

MINUTES OF STOKE CLIMSLAND PARISH COUNCIL MEETING
MINUTES OF THE STOKE CLIMSLAND PARISH COUNCIL HELD ON MONDAY 21ST JUNE
2010 COMMENCING AT 7.15 PM IN STOKE CLIMSLAND PARISH HALL

PRESENT: P Barriball (Chairman), D Parsons (Vice Chairman), M Cox, S Cazaly, S Tudor,
J Wilmot

IN ATTENDANCE: L Power – Clerk to the Council
10 members of public
Mr Lunn
Mr Counsell, Mr Legryce, Mr Jones from the Dutchy College

SC 10/06/1 Apologies: C Vulliamy, C Davey, M Joll

SC 10/06/2 Declarations of interest: D Parsons stated interest in item 10/06/5

SC 10/06/3 Public session:

Mr Lunn came to talk about the affordable housing Scheme. He apologised for the things that had happened in the past stating that he only took over in June 09 and that before that date there had been many problems. He apologised that the survey had not been correctly run as the Parish Council had not been involved. In addition the communications from the District council had been poor. It had taken time for the information to be transferred to the County Council but now they have all the information from the Housing register and the survey. He stated that the County Council was not trying to impose a solution, any decision would come from the Parish Council. The information from the survey has to be used in conjunction with the information from the Housing Register. The Register will only show those individuals who are in need of council housing but the survey broadens the scope and has a predictive element. The judgement at the moment is that there is sufficient need for 6 affordable houses. There may be further demand later but that can be considered when the need arises. There is a degree of control as the development will be outside the Parish building area and can only be increased if there is an identified need. There are 4 methods of development. a) Using the Community Land Trust (CLT) who build houses to buy at an affordable price; b) part or full Self build projects; c) Using a Housing association which provide houses for share/rent; d) a mixture of the above. Mr Lunn suggested that the last option was not effective as there will be too few houses to make it a viable proposition. There has been no decision at present but the County Council will be looking for answers from the Parish Council. If the Parish declines the County would have to look at ways to house those in need of social housing. In that case if a planning application comes it would be treated as per normal. Mr Lunn apologised again for all the problems and took questions from the floor. The following information is a summary of Mr Lunn's answers to questions. There is no set time scale for this development but in view of the housing need it should be done fairly soon. If it is declined then the Council would have to look at ways to house those in need and this may be in neighbouring parishes. Under the section 106 agreement, which is

legally binding, affordable houses will go to those with local connections. These are those who have lived or worked in the Parish for at least 3 years, those who have previously lived or worked in the Parish for 5 years and those who have a close relative (parent/child) living in the parish for at least 5 years. The council houses are not bound by the section 106 agreement so they can go to people from outside the area if the council has a duty to house them. The decision will be made by the Parish Council after consultation in the village and with CLT. The CLT go better with rented property and will allow more control for the Parish. A Housing Association may give more problems because they generally do rent/ but and there are currently problems getting a mortgage. The County council can't prohibit private owners building on their own land and force them to provide affordable houses for local people. It is unlikely that the new Government will repeal section 106 as it is part of their policy and even so they will not be able to repeal retrospectively. The small numbers of houses should not be a problem if the correct partner is chosen. Mr Lunn was thanked for coming to the meeting and we hope that progress will be made in the next few months.

Mr Counsell introduced the other members of the Duchy College involved in the planning of the new development. He stated that the College wants to develop the farm as it is declining in productivity. This will involve building a new dairy and housing for cattle and moving the tractor up to the farm. Doing this will free the main campus for academic work. The plan is to go to planning in July. There is a strong business plan and they are seeking financial support from a variety of sources. The plans have been seen by the Prince of Wales and been approved. The Farm will support the College financially and provide a research area to support academic work and through IT. The idea is to engage young people in farming and supporting areas. There are three phases which involve providing a room for VTS work. tractor pens at the farm and converting the potato barns to class rooms. The cattle pens will also have an Anaerobic Digester which will provide another research area. Mr Counsell gave a brief outline of how an anaerobic digester would work. There were a number of questions from the floor about the anaerobic digester and it was agreed that the College will arrange a date when members of the Parish can go to the college to find out more about how the anaerobic digester works and what the advantages are. In general he said that the anaerobic digester should reduce any smells and that building the new shed should reduce the amount of concrete which needs to be washed. Another advantage is that the new farm would provide better access and this would be from the roads away from the village. Access near to Whiteford would be denied to heavy vehicles. In addition the new dairy would release the current dairy building for development of class rooms so making the campus area a pedestrian area. It was felt that if the farm was not moved there was a possibility that they would loose the farm and there would be an added advantage of moving the tractors to the new farm. They had not been able to progress with work to develop the Halls of residence as the sewage works are full. However they are in discussion with the water board and are looking to update the Halls. They are also looking to update the dining areas, reducing the

catering outlets from 3 to 2. He stated the College was in good heart and had an outstanding rating from Ofsted. He said that the main growth had been at Regional and National level rather than at the College site. He also apologised in advance for the noise from the Summer Ball to be held on the following night. Plans were left for the Parish Council to look at but there was some time available for the members of the public to look at them with members of the Duchy College there to point out the main features. Mr Counsell and his colleagues were thanked for coming to the meeting.

