

**ST ALLEN PARISH COUNCIL
MINUTES OF THE MEETING HELD ON
MONDAY 20th FEBRUARY 2023
AT ST. ALLEN PARISH CHURCH**

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

Apologies: Cllr. P Mewton (PM)
Dave James & John Green (Costain)

In Attendance: Mrs K Rees (Clerk); CCllr. A Harvey (ADH);
14 Members of the Public

1. Chairman's Announcements:

1.1 There were no announcements.

2. Suggestions from Members of the Public:

2.1 **PA22/11220 (Hawkins Arms):**

A local resident spoke against the proposed development at the Hawkins Arms. Revised drawings have been submitted but little has changed and the development is still against Policy 4 of the Cornwall Local Plan. Advice has been sought from CAMRA who are concerned and support the objection. (See appendix 1).

Other comments from Members of the Public include:

- The owners are already parking on the road as the pub car park is closed. This is already causing issues in the village. Why do Highways not consider the removal of parking spaces to be an issue?
- If the pub is registered as a coaching inn, then coaching inn rights would apply.
- The ground floor flat is in the most historical part of the building and is detrimental to the running of a pub.
- The financial information submitted was for the Covid period so cannot be used as a judge of financial viability. This must affect the valuation of the business.
- There has been no innovation since Covid.
- This is the most important issue in the village in 20 years as the closure of the pub will kill the village.
- The Planning Officer must do due diligence and look at all aspects of the application.

The Clerk read out one letter of objection from a local resident.

RESOLVED: To Bring the Discussion regarding PA22/11220 forward on the agenda.

CW left the room. A discussion ensued.

RESOLVED: The Parish Council maintains its strong objection to this application for the following reasons (P/S: AS/AH):

- *The Hawkins Arms is the only public facility in the village and is vital to the future sustainability of the village.*
- *The site will be overdeveloped, particularly the car park. Permission in Principle has just been granted for one or two dwellings in the car park removing much of the parking spaces. There simply is not enough parking space for the dwellings, the occupiers of the flat/rooms and the pub users.*
- *The proposed kitchen is not large enough for use as a commercial kitchen.*
- *The A30 is not an issue in terms of the pub's viability as there has always been access. In fact, this should have been an opportunity for the pub due to the site workers being housed at the West end of the village. In addition,*
- *The Parish Council was misled on the previous application for a lodge in the car park. The Parish Council supported this application due to the explanation provided that the lodge would be used for staff. However, this has never happened as the pub has been closed.*
- *The financial documents are irrelevant as the statements provided were during the Covid period when there were many restrictions on operation.*
- *The environmental impact and in particular noise, on the occupiers of the flat and rooms is not conducive to the operation of a pub.*
- *The sewage infrastructure is inadequate to take the waste due to the surrounding soil structure.*
- *The toilet facilities are inadequate for the users of the pub (there are 56 seats on the application)*
- *There has been no consultation with the public regarding these proposals.*

CW returned to the meeting.

- 2.2 A local farmer expressed anger that the two roads on the St. Allen side of the A30 are still shut. It is an additional 14-mile round trip to get to his land. JM advised that he had raised the issue of the closure at Honeycombe Barn with Costain and asked why there couldn't be traffic lights similar to those at Carland Cross. However, a barrier is required due to the steep drop but there isn't enough verge to install one. JM can see no reason why the road to Trevalso can't be opened once the 1st half of the tunnel is complete and the PC will be pressing for this. It was requested that the no through road signs are put back up.
- 2.3 The road by Llama Land is due to be closed in three days. However, this is nothing to do with the A30 but for BT to repair their equipment.

3. Minutes

- 3.1 ***RESOLVED: The minutes of the meeting held on 16th January 2023, as circulated, were approved, and signed by the Chairman.***

4. Matters Arising from the Minutes:

None.

5. A30 Carland Cross to Chiverton:

5.1

- The new corner on Herver Lane has been signed off by Cornwall Council. However, it is a blind corner and in order to get a bus or agricultural machinery around the corner, you have to drive on the other side of the road. This is dangerous due to the speed of traffic. The matter will be taken back to Cornwall Council to ask them to review. JM is happy to meet highway representatives at 8am to monitor the traffic.
- The new footpath on Herver Lane cannot be used as it is too muddy.
- The island that was removed at Polstain needs to be reinstated.
- JM has asked Costain where the granite had gone. They advised that it is being stored securely at the Costain depot.
- The Hill House Bridleway is going to be tarmacked as it is the emergency access for the A30.
- The directional signage at the new loop on Herver Lane need replacing.
- Costain has advised that a 5-foot hedge with wooden fencing on top will be put across the road at St. Freda's, as per the design specification. They will not deviate from this. This is disappointing as staggered hedges would be much better than a solid wall.

RESOLVED: JM to contact Cherilyn Mackrory MP to ask for her support in contacting Cornwall Council/Costain on the St. Freda's Footpath. CW will liaise with the Ramblers Association. Clerk to contact Costain on the other issues.

