

Stoke Climsland Parish Council

MINUTES OF A MEETING OF STOKE CLIMSLAND PARISH COUNCIL HELD ON MONDAY 20th FEBRUARY 2006 AT 7.30PM IN THE PARISH HALL, STOKE CLIMSLAND

PRESENT: M Cox (in the Chair), B Cox, C Vulliamy, B Empett, R Memmott, C Davey,

IN ATTENDANCE: Vicky Tattersall – Clerk to the Council
6 members of the public

SC 06/2/1 Apologies for Absence

Apologies for absence were received from M Joll, P Barriball, M Penney, B Bennett

SC 06/2/2 Public Session

It was agreed to circulate copies of the Agendas to Lockett Village Association for addition to the Notice Board. It was further agreed that copies of the minutes would be e-mailed to John Prescott.

SC 06/2/3 Declarations of Interest

C Vulliamy declared an interest in Lockett Playground and the Planning item relating to the Mininig Heritage application. R Memott declared an interest in the Planning Item relating to the Duchy College application.

SC 06/2/4 Minutes of the previous meeting held on Monday 16th January 2006

The minutes were signed by the Vice-Chairman as a true and accurate record of the meeting.

SC 06/2/5 Matters arising

a) Lockett proposed playground – councillors reported on the site meeting held on 21 January 2006. It was noted that the majority of councillors were in favour of upgrading the existing playground. The notes from the clerk were noted –

Report to Stoke Climsland Parish Council Re: Proposed Playground at Lockett

As requested, I have spoken to the following agencies regarding the proposed playground at Lockett. Playwise required more detailed plans to be submitted before they could make any formal statement about the suitability of the location.

ROSPA reiterated their previous advice that they needed to carry out a detailed survey of the site and proposed play equipment before giving a definitive yes or no answer. However, they also advised that given the location of the site a thorough investigation should be carried out as to the cost of public liability insurance. They suggested that if a more suitable alternative site could be identified then it is unlikely that this proposal would get the go ahead.

Environment Agency reiterated their previous advice that they would take their direction on this proposal from the local planning authority. However, the site is on a flood plain which would require a detailed flood risk assessment to be carried out before the scheme could progress any further. It would be up to the applicant to demonstrate a suitably high level of need for such a scheme in this area before it would be even considered by them and, if, there is an existing or more suitable site that could be used then they would be unlikely to back this proposal. There are frankly too many unanswered questions for them to hazard a guess as to the outcome of this proposal.

I asked each agency to write to me regarding this proposal and they were all without exception unwilling to do so at this stage because of the lack of information from the planning authority, alternative sites, demonstrable need, flood risk assessment, insurance requirement

V Tattersall - Clerk to the Council

The meeting was closed giving members of the public the opportunity to voice their opinions on this issue. The comments from the floor were noted and the parish council meeting then reconvened.

The following observations were made:-

- the financial implications of supporting the proposal put forward by the LVA would probably cause a major stumbling block for the project
- there is without exception little or very guarded support for the project from the external agencies – Environment Agency, ROSPA etc
- the Parish Council needs to be extremely careful about making a financial commitment to the proposed project that may incur costs but not actually get off the ground, this money could be better spent upgrading the existing playground

It was agreed that the Parish Council would lend its support to the proposed project but that this support would not be financial in any terms.

It was also noted that the existing site would is not in competition with any proposed playground.

b) Bus shelter – it was agreed that black bin liners would be provided.

c) School Boundary Hedge – noted that part of the hedge trimming remains outstanding. It was agreed the clerk would contact the LEA to chase it up.

d) Road layout signs at Venterdon – it was reported that the signs have now been removed.

e) Footpath No 5 – Footpath Officer has reported that he has been unable to make contact with the residents of the property. It was agreed that C Davey would make enquiries as to the name of the residents.

f) Hampt Chapel – the pothole has been filled in.

g) Drains Mill Lane, Nr Beals Mill – this item remains outstanding.

SC 06/2/6 Planning

a) 2005/02781 Duchy College, Stoke Climsland – erection of 2 storey & part single storey building for higher education incorporating food technology centre with 20 parking spaces & the re-siting of rugby pitch –

Proposed by R Memmott, seconded by M Cox with 4 councillors in favour of recommending this application for approval. B Empett and C Davey abstained from voting. It was agreed the clerk would write to the principal requesting that traffic leaving the college should only turn left.

and 2006/00048 prior notification for the erection of agricultural building for storage of machinery, feed, straw & livestock – proposed by C Davey and seconded by B Empett with all councillors in favour of recommending this application for approval.

b) 2005/02792 & 02803 Land between Underhill Farm Cottage, Tutwell – erection of wire overhead conductors supported by wooden poles – (02792) – it was proposed by C Vulliamy and seconded by B Empett with all councillors in favour of recommending this application for refusal. The following observations were made:-

- a route has been proposed to WPD but this appears to have been ignored. The route is still taking an unnecessary route through existing trees.

