

# GERMOE PARISH COUNCIL

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Minutes of the Annual Meeting of Germoe Parish Council held on Thursday May 6, 2010 following the Annual Parish Meeting in Balwest Methodist Schoolroom.

**Present:** Cllr G Ross (Chairman) Cllr J Taylor  
Cllr Mrs K Doeser  
Cllr S Geake Mr C Chapman (Clerk)

**Visitors:** CCllr Keeling, Mr and Mrs Blencowe, Mrs Hoyden, Mr Johnson, Mrs Shorthouse and Mrs Vaughan.

## 1 ELECTION OF CHAIRMAN

Cllr Geake proposed, Cllr Mrs Doeser seconded, all others in favour that Cllr Graham Ross be elected to the Chair of Germoe Parish Council for the year 2010 – 2011.

## 2 CHAIRMAN'S DECLARATION OF ACCEPTANCE OF OFFICE

Cllr Ross read aloud and signed the statutory Declaration of Acceptance of the Office of Chairman of Germoe Parish Council for the year 2010 – 2011 in the presence of the Clerk and the Council.

## 3 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Mrs Clarke, PC Vaughan and PCSO Sadler.

## 4 DECLARATIONS OF INTEREST

Cllr Geake and Cllr Ross each declared a personal interest in Planning Application PA09/01480/F  
There were no declarations of gifts (received as a result of being a member of the Council) of a value greater than £25

## 5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Cllr Geake proposed, Cllr Mrs Doeser seconded, all others in favour that, with the addition of the handwritten amendment, the minutes of the meeting held on Thursday April 1, 2010 are a true record and the Chairman signed them as such.

## 6 MATTERS ARISING AND NOT COVERED ELSEWHERE ON THIS AGENDA

There were no matters arising which are not covered elsewhere on this agenda.

## 7 PUBLIC PARTICIPATION

Members noted that

- Mr Bidgood from Cornwall Highways had visited Germoe Churchtown and had arranged for the removal of three iron stakes driven into the verge outside Dolphin Lodge
- cement waste has been fly-tipped on the verge outside Dolphin Lodge: this has been reported to the appropriate authority
- there is an opportunity for CCllr Keeling to spend some of his highways budget re-tarmacing the edge of the road outside Dolphin Lodge.

In the matter of the Planning Application at Bargess Croft

- the applicant has addressed some of the minor concerns raised by the earlier application
- he has not addressed the main issues
- the earlier application was for a dwelling of some 260 cubic metres: this application is for a dwelling of some 410 cubic metres

- what was a two bed-roomed house will become a three or four bed-roomed dwelling
- the original building was single-storied: the proposal is for a two-storied dwelling
- the original building blended in with the landscape: the proposed building will be intrusive
- natural slate and stone would blend in with the landscape: the proposed white render will make the building highly visible
- the proposed building is so close to the south-east boundary that there is no room for planting and screening as the application suggests
- there is the potential for the garage to be used for accommodation
- the site is in a World Heritage Site, an Area of Great Landscape Value and an Area of Great Historic Value and should be protected from intrusive and over-development.

In the matter of the Planning Application at Chygwins

- the annexe is for the applicant's mother who is 93
- in the fullness of time it will be used for family accommodation and for holiday lets
- the walls will be granite-clad.

## 8 COUNTY AND DISTRICT COUNCILLORS' COMMENTS

CCllr Keeling congratulated Cllr Ross on his re-election as Chairman and reported that

- he had attended a number of meetings around and about the Ward in addition to his work as Chairman of the Overview and Scrutiny Committee
- within the next five years, Cornwall needs to reduce its portfolio of properties from 78 to about 30. This will enable the Authority to realise capital in order to fund investment and reduce revenue costs
- housing proposals, making use of a £151 million Private Finance Initiative, are being worked on
- joint partnership working with the private, voluntary and community sectors continues to be an important and vital part of Cornwall Council's improvement programme
- Cornwall Highways have assured him that, this summer, they will do what they can with the limited resources at their disposal in the matter of hedgerow encroachment onto the roadside verges
- the unnecessary white lines in Germoe Churchtown will be removed in due course
- the mineshaft which has recently opened on Greenberry Downs has been inspected by Colin Bayes, the Countryside Officer, who will take the matter further.

