

LANTEGLOS-BY-FOWEY PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING HELD
ON TUESDAY, 22nd MARCH 2022 @ 7pm
In WHITECROSS VILLAGE HALL

Minute	AGENDA ITEMS	Action
	<p>Present – Cllrs. Adams (Chair), Ainley, Beresford, Carmichael, Clare-Dunbavand, Goddard, Kelly (via Zoom), Pyke, Rooney (Vice Chair), Talling; County Cllr. Hannaford and Mrs Thompson (Clerk).</p>	
	<p>Chairman’s Welcome and Public Forum – the Chairman opened the meeting and welcomed those present.</p> <p>Mr Gavin Shakerley referred to the saga of parking on the Whitecross village green. He said it was contrary to the Lanteglos by Fowey NDP (Policy 2: Local Green Spaces refers). Cllr. Adams proposed that the Whitecross VH circulates a list of events for the Clerk to distribute to Whitecross residents. Mr Shakerley said the information is available on their website.</p> <p>Cllr. Ainley said a Working Party had been looking into this for some months. Mr Shakerley was asked for specific suggestions as to how to resolve the situation. Mr Shakerley said historically the parking area had not been used as an established car park for overnight parking and added that as landowners the PC can enforce the parking. Cllr. Pyke said it is not as simple as that, car park enforcement companies had not been interested and the PC itself has no licence to enforce. The Clerk is seeking legal advice from CC.</p> <p>Cllr. Hannaford said Looe Doctors Surgery allow parking in their patients’ car park, as does the Looe Harbour Commissioners. Both organisations make it a stipulation that the car parks are not used when there are functions, etc.</p> <p>Cllr. Adams suggested the land is let to Village Hall at a peppercorn lease OR for the Hall Committee to produce a calendar of events that could be circulated to local residents as outlined above.</p>	
	<p>Outside Authorities / Bodies – Members received reports from outside authorities / bodies as follows:</p> <ol style="list-style-type: none"> a. <i>County Councillor</i> – Cllr. Edwina Hannaford spoke to her written report (copy to be emailed). b. <i>Network Panel</i> – Mr David Read’s replacement is Ms Sarah Sims. Notes of the meeting held on 31st January 2022 previously emailed. c. <i>Police</i> – PCSO Cocks reported that from 1st to 28th February 2022 there were no reported crimes. <ul style="list-style-type: none"> • Heating Oil Theft – guidance on how to avoid previously emailed. • Op Scorpion – one of the biggest SW police operations in recent years. Op Scorpion will see the entire South West of England become a hostile environment for anyone trying to deal drugs. d. <i>Tri-Service</i> – TSSO Barnes had been advised of the meeting but no report had been received. e. <i>CALC AGM</i> – Cllr. Rooney’s written report had been circulated to Members via email. 	Clerk
41/2022	<p>Apologies – Cllr. Bunt.</p>	

42/2022	<p>Members' Declarations</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Pyke in Minute 45b/2022.</p> <p>b. <i>Non-registerable Interests</i> – Cllr. Goddard in Minute 44d/2022.</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds</p> <p>d. <i>Dispensations</i> – none.</p>	
43/2022	<p>Minutes of Meetings –</p> <p>a. <i>Full Council Meeting</i> – 22nd February 2022, AGREED as a true record.</p>	
44/2022	<p>Planning Matters – details previously emailed.</p> <p>a. <i>Formal Complaint</i> – Ms Alexandra Morgan-Thompson, Cornwall Housing had been tasked with responding to Members' complaint that they are not following their own guidelines to "prioritise those with a local connection" when allocating housing. The outcome was that the complaint was not upheld. County Cllr. Hannaford confirmed that some properties are not being advertised but are being allocated direct to those in desperate need of housing. It was RESOLVED to defer further discussion to the April meeting to allow time to digest the response. The Clerk to advise Ms Morgan-Thompson that Members are considering escalating the matter to the Local Government Ombudsman.</p> <p>b. <i>PA22/01467, Penmarlam Caravan and Camping Park</i> – Ms Gemma Arthur, CC Planning Officer advised a CIL grant would not apply if permission is granted for "use of site for static caravans for all year-round human habitation".</p> <p>c. <i>Lanteglos by Fowey Neighbourhood Plan</i> – the Clerk had compiled a list of NDP policies (previously circulated via email).</p> <p>d. <i>Vevery, Polruan</i> – it was AGREED to meet with the Polruan Town Trust at 10am on Saturday, 9th April 2022 to discuss their planning application. The Clerk to request a copy of the proposed plans ahead of the meeting.</p>	<p>Clerk</p> <p>Clerk</p>
45/2022	<p>Planning Applications – Members considered the following.</p> <p>a. PA22/01635, Old Ferry Inn Old Road Bodinnick – proposed re-roofing and addition of new roof light on south elevation. NO OBJECTION.</p> <p>b. PA22/02189, 16 West Street Polruan – reinstatement of lean-to porch. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p>
46/2022	<p>Planning Applications Approved by CC – for information only</p> <p>a. PA21/12235, Pengegon Essa Polruan – demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling, detached carport and workshop and associated landscaping.</p>	
47/2022	<p>Environmental / Amenity Matters – including any items received after the agenda had been published.</p> <p>a. <i>Public Conveniences</i> – Members considered:</p> <ul style="list-style-type: none"> • <u>St Saviour's WCs</u> – the Working Party had met informally and Cllr. Goddard reported the priority is to concentrate on the drains. The soil from the Ladies flows to the drains via the Disabled toilet (the sinks drain through the Gents sink/urinal soil pipe). This leads to regular blockages. The WP will draw up a tender. For further consideration. <p>Note – Working Party: Cllrs. Adams, Clare-Dunbavand, Goddard and Kelly.</p>	<p>Working Party / Clerk</p>