6. Police Matters:

6.1 No report.

7. Cornwall Councillor Report:

- 7.1 ADH advised that he had supported a motion for a referendum on the proposed Mayor for Cornwall. Cornwall Councillors do not support the proposal but the response to the consultation is fairly equal. JM advised that a briefing had been organised for the Truro & St. Agnes & Perranporth Network Areas but the Network Manager forgot to send out the invitations so only he attended. The additional £30mn of funding promised is only 0.8% of the Council's budget and it is not indexed linked.
- 7.2 The merging of the Network Areas has been passed by cabinet. Our new area will run from St. Agnes to St. Wenn. There is a fear that Newquay will get all the benefits of the funding. It is likely that each Parish will still get a vote.

8. Planning:

8.1 Applications: Dealt with under Item 2 (2.1)

8.2 Decisions: PA22/1130 (Hawkins Arms): **Granted.** Although this application was granted permission it is a permission in principle application and a full planning application must still be submitted when the planning infrastructure will be considered. The Community Asset registration is ongoing.

9. Playing Field:

9.1 Grant Application to National Highways Social Fund:

AS had received a quote of circa £15k to improve the access into the Playing Field and a quote of circa £2k for a new gate. If the cheaper option is chosen then we could reinstate the hedge ourselves with Costain's help.

CW had received two quotes for toddler play towers. The cheaper option was circa £6k.

A discussion ensued about how much grant to apply for. A new round of CIL funding will open for applications in the spring and the PC could do a combined application for the path and the exercise equipment if the path cannot be sorted out by Costain.

There was a discussion about whether a public consultation had been held with regard to the installation of the path. The ZVCA had carried out a Community Engagement Event. However, JM advised that this is not a formal PC consultation to ascertain whether there is a support for a pathway and if residents are happy with an increase to their Precept.

RESOLVED: Clerk to apply to the National Highways Grant Fund for a toddler play tower and gate and ask to work with Hercules on the path. MM to investigate cost of exercise equipment with a view to applying for CIL funding.

9.2 Mark Dalby, our maintenance contractor, has submitted a quote to cut the overgrown hedge between the pony field and the playing field.

RESOLVED: Quote to be accepted. JM to liaise with owner of the pony field regarding the work so that they can ensure their fields are stock proof. JM/AS/CW to meet Mr Dalby on site to discuss exactly what needs cutting.

9.3 Thanks to JM/CW/PM who planted the jubilee tree.

10. Highway Issues:

10.1 SpeedWatch: MM advised that she had emailed Devon & Cornwall Police but had not yet heard back.

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

11.1 The Clerk advised that the Local Maintenance Partnership Grant Offer for 23/24 is £437.31.

RESOLVED: PC to accept Local Maintenance Partnership Offer 23/24. Clerk to check that Solomon's Lane is included in the program.

11.2 CW advised that she had reported the missing waymarking posts on the unclassified road up to the St. Allen Church Path. CW has also inspected the stile. The bottom is rotting so she has also reported this.

11.3 The Clerk had sent CW some information about a new Council initiative to support volunteer groups who operate on Council land. If the ZVCA signs up, they will have access to the Cormac tool trailer as well as other things such as bulbs and paint for benches. CW is pursuing this with the Officer. JM commented that the 8th May would be an ideal time for a volunteering day inline with the King's Coronation celebration.

11.4 One of the waymarks at Roskief needs replacing. CW will report this.

- 11.5 JM advised that unfortunately Trewithen Estate is not willing to create a permissive path in the fields at Polstain.
- 11.6 CW advised that the Polstain Footpath will be sprayed as soon as the weather allows. The maintenance contractor has cleared the gulleys alongside the traffic islands and has cleared the Polstain footpath as best he can and will revisit once the path has been sprayed.

12. The Repair/Replacement of Village Signs:

- 12.1 The village sign at the Polstain end of the village is broken. JM will try to repair it as soon as possible. The sign at the other end of the village is on one leg but this will be left for the time-being.

13. Correspondence:

- 13.1 Two letters have been received, one from Perranzabuloe Parish Council, the other from St. Newlyn East Parish Council advising that their Neighbourhood Plans are now undergoing Regulation 14 consultation. Clerk to acknowledge receipt.

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

13.1

Income:	£ 0.00
HSBC Community Account:	£18,429.55
HSBC Business Account:	£28,448.95

RESOLVED: Accounts totalling £2680.00 were approved for payment. (Appendix 1)

15. Agenda Items for the March Meeting:

- 15.1 King's Coronation

16. Date of the Next Meeting:

- 16.1 The next meeting will be held on **Monday 20th March 2023, 7.30pm, Costain Depot, Carland Cross**

There being no further business, the Chairman closed the meeting at 21.35hrs

Signed:.....
CHAIRMAN

Date.....