*The Chairman proposed and it was agreed to take agenda item 16 at this point.*

## 16 PLANNING

### Applications

*As Councillors who, up and until April 2007, had sat with the applicant and his wife on Germoe Parish Council, both Cllr Geake and Cllr Ross declared a personal interest in the following application. Cllr Ross declared a further personal interest in this application in that, on occasions, he employs the applicant to cut hedges. Both Councillors remained in the room and discussed and voted on the application.*

PA09/01480/F Mr R.Johnson – Erection of dwelling and installation of septic tank – land adjacent to Hawthorn Cottage, Germoe. Cllr Ross proposed, Cllr Geake seconded, all others in favour that Germoe Parish Council should return the application marked *Germoe Parish Councillors accept that the site is appropriate for a residential dwelling. However, they consider that the current application, whilst an improvement on the earlier scheme is still for too large a building and, as such represents an overdevelopment of this restricted site with the potential for creating an adverse impact on adjoining properties. Councillors also believe the design submitted is out of keeping with the designated Conservation Area. Germoe Parish Council therefore objects to the application as submitted.*

*If the Authority is minded to grant permission, Germoe Parish Council formally requests a full set of scale drawings showing the relationship of the proposal to all of the adjoining properties and the opportunity to comment on them.*

PA10/00205/F Mrs R.Shorthouse – Conversion of outbuilding into holiday/annexe accommodation – Chygwins, Tresowes. Cllr Geake proposed, Cllr Mrs Doeser seconded, all others in favour that Germoe Parish Council should return the application marked *Germoe Parish Councils notes the applicant's statement that she intends facing the outbuilding with granite which they feel is appropriate to the area. They also note that, although it is not shown on the application, there is plenty of room for parking. With the proviso that a legal agreement tying development to the main house is required, they support this application.*

PA10/00287/F Mr M Berryman – Erection of a replacement dwelling – Bargess Croft, Lower Balwest. Cllr Geake proposed, Cllr Taylor seconded, all others in favour that Germoe Parish Council should return the

application marked *Germoe Parish Council has concerns about the way in which this site has been developed in the recent past. Whilst accepting that the site has an established residential use, the manner, scale and distribution of the recent 'permitted development' buildings on site have been the cause of some surprise and not a little concern.*

*This application for a replacement dwelling is for a much larger property sited at a different location within the curtilage. The proposed size, location and height of the dwelling all represent an unwelcome intrusion into the general view from the adjoining Tregonning Hill – a designated Conservation Area. It is difficult to see from the submitted plans how the dwelling can effectively be screened from adjoining properties and from the Conservation Area.*

*With these comments in mind the design as submitted is considered to be an improvement on the previously submitted application, however it is still not considered to be acceptable at this location.*

*Germoe Parish Council is concerned at the potential for the existing buildings on the site to be occupied as separate dwellings. Should planning permission be granted, the Parish Council believes it should be subject to conditions and a legal agreement to ensure that all buildings on the site are only used in conjunction with the proposed dwelling and that no further development or extensions either to the existing or to the proposed buildings will be permitted without full planning consent.*

*The application site forms part of the historic mine Wheal Bargess and it is a fact that the area has been historically mined. There is reference to a lease granted on August 1, 1690 when it is believed that this site was being worked by Tributers: this was certainly the case after this date. Historic surface workings and burrows are evident within the site and such workings are becoming rarer within the Great Work area. Germoe Parish Council has concerns that historic mining evidence on the site may have already been destroyed and what remains is now potentially at threat. It is believed that shafts connecting with the deep adit running down from Great Work have been opened and subsequently filled. If this has been done, it may have an adverse impact on both the adit and on the drainage in the immediate area.*

*The Council therefore requests that before any further work is carried out a comprehensive archaeological survey is undertaken to ascertain the extent and nature of surviving historic mining remains and, in the event of planning permission being granted, a condition is imposed to ensure this work is done.*

*Germoe Parish Council has been advised by CCllr Keeling of the recent move towards consultation when there is a conflict of opinion and should you wish to discuss the Parish Council's views further would you please contact Cllr Geake on 01736 763258*

PA10/00363/F Mr & Mrs Fulford – Erection of extensions to dwelling, conversion of loft to provide living accommodation and erection of a detached garage – The Spinney, Germoe. Cllr Ross proposed and it was agreed that Germoe Parish Council should return the application marked application marked *Germoe Parish Councillor have no comment to make on this application*

### **Correspondence**

CC Building Control Services newsletter – *noted*

CC Local Council Planning Training Programme – 2010/2011 – *noted*

CC Consultation arrangements Consultee Access update – *noted*

**Mr F.Davies** copy of a letter to Cornwall Council concerning the proposed development on land adjacent to Hawthorne Cottage – *noted*

