

**ST ALLEN PARISH COUNCIL
MINUTES OF THE MEETING HELD ON
MONDAY 16th JANUARY 2023
AT COSTAIN DEPOT, CARLAND CROSS**

Present: Cllr. J McCulloch (Chairman)
Cllr. A Hare (AH)
Cllr. A Stallard (AS)
Cllr. C Wilson (CW)
Cllr. P Mewton (PM)
Cllr. M McLaughlin (MM)

Apologies: Cllr. J Orrell (JO)

In Attendance: Mrs K Rees (Clerk); CCllr. A Harvey (ADH);
Dave James, John Green & Phil Grosvenor (Costain)
31 Members of the Public

1. Chairman's Announcements:

- 1.1 Councillors and the Clerk introduced themselves to the Member's of the Public present
- 1.2 JM reminded Member's of the Public that this is a formal meeting & polite and courteous behaviour is required.

2. A30 Chiverton to Carland Cross Update:

- 2.1 JM advised that although Councillors had arrived for a briefing at 7pm, no discussion had been held so the public is hearing the briefing at the same time as Councillors.

Phil Grosvenor gave an update on the progress so far and several drone videos were displayed.

- Herver Lane will be reopening on the 27th January, once the drainage works have been completed.
- Works to Church Lane will take another month
- The bridge at Tolgroggan is being finished. A weekend road closure is planned for 4th February when the bridge will be lifted into position.
- The bridleway at Tolgroggan will be reinstated. The path will move slightly to the left and will go down the gravel path at Hill House.
- The bridge at Marazanvose is being built in two halves. One half is nearly completed but the roadworks have not progressed. A traffic switch will take place here in June.
- A weekend closure is planned on 11th March at Chybucca so that the traffic can be switched onto the new junction.
- The switch to the Southern half of the bridge at Trevalso is planned for the end of April
- The opening of the new Zelah slip road is planned for 24th April. JM asked for clarification on how the traffic from Truro would cross the road. The road from Shortlanesend will still be open and there will be a T junction under the bridge. However, traffic for Zelah & Goonhavern will have to go up to the Herver Lane junction and come back through the village. This is a temporary arrangement while the works are completed.

- Allet Road on the new alignment will reopen on 27th April.
- The videos will hopefully be uploaded to the National Highways A30 page for residents to view.
- The dual carriageway will be fully open on 23rd December this year.

Questions/comments were then made by Councillors and Member's of the public.

PM asked what the carbon footprint of the build was? JG advised that this information is in the public domain but he did not have the information to hand. He will get the information and forward to the Clerk. It was confirmed that machinery emissions are monitored against their targets.

A local resident commented on how useful this update was. Could another similar presentation be organised again? JM advised that the March meeting of the Parish Council on will be held at the Costain Offices as the Church does not have the technology to support the video presentations. Members of the Public are welcome to attend this meeting.

Costain is organising an hour-long presentation on 3rd April on the archaeology found at the site. Costain will forward the details to the Clerk to advertise. Numbers will be limited to 36.

3. Suggestions from Members of the Public:

3.1 **PA22/09054 (Roseland Terrace):**

A Member of the Public asked why the Parish Council had made a decision on the application when the public were not aware that the application was being discussed at the December meeting. JM advised that the application was received after the publication of the agenda and because of the deadline for a response the application had to be discussed at the December meeting.

3.2 **PA22/11130 & PA22/1220 (Hawkins Arms):**

CW declared an interest and left the room.

A local resident, representing the majority of the public present, outlined the reasons of objection to both proposals:

- The proposals are against Policy 4 of the Cornwall Local Plan which states that community facilities should be retained. The whole building is a community building, it is the only facility in the village, is used by several community groups and there is no alternative. There is no evidence to support the statement that is financially unviable.
- Both applications will reduce the number of parking spaces
- The objections from neighbouring residents are reasonable as PA22/11130 will result in a loss of privacy and light.
- The drainage on the site is unsuitable for both developments.
- PA22/11220 for the HMO will result in a reduction of floorspace & the kitchen and meeting space will be lost. It is unreasonable to accommodate shift workers in a public house.
- The applications are against NPPF Paragraph 93 regarding the provision of social, recreational and cultural facilities and services the community needs

The landlady and her planning agent spoke in support of their applications:

- The points are noted regarding the planning policy.
- The pub is not being lost. It is being reduced in size and is diversifying.
- They want to keep the pub open and are doing everything in their power to make that happen. However, the current economic climate has made trading difficult and is typical of the hospitality industry now. A statement was read out from Whitaker's, their accountant, confirming the non-viability of the pub.
- Local residents have not communicated with the pub and assumptions are being made which are not correct.

Questions/comments were then made by Councillors/the Public:

- The pub trade has not died because of the A30 work. Workers are living in the village who would use the pub if it was open.
- Where has the pub been advertised for sale? SBC were instructed in March 2020 and the pub is still listed with them. The sale price is SBC's recommended price.
- How will the bedrooms be managed? The owners will continue to live in the flat upstairs or one of the new houses, if planning permission is granted. There will also be a live-in manager.
- There are differences between the last application and these ones as one says the pub isn't viable, one does.
- Revised drawings have been submitted which include a serving hatch.
- The conditions of the previous application state that a dwelling wouldn't be granted permission due to the proximity to the pub.
- This is a permission in principle application with all matters reserved such as design, parking, drainage etc.
- The pub should have engaged with the local community prior to submitting the applications.