- Frogmore WCs – sealing of Frogmore WC floor plus work to the walls had been completed.
 - The Quay WCs – none.
 - Legionella Testing – Mrs Kelly reported the water temperature is 10° in the toilet blocks.
- b. *Shop* – Cllr. Ainley reported a public meeting was held on 4th March 2022 and well attended with near to fifty representatives and some very useful questions and discussions.

Funding for the shop initiative is going well and we have received circa 100 pledges for shares and donations totalling £136,500 on top of the £24,600 raised for Seed funding from which only £1,940 has been spent to date. Includes PC funding.

Assuming we can achieve some grant funding there should be sufficient funds for the CBS to cover the purchase of the 'shop element' of the property based and make some initial investment into refurbishment. In addition there are costs for the works required to separate the shop from the residential element, currently estimated at least £35,000.

The CBS in partnership with the consortium has made two offers for the combined maisonette and shop based on an independent valuation (below the £495k asking price) valuation and both offers have been declined.

The CBS has again approached the vendor with an offer buy a long-term leasehold (999 years) of the shop as a separate entity in its own right and cover all the separation costs. Vendor has indicated concern around disruption of any works.

On Friday 19th March we were informed of an independent offer of an acceptable level for the entire property has just been received, and we understand the potential buyer intends to continue to run the shop. The CBS will be on standby and ready to continue negotiations should the offer not come to fruition.

- c. *Dispensing Services Polruan* – to date there had been no response to Members' letters to:
- i. NHS England to ask for clarification of the historic rights under which the surgery dispenses and whether Polruan and Bodinnick are a Reserved Locality, and if not why not;
 - ii. Fowey River Practice, (copy to NHS England) seeking clarification on a number of points (Minute 33d/2022 refers).
- d. *Pledge for Nature* – Members pledged to sow / plant wildflowers and support the community seed exchange.
- e. *Whitecross Village Green* – a response from Mr Ben Curnow, CC's Legal Dept. regarding parking on The Green had been circulated via email. His advice to date was inclusive but he had suggested:
- To put signs up indicating who can park there; e.g. *parking for village hall only* and if people keep violating thereafter.
 - To consider taking action in trespass; if, of course, you are able to identify the owner/driver. More details on this possible option had been requested.
 - To fence it etc. and place signage on it.

It was **RESOLVED** to reform the Working Party (Cllrs. Ainley, Pyke and Clare-Dunbavand) to collate all the information gathered to date and come up with proposals. Cllr. Goddard will assist with his knowledge of similar issues involving the Polruan Town Trust and Cllr. Carmichael will provide legal advice and guidance.

