

Minutes of STOKE CLIMSLAND PARISH COUNCIL
HELD ON MONDAY 21ST MARCH 2011 COMMENCING AT 7.30 PM IN PARISH HALL

PRESENT: P BARRIBALL (CHAIRMAN), C DAVEY, M COX, M JOLL, D PARSONS, S TUDOR, S WEST, J WILMUT

IN ATTENDANCE: L POWER – CLERK TO THE COUNCIL
8 MEMBERS OF PUBLIC
N BURDEN (COUNTY COUNCILLOR),
L DWELLY (AFFORDABLE HOUSING OFFICER)

SC 03/11/1 Apologies: C VULLIAMY

SC 03/11/2 Declaration of Interest: M Cox and J Wilmut: planning at Mearfield;

S Tudor: Kyl Cober Parc roundabout;

S West: Lockett signs;

C Davey: Duchy College planning.

SC 03/11/3 Public Session:

Mrs B Cox said that there had been many comments about the daffodils on the hill but the effect had been spoilt by the rubbish. She had arranged for it to be cleared and had paid for this but the work was unfinished and she asked for the council to arrange for the rest of the rubbish to be cleared. Three members of the council had agreed to clear the rubbish and it was agreed that she should be reimbursed.

SC03/11/4 Minutes of meeting held on 21 February 2011 were accepted with minor alterations and signed.

SC 03/11/5 Matters Arising

a) Affordable Housing: L Dwelly outlined the work done by the Affordable Housing Team. Although they do build housing they enable developers to do so by having pre-planning discussions, supporting them with small grants and facilitating them by diverting footpaths. She pointed out that the situation was changing rapidly under directions from the Government, so they also provided information to both developers and local parish councils on the way ahead. Generally they tried to consult the local parish to help meet their needs and if the Parish Council were fully involved they would provide technical support in assessing sites. In the new Localism Bill there is a stronger emphasis on working with communities and there is likely to be a relaxation in the red tape over a community's right to build. However she pointed out that there has been a recent strategy document produced by Cornwall County Council which may influence thinking about development. This will involve more conversations with the local

parish in order to meet their needs. She stated that she would be happy to work with the council to help them in the next step. P Barriball thanked L Dwelly for her input. At this point the meeting was opened to the floor because A Selleck was present. He lives in the Parish and is a local developer, specialising in low cost and affordable housing. He has a proposed development at Bray Shop working in conjunction with Devon and Cornwall Housing Association and with Cornwall Community Land Trust. He was asked to tell us how far he was along in the proposed development and if he has any other potential sites in the parish. He stated that he had been approached about the site at Bray Shop, which is a good level site and easy to develop. The intention is to build 10 houses for sale at a discounted price (this discount would apply at any subsequent sale) and designated for local people. There would also be 5 units for renting, but for this he would have to have other partners. He would be happy to work with the local CLT if there is one. Currently he has signed, but not exchanged, an option agreement with the owner. If they exchange he will then go for planning on the site. He has also been approached about 2 sites in Higher Downgate but no decision has been made about these. Councillor Burden was asked if he wanted to speak but he declined at this point. The public were then invited to ask questions. Mr J Brown asked if there was finance available for the rented accommodation. L Dwelly replied stating that under the new system rents would be higher than they are at the moment. However, funds are under pressure and the County Council is currently looking at the rents in the County because there are difficulties due to low wages. She pointed out that people can still get housing benefit and the housing associations can bid for grants to help cover building costs. If wages in the parish are very low the rental option may still be beyond what people can afford so a grant would be needed. J Brown then asked if there was a limit to the numbers of houses to be built to make them economical. A Selleck stated that the lowest number is 5, but ideally it should be in excess of 10. He pointed out that it would be dependent on the price of the land. The rented accommodation would need to be financed from the sale of the other homes. Mr Cowell pointed out that there are no facilities; gas, drainage, school shop or buses, in the area. This would make it difficult for anyone living there. A Selleck stated that this was also the case on other developments but people wanted to live locally and were prepared to deal with it. L Dwelly said that these problems were the same at most rural sites and would be addressed at the planning stage. Councillor Burden pointed out that rents have gone up but there is a problem with housing benefit. People will not get the benefit if they are deemed to be living in a house which is too large for their needs, so they will be forced to move. He also pointed out that the local CLT had been struggling and neither the county nor A Selleck had been speaking to local community. Mr