The Clerk read out two letters of objection from a local resident.

RESOLVED: To Bring the Discussion regarding both applications forward on the agenda.

1. PA22/1130 (Hawkins Arms): A discussion ensued. Parking spaces will actually increase not decrease. The concerns raised in the previous application for a lodge have not been addressed – ***OBJECT - proximity to existing pub; lack of drainage; lack of residential curtilage; overlooking & loss of privacy.*** (P/S: MM/AS, 2 abstentions)
2. PA22/11220 (Hawkins Arms): It was discussed that there is a clear need for this facility within the community – ***OBJECT – against Policy 4 of the Cornwall Local Plan.*** (P/S: MM/AS, 1 abstention)

CW returned to the meeting.

3.3 **Application to Register the Hawkins Arms as an Asset of Community Value:**

A local resident, representing the majority of the public present advised that a community group had secured enough signatures (approx. 50) to register The Hawkin's Arms as an Asset of Community Value. This application has been lodged with Cornwall Council. The residents request the Parish Council's support with this initiative.

RESOLVED: To bring Agenda item 10 forward on the agenda.

Following discussion, it was **RESOLVED to support the community with their application. PC to speak to Officer responsible to see if there is anything the PC can do to help with the application.**

4. Minutes

4.1 **RESOLVED: The minutes of the meeting held on 19th December 2022, as circulated, were approved, and signed by the Chairman.**

5. Matters Arising from the Minutes:

None.

6. Police Matters:

6.1 No report.

7. Cornwall Councillor Report:

7.1 ADH advised that an enquiry had been held into the Saints Trail but no Officers had been found culpable. £14mn had been spent on the section between Perranporth and Goonhavern. Officers will be appearing before the Audit Committee on 27th February which may take a different view. CW said that there are discussions to the other sections.

8. Planning:

8.1 Applications:

1. PA23/00170 (Street Record, Marazanvose) - **SUPPORT** (JM/AS)

The Clerk advised that the Truro & Kenwyn Neighbourhood Plan is out to consultation. The plan can be viewed online.

8.2 Decisions: PA22/04285 (1 The Cottages): **Approved.**

9. Playing Field:

9.1 Playing Field Project & Application to National Highways Social Fund:

AS is meeting DA Giles on 17th January to look at options for improving the access to the Playing Field.

Before applying for new play equipment, the PC needs to agree that they will meet the ongoing maintenance cost. A discussion ensued. There is currently £1500 in the precept annually for play equipment maintenance. The equipment should not have moving parts as this will reduce any future maintenance cost.

National Highways would like one application to be submitted & one main contact. There may be an opportunity to have the path installed around the field by one of Costain's contractors, in addition to the grant monies available.

RESOLVED: In principle, the PC supports the installation of new play equipment in the Playing Field. CW (toddler equipment), AS (entrance) & MM (exercise equipment) to work on a full proposal and report back to next meeting.

- 9.2 JM is still waiting for a quote to cut the hedges. The Clerk advised that the grasscutting contractor requires more information before quoting for the work. She is meeting him at 9.30am tomorrow to discuss some aspects of the maintenance contract that need clarifying. She will ask for the hedge to be cut behind the Fruit trees. It was commented that the hedge on the pavement up to the Old Chapel also needs cutting. CW advised that the moss on the Polstain Footpath will be treated when the weather improves, however, the Clerk will ask what the contract can do in the interim.
- 9.3 The tree planting event planned for 11th December will now take place on 29th January.

10. Highway Issues:

- 10.1 SpeedWatch: Item deferred until next month.

11. Matters to Report Concerning Rights of Way/Paths/Stiles/Maintenance:

- 11.1 A Member of the Public advised that there is a broken stile (at the boundary between Glebe and Tretherras land) on the path to Ventontrissick and also the stile near the tall white post in the hedge near the Church. CW will report both issues.
- 11.2 The Clerk had received notification of a Modificiation Order for the addition of restricted byways in the Parishes of St. Allen and St. Newlyn East. The matter was discussed

RESOLVED: PC has no evidence to either support or object to the proposal.

12. Correspondence:

- 13.1 None.

13. Finance: To Approve Spending, Accounts & Monthly Payment's

13.1

Income:	£ 29.29
HSBC Community Account:	£18,709.55
HSBC Business Account:	£28,448.95

***RESOLVED: Accounts totalling £280.00 were approved for payment.
(Appendix 1)***

14. Agenda Items for the February Meeting:

- 14.1 No new items.

15. Date of the Next Meeting:

- 15.1 The next meeting will be held on **Monday 20th February 2023, 7.30pm, St. Allen Parish Church**

There being no further business, the Chairman closed the meeting at 20.49hrs.

Signed:.....
CHAIRMAN

Date.....