Clerk

Working Party / Clerk

	The Clerk had obtained a copy of the Deed of Gift for the Whitecross Village Green from Stephen Scown (solicitors).	
48/2022	<p>Highway Matters – including items received after the agenda was published.</p> <p>a. <i>Strategic Sign Plan</i> – Mr Glassup advised he does not have any update on the issue of value to the parish” i.r.o. the Strategic Sign Plan. The Clerk to request an update for the April meeting.</p> <p>b. <i>Essa Signpost</i> – the sign at Essa was found lying on the ground and Cllr. Talling kindly repaired it with wire ties. Highways had been asked to make a permanent repair with metal ties (Ref. No.: W2278725).</p> <p>c. <i>Blocked Drain</i> – the blocked drain at Bodinnick, directly opposite the defibrillator, had been reported and deemed not to require any work by Highways. Reference No. W2279961.</p>	Clerk
49/2022	<p>Administrative Matters – not covered elsewhere on the agenda.</p> <p>a. <i>CALC Training Programme</i> – previously emailed. The Clerk had booked to attend the Contracts and Procurement course.</p> <p>b. <i>Pensions Regulator</i> – re-enrolment had been completed.</p>	
50/2022	<p>Financial Matters –</p> <p>a. <i>Accounts for Payment</i> – grants were APPROVED as follows:</p> <ul style="list-style-type: none"> • Community Shop – comprises £200 from CC’s Community Chest and £48 balance of the CIL money. • Parish News – Cllr. Goddard declared a non-registerable interest that he and his wife were responsible for the production of the Parish News. He did not speak further on this item and did not vote. It was RESOLVED to make a grant of £1,000. • Jubilee Celebrations – RESOLVED to make a grant of £250. <p>Schedule No.2021/22-12 to a value of £4,147.77was APPROVED for payment. A copy of the payment schedule had been circulated via email. The Clerk to place a copy on the website.</p> <p>b. <i>Bank Reconciliation</i> – copy of the Bank Reconciliation previously emailed.</p> <p>c. <i>Budget Monitor</i> – a copy of the budget monitor previously emailed.</p> <p>d. <i>Public WC Insurance</i> – Minute 36c/2022 refers. It had been established:</p> <ol style="list-style-type: none"> i. Frogmore – current cover is £29,503.63. National Trust is responsible for rebuild costs under the lease. The Clerk to cancel the insurance cover. ii. The Quay WC – current cover is £54,636.35. The PC is responsible for rebuild costs under the lease. iii. St Saviour’s WC – current cover is £54,636.35. The PC is responsible for rebuild costs as it owns the property. <p>Members RESOLVED to accept a revised quotation from Mr Peter Ellicock, Steren Surveyors to visit and value the two public conveniences the PC is responsible for insuring at a cost of £650+VAT.</p> <p>NOTE – Members’ insurers (Zurich Municipal) suggests a valuation is carried out by a qualified surveyor at least every five years; to ensure sufficient cover is held.</p>	Clerk Clerk Clerk Clerk
51/2022	<p>Documentation / Correspondence – not covered elsewhere on the agenda</p> <p>a. None.</p>	
52/2022	Diary Dates –	

	<p>a. <i>Full Council Meeting</i> – 26th April 2022 in Polruan Village Hall. The Clerk to book the Hall for the April, May, June, July and September meetings. It was AGREED to permit the Clerk to attend meetings via Zoom.</p> <p>b. <i>Parish Meeting</i> – 11th April 2022. Cllrs. Carmichael, Clare-Dunbavand and the Clerk, gave their apologies.</p> <p>Noted the Clerk had booked Polruan WI Hall; sent invitations to local organisations and booked Crumpets to provide “nibbles”.</p> <p>c. <i>St Saviour’s Church Flower Festival</i> – 2nd to 5th June 2022. It was AGREED to allocate £100 towards the cost. Cllr. Talling to speak to someone who may be able to assist with the floral arrangement.</p>	Clerk
53/2022	<p>Information Only / Future Agenda Items –</p> <p>a. <i>Chapel Lane</i> – the Clerk to request that Biffa clears the Chapel Lane steps to remove the slippery hazard.</p> <p>Cllr. Hannaford and Cllr. Kelly left the meeting at this point.</p>	Clerk
54/2022	<p>Closed Session – in view of the confidential nature of the business about to be transacted, namely quotations, it was RESOLVED that it is advisable in the public interest that the press and public be excluded and they were instructed to withdraw.</p>	
55/2022	<p>PC Contracts – all contracts to be reviewed in the Autumn. Members considered and renewed the following:</p> <p>a. <i>Cleaning Contract</i> – Mrs Kathy Kelly confirmed she is willing to continue at the same price as 2021/2 and had provided a copy of her public liability insurance.</p> <p>b. <i>PROWs and Weed Spraying</i> – A1 confirmed they are willing to continue at the same price as 2021/2 and had provided a copy of their public liability insurance.</p> <p>c. <i>Whitecross Village Green</i> – Mr Treve Fowler confirmed he is willing to continue and had provided a copy of her public liability insurance.</p>	Clerk Clerk Clerk
56/2022	<p>Anti-Social Behaviour – Cllrs. Pyke, Adams and Ainley had attended a Cornwall Housing residents’ meeting and had a raised this problem.</p>	
57/2022	<p>Insurance Claim – the Clerk had passed the letter from JF Laws to the PC’s insurers.</p>	
58/2022	<p>Meeting Closed – 9.09pm.</p>	

Signature: (Cllr. John Adams)
Parish Council Chair

Date: 26th April 2022