(02803) – Proposed by C Davey and seconded by M Cox with all in favour of recommending this application for approval with the following observations noted:-

- the route has been queried by the planners as unsuitable
- queried the route through the Orchard

c) 2005/02804 Lockett Down Cottages, Kit Hill Road, Lockett – LBC for the repair & restoration of cottages as per the attached specification – LBC has already been granted. It was proposed by B Empett and seconded by R Memmott with all councillors in favour of recommending this application for approval.

d) 2006/00222 South Coombeshead Farmhouse, Stoke Climsland – erection of extension to existing dwelling – Mr Brocklehurst (Applicant) was in attendance and discussed the application in some detail. It was proposed by B Empett and seconded by C Davey with councillors in favour of recommending this application for approval.

e) 2006/00066 The Cottage, Higherland, Stoke Climsland – erection of single storey side & rear kitchen extension with open verandah together with relocation of existing garage to the rear of the site – proposed by R Memmott and seconded by B Cox with all councillors in favour of recommending this application for approval.

f) 2006/00137 Parkhill Lodge, Downgate – Lifting of condition 14 on Decision Notice Lifting namely “the occupation of the dwelling limited to an employee of the adjoining business known as “Two Counties Tool Hire” or a dependant – proposed by B Empett and seconded by C Davey with all councillors in favour of recommending this application for refusal.

g) 2005/01849 Town & Country Planning Act 1990 – Appeal under Section 78 – erection of extension to dwelling Downend, Polhilsa Farm, Callington – noted that the view of the Parish Council has not changed.

h) 2005/00258 Hollygrove, Newton, Stoke Climsland – erection of extension into roof space and alterations – proposed by R Memmott, seconded by B Cox with all councillors in favour of recommending this application for approval.

j) 2005/00300 Land adjacent to Gwel Pendra, Stoke Climsland – erection of 2 x 2 bedroom chalets – it was proposed by R Memmott and seconded by B Cox with all councillors in favour of recommending the application for refusal. With the following observations being made:-

- it was minuted (June 2005) **2005/01241 – Erection of 2 x 3 bed chalet bungalows - Land adjacent to Gwel Pendra, Higher Downgate** – the meeting closed in order that members of the public could put forward their observations. Comments from the floor were noted. The meeting reconvened and the application was considered by the Parish council with following observations noted: whilst they appreciate that the applicant is trying to provide some much needed affordable rented housing in the village, there are no controls in place to set down the quality of the development, the rents that may be charged, stop him renting to non-local residents or in fact sell the property once the development is completed. It was also noted that the plans are insufficiently detailed once again for the parish council to come to an informed decision. It was proposed by P Barriball and seconded by J Edwards with 4 in favour, 1 abstention to recommend this application for refusal.

- the parish council would wish to see a Section 106 in place on this site to prevent a purely speculative development in this location.

- the plans discussed at this meeting are of an inappropriate design.

Refusals and Approvals

a) 2005/02413 Spring Cottage, Lower Tutwell – erection of a conservatory – approval

b) 2005/02636 Haylands, Lockett – erection of store extension and reinstatement of access - approval

SC 06/2/7 Items for report and decision

a) Cleaning of Bus Shelter – it was reported that the student rep from Duchy College has expressed an interest in cleaning the bus shelter. It was agreed the clerk would make enquiries as to the name of the rep.

b) Charity Trustees – it was noted that traditionally the School Head, School Governor, 1 Parish Councillor and others have been on the Charity Trust. It was agreed that M Cox would speak to Mr Bundy and this item to be added to the March agenda.

c) Rural Transport Partnership – it was agreed to invite the Rep to the Annual Parish Meeting.

d) Cruse Bereavement – request for donation – the parish council does not give donations.

SC 06/2/8 Highways and Maintenance

- a) **Parking Sign** – the NCDC parking sign has been taken down and needs re-concreting into the ground.
- b) **Ducks** – Daphne, Donald and Dillys have now settled into their new home but that higher fencing is possibly required to keep them in. It was agreed to write to Mr Penhorwood thanking him for donating the Ducks.

SC 06/2/9 Correspondence

Items not requiring a response was available at the meeting for inspection.

SC 06/2/10 Finance

- a) **Cash flow of accounts** – were signed as corresponding with the statements shown
- b) **Payments** – Clerks Salary £190.50, Clerks Expenses £43.26, Penquile Footpath Services £218.50 – footpath maintenance
- c) **Receipts** – LMP Grant £94.50

SC 06/2/11 Items for Agenda

Those previously noted throughout the meeting.

SC 06/2/12 Date of the next meeting

The date of the next meeting is 20th March 2006 at 7.30pm. The meeting closed at 9.30pm