There were no further questions to the Parish Council.

SC10/06/4 Minutes for the last meetings were accepted and signed.

SC 10/06/5 Matters Arising

- a) Election of Officers:
 - Chairman: P Barriball; Proposed: D Parsons, Seconded: S Cazaly
 - Vice chairman: D Parsons
 - Allotments Venterdon: C Davey
 - Allotments Lockett: M Cox, D Parsons
 - Footpaths: M Joll, D Parsons
 - CALC: C Vuliamy, J Wilmut
 - Parish hall: M Coc, S Cazaly
 - Kit Hill: M Cox, D Parson, C Vuliamy
 - Public Transport: S Cazaly, C Vuliamy
 - Friends of Stoke Climsland Church: P Barriball
 - Old School Committee Officer: J Wilmut, S Tudor
 - Churchyard Committee Officer: D Parsons
 - Launceston Community Network Panel: D Parsons
- b) The clerk is unable to find a copy of the grass cutting contract. It was agreed to write to Mr Crabb and get a new contract signed.
- c) The clerk has contacted C Vuliamy about a change of date for visit of Cornwall Wildlife Trust but has not had a reply.
- d) The date for the targeted training at the Lezant Parish Council Meeting has changed to 14th September at 6pm.
- e) Mr Wadland has sent an invoice for backdated rent for Lockett allotment ground. The invoice is dated from Sept 2004 until Sept 2010, and will be presented at the next meeting. A new contract is to be drawn up for tenancy for part of the field at £70.00 per acre, the area being 1 1/3 acres.
- f) A letter has been sent to Mr Spencer about the state of the Old Mining Cottage, but there has been no reply. The council was unsure if this was a problem which they could deal with.

SC 10/06/6 Planning

Cornwall Council list of Applications

2010/00611 Greystones, Kyle Cober Parc. First floor extension to side of dwelling to provide new bedroom and shower room with associated works. The council supported this application.

2010/00719 Toll Cottage, Bealsmill. Two storey rear extension and alterations to dwelling. There was concern about this as there is a flooding problem at Beals Mill. It was proposed that the clerk should express these concerns to the council, proposed M Cox, Seconded S Cazaly. 'This council does not support this application as there is a lack of information about the building with respect to flooding. How are they going to deal with the flood risk and mitigate the problem.'

Refusals, Approvals and Appeals

2010/00538 Burrows Farm. Demolition of existing bungalow and replacement bungalow in same cartilage. Application Withdrawn

SC 10/06/7 Items for Report and Discussion

- a) There has been a request for a Dog Poo bin at the entrance to the Sports field. The Clerk will contact the County Council about this. People walking their dogs here should keep them on a lead and pick up the mess.
- b) The problem with the basket swing has been reported to Wicksteeds but their rep. is on holiday and will be back this week. They have not got back to us yet. M Cox had done some repair work on the swing but pointed out that it is only for use by children under 12 years old. The guarantee is only in action if it is used and maintained in a proper manner. P Barriball and M Cox maintain the equipment. The clerk will contact the College about use by students.
- c) Concern has been expressed about the Polling station used at Downgate. It is a caravan which is inadequate, there is no disabled access and there is no privacy when voting. The clerk is to contact the Electoral Office about this.
- d) The wall by the bus stop was repaired on Friday.
- e) Japanese Knotweed has at Rowden field has not yet been treated as permission has to be obtained from the Environment agency. M Cox reported a further problem at Venterdon Duckpond, near the Alms Houses, Horsebridge Rd at the external hedge at the sports field. M Cox had contacted the County Council about this and given details. S Cazaly suggested that we contact the Officer in charge and ask him to treat these areas as he has permission from the environmental agency.
- f) Mr Howard has resigned from the Council.

SC 10/06/8 Highways and Maintenance

- a) Mr Jones is unable to attend a meeting with the Parish council about the adoption of Kyle Cober Parc. However workmen have been to this area and it appears that work is now progressing. The reason for the delay was a lack of money from the developers. The clerk to contact Mr Jones to confirm this.
- b) The granite post at the Goosewell crossroad has been pushed to 45 degrees. The clerk is to contact Mr Jones about this.
- c) The road from Norden Farm to Beals Mill is in a poor state with a poor surface and pot holes.

SC 10/06/9 Correspondence

- a) Request for confirmation there is no change in register of members interest.
- b) Town and Parish Council Newsletter
- c) Renewable and Low Carbon Energy in Cornwall Conference
- d) Gypsies and Travellers- Accommodation requirements and site provision
- e) Cornwall sustainable village of the Year Competition
- Royal Cornwall Hospitals Trust Annual report Feedback
- f) Consultation on the Empty Homes Strategy

SC 10/06/10 Finance

Payments: AON Local Council Insurance renewal £949.84; CALC renewal £363.12; Room Hire, Old School £4.00; Graham Crabb for cutting and clearing Footpath £50.00; Clerk expenses £ 19.67

Receipts: Rent for allotments £80.00

SC 10/06/11 Items for Agenda

- a) Charity Commission Meeting takes place in July
- b) Discussions about Affordable Housing
- c) Appointment of a new councillor.

SC 10/06/12 Next Meeting is on 19th July 10 at 7.45 in the Parish hall.

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