**Mrs F.Davies** copy of a letter to Cornwall Council concerning the proposed development on land adjacent to Hawthorne Cottage – *noted*

CC PA10/00096/F (Dormer extension to dwelling – The Bungalow, Balwest) application withdrawn – *noted*

CC PA08/01787/F (Change of use of church to dwelling and erection of an extension to premises – Church of St Mary, Helston Road) notification of an informal hearing into Cornwall Council's refusal for planning permission May 13 10:00am Dolcoath Avenue – *noted*

CC Local Council protocol with Planning and Regeneration Service regarding consultations on applications – *noted*

**St Germoe PCC** copy of a letter to Cornwall Council concerning the proposed development on land adjacent to Hawthorne Cottage – *noted*

CC notification of appeal decision concerning Tresheba, Main Road, Ashton – *noted*

## **9 POLICE REPORT**

Through the Clerk, PC Vaughan presented his apologies for his absence. There was a single crime reported to the police for the month of April (a theft of tools from an insecure building site) and, for comparison, two crimes reported in the same period last year.

PC Vaughan further reported that Devon and Cornwall have been declared to be the fourth safest place to live in the United Kingdom. This year the county has experienced a 6.4% drop in crime.

## **10 ELECTION OF VICE-CHAIRMAN**

Cllr Ross proposed, Cllr Mrs Doeser seconded, all others in favour that Cllr Geake be elected to be Vice-Chairman of Germoe Parish Council for the year 2010 – 2011.

## **11 STANDING ORDERS**

Cllr Geake proposed, Cllr Taylor seconded all others in favour that Germoe Parish Council should re-adopt Standing Orders as last substantially revised in April 2006

## **12 FINANCIAL REGULATIONS**

Cllr Geake proposed, Cllr Mrs Doeser seconded all others in favour that Germoe Parish Council should re-adopt Financial Regulations as last substantially revised in April 2006

## **13 ELECTION OF COUNCILLORS TO POSTS OF RESPONSIBILITY**

### **Bank signatories**

It was agreed that Cllr Mrs Clarke, Cllr Geake and Cllr Ross should continue to sign cheques on behalf of Germoe Parish Council.

### **Internal auditor**

It was agreed that Cllr Ross and Mr J.P.Richards (formerly Kerrier District Council's Senior Auditor) should continue to act as Germoe Parish Council's internal auditors.

### **Notice-boards**

It was agreed that the following Councillors would be responsible for the notice-boards

Balwest	Cllr Ross
Great Work	Cllr Ross
Nevada House	Cllr Mrs Clarke
Germoe	Cllr Taylor
Newtown	Cllr Geake
Tresowes Green	Cllr Mrs Doeser

### **Footpaths and bridleways**

It was agreed that Cllr Mrs Clarke and Cllr Mrs Doeser should be responsible for footpaths and bridleways.

### **Planning**

It was agreed that Cllr Geake should, in the first instance, be responsible for planning observations.

## **14 PARISH MATTERS**

### **Welcoming stones**

Following discussion, it was agreed to invite Breage Parish Council to join with Germoe in purchasing a welcoming stone to be sited at Millpool: one side to read *Welcome to the Parish of Breage* the other *Welcome to the Parish of Germoe*. CCllr Keeling agreed to take the matter to Breage Parish Council and to report back to the next meeting.

### **Parish Design Statement**

Members noted that, for various reasons, no progress has been made since the last meeting in the development of a Parish Design Statement. Members also noted that Mr Davies would like to continue to work with the Parish Council in the production of this document

### **Bus Shelter**

Members again considered the construction of a bus shelter at Great Work. It was noted that the only users of a bus shelter on this site would be school-children (there is no regular bus service) and agreed that inclement weather makes waiting in the open for the school bus very unpleasant. The Clerk stated that, because the only users would be school-children, external funding would be difficult to obtain. It was agreed to invite Mr Marshall, who had first proposed the idea, to attend a future meeting.

## Moors Lane

Members noted that a few unauthorised vehicles are making use of Moors Lane as a through route. Moors Lane is designated as a bridleway which designation only permits the passage of motor vehicles by members of the public requiring legitimate access to properties sited along it. It was agreed to monitor the situation.