Barriball asked why we had not been kept informed. L Dwelly stated that her department acts as a consultee and so are legally unable to discuss anything until it reached the planning stage. There are new rules coming in which will include public consultations at an earlier stage. She understood that the Parish council had passed a resolution to move to the next phase of identifying sites however the scheme at Bray Shop may meet the local need (This is incorrect as the Parish Council did not pass a resolution to this effect ref mins 20/09/10). Her department would be delighted to help the council consider the next step but this would delay the process. A Selleck had no power to force the issue and will not do so if there is no local support. He is happy to hear local views and take them into account. When asked, he said that planning would go forward about 6 months after the contact was exchanged and building would start within the year. They do not need a grant so this would make the process quicker. L Dwell said they would respond to local needs when the planning application went through. Councillor Burden felt that the price of the houses was about right but would like more consultation with the developer. The meeting was then closed to the public. M Cox asked L Dwelly why there are so many houses empty and why are they occupied by people from so far away. She said there were a variety of reasons including the problems with mortgages but often the take up was delayed because of the need to advertise although there were enough people to take up the housing in the local area. A Selleck, when asked, stated that the houses in Kelly Bray had all been taken by local people under section 106. There was further discussion about the housing proposal at Bray Shop. It was agreed that while the proposed development at Bray Shop is being moved forward, it is the responsibility of the council to stay closely in touch with it so as to ensure that the interests of parishioners are properly represented. M Cox asked about the possibility of self- build housing on property adjacent to the hamlets in the parish. L Dwelly stated that under the new rules that would be possible. She said that she would be happy to arrange a housing surgery to get a better understanding of local need but this only works if there was housing in prospect.

b) Street Party: The programme for the Street party had been developed and was published in the OSN. Mr Barriball said that there was an event at Polhilsa Farm on the 9th April. Between 9am and 3pm there would be an all-day breakfast to raise money for Shelter Box for Japan. There will be a Cornish Evening, with a quiz organised by D Bundy, to raise money for the display of flowers in the church on the wedding weekend.

c) Lockett Signs: As yet nothing further has been heard about the signs.

d) Speaker for Annual Parish Meeting: It was suggested that we ask Oliver Jones to speak at this meeting. The clerk will contact him about this.

e) Rubbish in garden at Downgate: There has been no response about this.

- f) Kyl Cober Parc Roundabout: The roundabout has not yet been adopted as work is continuing.
- g) Seat and Steps on the Village Green: The seat has been made and will be fitted shortly. Plans for the steps are being worked on.
- h) Fields in Trust: There has been no further action on this until a decision about Luckett playground has been made. It is understood that this is going forward in the near future.
- i) Planning Future Cornwall; the document is still in circulation.
- j) Localism Bill: This was deferred until the next meeting.
- k) Duchy College Farm Development: It is understood that the Environment Agency is investigating working on the site and it has not yet gone to committee.

SC 03/11/6 Planning

Cornwall Council list of Application;

PA11/01063 Mr P Cox Mearfield Farm, Stoke Climsland, Callington:

Extension to existing agricultural building to house two robotic milkers and holding/bedding area for cows. There were no objections. It was proposed by C Davey and seconded by S West that these plans were approved.

Refusals, Approvals and Appeals: None

Pre-application for proposed Vodafone Telecommunication's installation at Duchy College, Stoke Climsland, Callington PL17 8PB: This was considered and it was agreed that the site chosen was the best site.

SC 03/11/7 Items for Report and Discussion

Councillor Burden reported that the Duchy planning application had not been discussed yet. It is possible the council may want to make representations about this. He said that the budget had gone down by 20%, about what had been expected. He had ensured the protection of the voluntary youth sector remained at 100%. Also the grant towards post 16 education transports had been protected.

S West reported that she had asked S Fuller to look at the gate and post at the Venterdon end of the sports field. He had said that the post was sound but the gate had come away from the post. He reattached the gate at no cost.

SC 03/11/8 Highways and Maintenance: There has been some work done on the pot holes in the parish. Some of them have been repaired but seem to be breaking down. The parish is aware that there is a significant problem across the county.

SC 03/11/9 Correspondence

Complaint about Rats and Japanese Knotweed at Venterdon Duckpond: The clerk was asked to contact the county about having these problems treated.

Complaint about dead vegetation on Stoke Hill embankment: Some of this has been removed. It was agreed that B Cox is to be reimbursed. Four members of the council will help remove the rubbish on Friday.

SC 03/11/10 Finance

Payments: Clerk wages; £191.80, CALC delegates to conference £78.00, Hire of Hall in Old school £9.00, Raffle tickets printing £31.66, J Wilmut travel exp £40 All of these items were agreed.

Receipts: WI donation for street party £40.00, anon donation for street party £500.00

SC 03/11/11 Items for Agenda

1. **Litter in Parish**
2. **Lockett Signs**
3. **Duchy students using the swings**
4. **Planning Future Cornwall**
5. **Localism Bill**
6. **Kyl Cober Parc Roundabout**
7. **Footpath on sports field.**

SC 03/11/12 Date and Time of Next Meeting

Annual Parish Meeting to be held 18th April in Parish Hall at 7pm

Parish council meeting to be held 18th April in Parish Hall at 7.30pm

Clerk: Mrs Louise Power, Top Flat, Half Moon Court, Stoke Climsland PL17 8NY

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