

ST DOMINIC PARISH COUNCIL

Minutes of the Parish Council Meeting of St Dominic Parish Council held in St Dominic Parish Hall, St Dominic, on Wednesday 5th December 2018, commencing at 7.00pm.

Present: Councillors: G Wilkins (Chairman), S Brady (Vice Chair), D Potter, D Fry, D Greene, E Behennah, J Totterdell and J Davis

In Attendance: Mrs L Coles (Clerk)

There were 6 members of the public present.

Item No		Action By
1	Apologies. Apologies were received and accepted from Cllr Wenmoth and Cllr Walker.	
2	Declarations of Interest a) Agenda Items. Cllr Totterdell declared an interest in Item 6a) Planning. b) Gifts. None received.	
3	Consideration of Written Dispensations. None received	
4	Public participation. No matters were brought forward	
5	Response to Public Participation. Not applicable.	
6	<p>Planning</p> <p>a) Planning Applications received before the Agenda was published: PA18/10557, Land to the West of The Meadows, St Dominic, Cornwall. Outline application for residential development of 14 houses (7 self-build, 7 affordable) with all matters reserved. Resubmission of application PA18/03068 withdrawn 20/08/18.</p> <p>Cllr Totterdell left the meeting. The Chairman invited members of the public to speak to the application. The members then discussed the application. Following discussion, it was RESOLVED to object to PA18/10557 for the following reasons:</p> <ol style="list-style-type: none"> 1. There are serious concerns regarding the access to the site. The site bounds a very busy road which services the Cotehele Estate with up to 150,000 visitors to the house every year and approximately 100,000 to the Quay and the Woods, all travelling by car. This road is also access to and from Halton Quay, Bohetherick, Metherell and Harrowbarrow for local vehicles. Vehicles from the development will be turning onto an already busy road. There is a 'pinch-point' on a sharp bend at Stone Cross just beyond the proposed entrance to the site and there is no capacity for a pedestrian walkway at this point. The access track to the rear of the site is deemed unsuitable for pedestrians. This track is a Public Byway and is open to all types of vehicles, which regularly use it. This scheme will increase the traffic using this road. 2. The land is Grade 3 Agricultural land and not a Brown Field Site, as the development of The Meadows was. There does not appear to have been an agricultural assessment of the land carried out by the developer, or else it has been ignored. In July 2018 an independent Agricultural Land Valuer took borings from four different parts of the site; the land is flat, with average rainfall and the soil is more than 1ft in depth and is of a fine sandy loam. In his considered opinion the land is of Agricultural Grade 3a or higher. The Parish Council does not consider this 	Clerk