## Local Maintenance Partnership

Members considered an invitation to renew partnership working with Cornwall Council with the offer of a grant of £791.00 (or 100% of the eligible costs whichever is the lower). In the year to March 31, 2010 Germoe Parish Council's costs for cutting footpaths and open spaces amounted to £1,476.02 (which included £210 for work done on Moors Lane) and Cornwall's offer of £788.71 was claimed in full. Cllr Mrs Doeser proposed, Cllr Geake seconded, all others in favour that Germoe Parish Council should accept Cornwall Council's invitation to renew partnership working

## 15 PARISH COUNCIL MATTERS

Members noted the resignation for personal reasons from Germoe Parish Council of Cllr Davies. The Clerk reported that notices outlining the procedure for the election of two new members have been pinned to the Parish Council's notice-boards.

Members considered the appointment of a representative from Germoe Parish Council to attend the first meeting of the Local Council Planning Forum on Saturday June 19 in New County Hall. Cllr Geake volunteered to represent the Parish at this meeting, an offer which was unanimously accepted.

Members considered an invitation to the Parish Council from the Cornwall Association of Local Councils to re-join the Association (membership subscription £155.03 + VAT). Members were in general agreement that Germoe Parish Council cannot afford the luxury of belonging to this organisation.

## 17 REPORT OF CLERK AND CORRESPONDENCE

The Clerk reported that, following a request from Cllr Mrs Clarke for posts to aid climbing on and off the double wall on footpath 20, the Countryside Officer has been to investigate and has spoken with the owners of the land through which the path goes and has requested permission to erect two posts. A reply is awaited.

### Correspondence

**PCDT** Grow Your Own Potential request for information concerning potential sites for allotments and for a letter of support to help the search for funding – *it was agreed to send a letter of support as requested*

**South Western Ambulance Service** Twentyfourseven newsletter – *noted*

**Cornwall Fire and Rescue Service** Service Plan 2010/13 – *noted*

**Clerks and Councils Direct** newsletter – *noted*

## 18 GERMOE PARISH COUNCIL'S INSURANCE POLICY

Members reviewed the terms of Germoe Parish Council's Insurance Policy which, with a policy excess of £250, covers

### *Mandatory cover*

Public liability	£10,000,000
Employers Liability	£10,000,000
Money	£ 250,000
Fidelity guarantee	£ 100,000
Legal expenses	£ 50,000

### *Optional cover*

Property damage (War Memorial)	£ 5,171.18
Officials' indemnity	£250,000.00
Libel and slander	£250,000.00

Also included in the cover at no extra charge on the premium are the following

Business all risks	£ 5,000.00
Money and Assault	£ 1,000.00

Additionally, when on Parish Council business, all volunteers are covered under this insurance.

Members noted that, other than the War Memorial nothing else listed on the Asset Register is covered by insurance.

Cllr Mrs Doeser proposed, Cllr Taylor seconded all in favour to insure Germoe Parish Council through Aviva (formerly the Norwich Union) and to pay the premium demanded of £264.54.

**19 FINANCE**

The Clerk reported that Peter Richards, Germoe Parish Council’s Internal Auditor, has signed off the Annual Return for the year to March 31, 2010 making no comments, observations or suggestions.

The following accounts were presented for consideration:

	<b>GROSS</b>	<b>VAT</b>
J.P.Richards Esq. (Internal Auditor)	£ 118.75	
Colin Chapman		
Salary (April)	£ 202.50	
mileage	£ 21.07	
administration	£ 30.62	
telephone	£ 10.93	
Tithe Map copies	£ 16.82	
use of home	£ 20.00	
total	£ 302.04	

Cllr Geake proposed, Cllr Mrs Doeser seconded, all in favour that the above two accounts be paid.

The following receipt was noted

Cornwall Council (precept 1 <sup>st</sup> instalment)	£ 3,900.00
HM Revenue & Customs (VAT repayment)	£ 471.58

**19 MEMBERS’ QUESTIONS**

Cllr Mrs Doeser reported that within the next fortnight she will be attending a meeting called by Community Energy Plus to consider sustainable energy community projects.

She also reported that, on behalf of Germoe Parish Council, she had attended a meeting of the Helston and the Lizard Community Network Panel and that she would report on that at the next meeting of the Parish Council.

**20 CHAIRMAN’S COMMENTS**

The Chairman made no comments at this stage.

**21 MATTERS FOR INCLUSION AT FUTURE MEETINGS**

**DATE AND TIME OF NEXT MEETING**

Thursday June 10, 2010 at 7.00pm in Balwest Methodist Schoolroom.

Signed.....

Dated.....