Chapel, and the forthcoming conversion of certain aspects for the Oasis Centre. The Oasis Centre will be paying for the work that they would like to take place in the kitchen area, but we have stated that we will look into converting the two toilets into one toilet, with a disabled access. We will also be changing the yale locks.

194/22 Date of Next Full Council Meeting:

The date of the next Full Council Meeting is scheduled to take place on 4th April 2023.

195/22 Resolution:

To consider the following Resolution: That the Press and Public be excluded from the Meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in the Public Bodies (Admission to Meetings) Act 1960 (as Extended by Section 100 of the Local Government Act 1972).

This part of the Meeting ended at 7.40pm.

Dated: 4th April 2023

Signed: