

St Mabyn Parish Council

Minutes of the Meeting of St Mabyn Parish Council held in the Memorial Hall, St Mabyn on Tuesday 5th September 2017 commencing at 7.30pm.

Present: Cllrs J Gillespie (Vice Chairman), Mrs C Daniels, G Martin, Mrs A Batchelor, and R Chadwick

In Attendance: Mrs L Coles, Locum Clerk and Cllr Stephen Rushworth (Cornwall Council)

There were 3 members of the public present

Item No		Action by
1	Apologies. Apologies were received and accepted from Cllr M Grigg, Cllr Mrs C Bray, Cllr Mrs P Lloyd and Cllr A Finnemore	
2	Declarations of Interest. a) Agenda Items. None declared b) Gifts. None declared	
3	Consideration of Written Requests for Dispensations. None received	
4	Public Participation Mr Ross Fisher, Trevisquite Farm, outlined his proposals to build a Cornish Cottage within the curtilage of his property. Mr Fisher showed the Members photographs of the proposed site and access, and a presentation on a Laptop. The proposal is for a three-bedroomed property to be built. A discussion followed and Mr Fisher answered the Members' questions. He was thanked for his attendance and the opportunity to look at the outline proposal prior to a full planning application being submitted to Cornwall Council. Cllr Rushworth (Cornwall Council) reported that Cornwall Council is going to Cabinet tomorrow to try and 'beef-up' the Community Network Areas by considering giving each a budget to deal with potholes etc. There was some discussion around devolution etc. and waste collections and recycling, about which there will be more information for a future meeting. PA17/06588, Jason Jarvis, the Agent for the Applicant of this planning application, spoke about Phase 2, Chapelfield. The submitted application has not been changed from that shown to the Parish Council at its last meeting. Through a S106 Agreement the Developer will be contributing £18,900 for off-site open spaces and £16,400 for education. The Affordable homes allocation is also a part of the S106 Agreement and they will be for purchasing rather than rentable. The Chairman said that the Parish Council would have found it helpful to have had a discussion with the Developers prior to the full application for Phase 2 being submitted to Cornwall Council.	
5	Response to Public Participation Responded as above.	
6	Planning a) PA17/6588 , Mr S Clark, Chapelfield, Chapel Lane, St Mabyn, Bodmin. Proposed residential development, 13 dwellings (Affordable and Open Market). The Parish Council considered the list from Home Choice concerning the different bands for housing and discussed. A recommendation of refusal	

	<p>by the Planning Committee was read out by the Clerk, following which it was RESOLVED to OBJECT to this Planning Application for the following reasons:</p> <ul style="list-style-type: none"> • The Parish Council has considered and discussed the list from Home Choice concerning the different bands for housing. There is no evidence of a local need for Phase 2, only one local person has expressed an interest in purchasing an affordable home in the area and this need will be met by the development of Phase 1. • It was pointed out that Phase 1 was approved by Cornwall Council Planning mainly because the Parish Council had supported it. • Furthermore, the layout for the Affordable Homes in Phase 2 is cramped, as opposed to that indicated on the plans for Phase 1, and the Parish Council does not approve of this. • There are also huge concerns over the increased traffic, not only whilst building is taking place but also for the occupants, anticipating an extra twenty or so vehicles (2 per additional unit) if Phase 2 is granted permission. • The Parish Council also objects to the type of houses in the development, that in no way reflect the local need as per the Housing Association lists of 1 and 2 bedrooms. <p>The Parish Council does not wish to see the site expanded by the addition of Phase 2 it is being driven forward for reasons of economic viability and is not based on an evidence of local need. Proposed by Cllr Martin, seconded by Cllr Daniels with all in favour.</p> <p>PA17/06898, Mr & Mrs Knibb, Dell View, Road from Bravery Cottages to Longstone Filling Station, St Mabyn, Bodmin. Reserved Matters Application following approved outline Planning No. PA16/09800 dated 13th December 2016 for Access, appearance, Landscaping, including foul drainage, layout and scale. The Planning Committee has visited the site and recommends support. Following discussion, it was RESOLVED to support this application. Proposed by Cllr Martin, seconded by Cllr Chadwick with all in favour.</p> <ul style="list-style-type: none"> b) Planning applications received after Agenda published. None received. c) Planning decisions from Cornwall Council. None received. d) Other planning matters. The Clerk reported that Pre-application Guidelines are being put together by the Planning Partnership and Cornwall Council and will be available to local councils later in the year. 	
7	<p>Minutes</p> <p>It was RESOLVED that the Chairman signed a copy of the Minutes of the meeting held on the 1st August 2017 as a true record of that Meeting. Proposed by Cllr Martin, seconded by Cllr Daniels, with all in favour.</p>	
8	<p>Matters Arising from the above Parish Council Meeting Minutes and Action Tracker</p> <p>There were no matters arising from the above.</p> <p>The Clerk will book Code of Conduct Training for Cllrs Masters and Finnemore at Liskeard. Details will be sent to them.</p>	
9	<p>Parish Council Policies and Procedures</p> <ul style="list-style-type: none"> a) It was RESOLVED to adopt the NALC Model Standing Orders, including the amendment to Standing Order 14, Code of Conduct, Complaints and Dispensations. Proposed by Cllr Daniels, seconded by Cllr Martin, with all in favour. 	Clerk

10	<p>Playing Field Cllr Daniels carried out the August inspection and will email the check-list to the Clerk for the records. There is nothing to report. The work is due to commence on the 9th October and Cllr Batchelor will see the Contractors on site. Ramshackle Cottage – the Clerk will ask for a copy of the Public Liability Insurance Certificate and a Risk Assessment. It was RESOLVED to apply to the Treworder Fund for funding for the Bars (play equipment for the Playing Fields) but the Parish Council will pay for the equipment if the funding application is unsuccessful. Proposed by Cllr Daniels, seconded by Cllr Martin with all in favour. The quote from Outdoor Play Ltd for the repairs to the play equipment was discussed and it was agreed that Cllr Daniels will obtain other quotes for the work. The Cradle Swing needs to be ordered so that it can be installed with the other play equipment. It was RESOLVED that Cllr Daniels can order this from the cheapest supplier. Proposed by Cllr Gillespie, seconded by Cllr Batchelor with all in favour.</p>	<p>Cllr Daniels</p> <p>Cllr Batchelor</p> <p>Clerk</p> <p>Cllr Daniels</p> <p>Cllr Daniels</p> <p>Cllr Daniels</p>
11	<p>Neighbourhood Development Plan A meeting was held on the 22nd August at which all the elements that are needed for advertising in the Parish Magazine and The Advertiser were discussed. A further meeting will be held on the 7th September to finalise the Questionnaire that will be handed out on the 28th September. Advertising for this event will also be discussed at this meeting. The Parish Hall has been booked for the 28th September between 6pm and 9pm. Cllr Daniels will sort out the NDP page on the Parish Council website and a separate email address will be set up for the NDP. The Clerk will complete an Expression of Interest to Locality for funding for the NDP It was RESOLVED that Cllr Daniels will join the committee for the NDP. Proposed by Cllr Batchelor, seconded by Cllr Chadwick with all in favour.</p>	<p>Cllr Daniels</p> <p>Clerk</p>
12	<p>Footpaths The Clerk reported the reply from Cornwall Council regarding the footpath between the Church and the School. The roots of the tree have not caused the tarmac to be lifted to a level where action is required. The situation will be monitored by the Countryside Officer.</p>	
13	<p>Highway Matters The Clerk circulated a draft letter to the Members regarding the Farm and Contractor traffic through St Mabyn. The letter was approved and the Clerk will send copies to the relevant parties when the list is available. Cllr Daniels will chase up the matter of the flashing speed sign at Longstone</p>	<p>Clerk</p> <p>Cllr Daniels</p>
14	<p>Media use for the Parish Council It was agreed that the use of Facebook will be for information only. The Clerk will look at a Social Media Policy for the Council and will email to the Members for adoption at the October meeting.</p>	<p>Clerk</p>
15	<p>Parish Matters. This item will be removed from future agendas.</p>	
16	<p>Correspondence</p> <ul style="list-style-type: none"> a) July Planning Newsletter. b) Cornwall Council email re representatives for the Standards Committee. Members will ask if any Lay people wish to join the Committee. c) Neighbourhood Planning Drop-in Session invitation. 	<p>Noted Members</p> <p>Noted</p>