	<p>development to be infill or rounding off and, if a rural exception site, then not enough space has been allocated for the affordable housing.</p> <ol style="list-style-type: none"> 3. This site is within an area of AONB. The impact on the landscape lacks a scheme for mitigation of any harm to the AONB. The development is being considered as a major development by Cornwall Council Planning and the tests of the NPPF paragraph 116 have not been satisfied. Local Plan Policy 23 2(a) states that 'Proposals must conserve and enhance the landscape character and natural beauty of the AONB and provide only for an identified local need and be appropriately located to address the AONB's sensitivity and capacity'. It is felt that this development does not meet these requirements. 4. No Housing Needs Survey has been conducted for the Parish of St Dominick and no justified evidence has been offered to support the local need for affordable housing in St Dominick in regard to this application. 5. The Parish Council objects to the argument that a strong street scene is being developed. The illustration in the application is very urban and out of character with St Dominick Village. 6. There are sewerage and drainage issues in the village of St Dominic, especially in times of wet weather. The available sewerage capacity needs to be addressed. It is noted that approval for the sewerage system is needed from South West Water. 7. Cornwall Affordable Housing SBD: the proposed development of affordable homes on this site are not integrated and are distinguishable from the open market dwellings. It is proposed to group the 7 affordable homes together, contrary to the SBD, which stipulates that no more than 6 should be sited in this way. The open market housing represents approximately 69% of the land take excluding infrastructure and this is contrary to the SBD which says that it should be no more than 50%. <p>Furthermore, the Parish Council would like to point out that there was not strong support for the development at the Public Meeting in July which was held by the Developers.</p> <p>Proposed by Cllr Brady, seconded by Cllr Davis, six votes for and one against.</p> <p>b) Planning Applications received after the Agenda was published: none received.</p> <p>c) Decisions received from Cornwall Council: PA18/04176, Parish Hall, extension to toilet block to provide improved disabled facilities. Approved with conditions</p> <p>d) Other Planning Matters. No other matters.</p>	
7	<p>Minutes of the Meeting held on Wednesday 7th November 2018</p> <p>It was RESOLVED that the Chairman should sign a copy of the above Minutes as a true record of that meeting, proposed by Cllr Fry, seconded by Cllr Brady with all in favour.</p>	
8	<p>Matters Arising from the above Minutes and the Action Tracker</p> <p>Cllr Totterdell and Cllr Potter have spoken to someone who will repair the wall in the school holiday.</p> <p>Cllr Fry will photograph the swings and send to the Clerk to be forwarded to Outdoor Play for a quote.</p> <p>The Clerk has received a quote for the painting of the Telephone Kiosk, £105, it was RESOLVED that the Clerk will contact the contractor and advise him of the acceptance of this quote. Proposed by Cllr Wilkins, seconded by Cllr Potter with all in favour.</p> <p>The Clerk has also received a quote from a Gardener for the tidying of the lay-by. It was RESOLVED that the Clerk will notify this person that their quote is acceptable and the work is to be carried out from April to September, proposed by Cllr Potter, seconded by Cllr Brady with all in favour.</p>	<p>DF Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>It was reported that J Daw has made the cap for the post at the Playing Field, Cllr Fry will help Cllr Wilkins to fit it. Cllr Wilkins said that the Contractor for fitting the Buffalo Board is busy until after Christmas so he will try and contact Barry the Handyman, who advertises in the Newsletter.</p> <p>The Clerk will add Cllr Greene and Cllr Davis names to the Action Tracker for the Playing Field Rota, and will email checklists to them.</p>	Clerk
9	<p>Highway Matters</p> <p>Cllr Greene would like steps up to the garden area at the Lay-By. The end of the wall has been knocked and needs rebuilding so this would be a good time to put steps in, whilst repairing the wall. Cllr Potter will give the Clerk the telephone number of someone to contact regarding this.</p> <p>It was reported that the Vogus Lane signs are back the wrong way round. It is unclear whether CORMAC has switched them back believing them to still be the wrong way round. Cllr Potter will liaise with Cllr Walker about this and rectify.</p>	DP Clerk DP
10	<p>Recreation Ground and Bus Shelter</p> <p>There is nothing to report.</p> <p>The Clerk said that Tesco has received a significant amount of applications for funding so the Parish Council will not hear anything about its bid until June/July 2019.</p> <p>The Bus Shelter is ongoing. Travis Perkins is supplying the paint for the Working Party to carry out the repainting.</p>	
11	<p>Reports</p> <p>a) Parish Hall Management Committee. It was reported that the Polperro Choir evening raised £527. The matter of the fire alarm has been shelved because Liskeard Fire Brigade has said that one is not needed. The Cleaner's cupboard has been attacked by woodworm. The Committee would like to purchase a metal one and a price has been sourced. It was RESOLVED that the Parish Council will purchase this item up to a limit of £400 for the Parish Hall, proposed by Cllr Davis, seconded by Cllr Potter with all in favour. The Committee's Grant Application to the Parish Council will be adjusted accordingly.</p>	Clerk
12	<p>Correspondence</p> <p>None received</p>	
13	<p>Finance</p> <p>a) Payments to be RESOLVED and cheques to be signed. It was RESOLVED to make the following payments, proposed by Cllr Brady, seconded by Cllr Behennah with all in favour:</p> <p>Chq 001263 – L Coles, Clerk, November salary, expenses and office Chq 001264 – HMRC Direct, Clerk's November PAYE Chq 001265 – St Dominic Parish Hall, hire of hall for meetings - £31.00 Chq 001266 – Cornwall Council, printing of Newsletter and Diary - £21.69 Chq 001267 – J Pote, grass cutting in Recreation Ground - £240.00 Chq 001268 – AED Locator (EU)Ltd, Maintenance of defibrillator at pub - £378.00</p> <p>b) Receipts. Allotment rents received £625.67.</p> <p>c) Bank Reconciliations for November. It was RESOLVED to sign the Bank reconciliations as correct, proposed by Cllr Totterdell, seconded by Cllr Brady with all in favour.</p> <p>d) External Audit 2017/18. The Clerk reported that the Audit had been completed and there were no issues raised by the Auditor.</p> <p>e) Budget and Precept (papers circulated to Members at the last meeting). The Clerk had circulated papers supporting a 4.27% increase in the Precept to £12,013.74. Following discussion, it was RESOLVED to increase the Precept to £11,900, an increase of 3.28%,</p>	

	an adjustment to the Reserves will be made to support this, proposed by Cllr Davis, seconded by Cllr Fry with all in favour.	Clerk
14	Any Other Business Cllr Greene asked for the Advent Bag Gifts and thanked those who had donated. Cllr Greene also thanked all those involved in the switch-on of the Christmas Lights. The Festivities Group had worked very hard to make it an enjoyable evening for all. The surplus Christmas presents had been taken to Callington Foodbank today. The next fundraiser will be the Wurlitzer evening on February 22 nd at £10 per ticket. The Festivities Group asked if the Parish Council could help with its costs; its insurance is £380 and there is the cost of hiring the Parish Hall. The Clerk will email a Grant Application to Cllr Brady.	Clerk
15	Items for the Next Agenda No items brought forward.	
16	Date and time of next Parish Council meeting. The next meeting of St Dominic Parish Council will be held on Wednesday 6 th February 2019 at 7.00pm in St Dominic Parish Hall.	

There being no further business to transact the Chairman closed the meeting at 8.53pm

Signed.....Chairman

Date.....

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www.stdominicpc.org.uk