

GERMOE PARISH COUNCIL

www.germoeparishcouncil.org.uk

C.F.P.Chapman
Clerk to the Council
Chy Lean
St Keverne Road
Mawgan
Helston TR12 6AY

telephone 01326 221648
germoeparishcouncil@yahoo.co.uk

Minutes of the Ordinary Meeting of Germoe Parish Council held on Thursday March 3, 2011 at 7:00pm in Balwest Methodist Schoolroom.

Present:	Cllr G.Ross	Cllr Mrs K.Doeser
	Cllr S.Geake	Cllr J.Taylor
	Cllr D.Blencowe	Mr C.Chapman (Clerk)

Visitors: CCllr Clayton, CCllr Keeling, PC Vaughan and PCSO Bell.

The Chairman welcomed members and visitors to the March meeting and invited CCllr Clayton to speak about the delivery of Local Needs Affordable Homes within the Parish.

CCllr Clayton thanked the Chairman for his introduction and stated that he was present as the leader of the team tasked by Cornwall Council with the delivery of a pilot scheme for the provision of Local Needs Affordable Housing in rural areas. He made the following points both within his speech and in answer to questions

- Cornwall HomeChoice has identified 18,000 people from across the county who are looking for affordable housing
- the present scheme, which is designed to provide affordable dwellings on exception sites within rural parishes, is aimed solely at people with strong links to the parish where the dwellings are built
- at today's prices, agricultural land is worth between £5,000 and £7,000 an acre and an acre will support up to 12 dwellings
- the scheme proposes the acquisition of land for housing at nil cost by means of 'cross-subsidy'
- 'cross-subsidy' can work in a number of different ways. For example, an interested landowner may decide to sell an acre to Cornwall Council for £120,000. Cornwall will then sell on two or three plots (of the twelve) available with the benefit of unfettered planning permission and so cover the cost of purchase. Alternatively, the landowner may give the land to Cornwall who, in return, will give the landowner unfettered planning permission on two or three plots. The landowner may then sell them on or develop them as he sees fit
- recent advertisements inviting expressions of interest in the 'cross-subsidy' scheme from land owners have been very productive. However, before land is acquired under the scheme, its suitability for housing (the presence of mains water, of electricity, of community services) will be carefully assessed
- affordable dwellings built on these exception sites will be made the subject of S106 agreements requiring occupancy in perpetuity for people with a proven Local Need
- in the event of there being no-one from the parish who wishes to occupy these dwellings, residents from neighbouring parishes qualifying under the Local Needs scheme will be considered
- the Parish Council is very much the driving force behind the scheme as a whole. If the Parish Council wishes to proceed then Cornwall will assist
- the first step for Parish Councils is to identify the Local Need. This can be done either by relying on the HomeChoice figures or by commissioning a Local Needs survey which should identify those members of the parish both in need of housing and those qualifying for an affordable home
- the findings of a Local Needs survey will be cross-checked with Cornwall HomeChoice
- potential occupants of homes built under this scheme must be registered with Cornwall HomeChoice
- Cornwall will consider sites smaller than an acre when making decisions concerning the acquisition of exception sites under the 'cross-subsidy' scheme
- fourteen out of the seventeen Parishes within the Helston and the Lizard Community Network Area have expressed an interest in taking part in the pilot project to date

- nothing will imposed on the parish: the Parish Council must want to implement the delivery of affordable homes within the parish.

Reminding him that Germoe Parish Council has already agreed in principle to commission a Local Needs Affordable Housing Survey, the Chairman thanked CCllr Clayton for coming to speak at the meeting.

1 APOLOGIES FOR ABSENCE

Cllr Mrs Clark and Mr Jody Jeffrey (CC Affordable Homes Officer) sent their apologies for absence.

2 DECLARATIONS OF INTEREST

in items on the agenda

There were no declarations of interest in items on the agenda.

of gifts (received as a result of being a member of the Council) of a value greater than £25

There were no declarations of gifts of a value greater than £25.

3 CONFIRMATION OF MINUTES OF THE LAST MEETING

Cllr Geake proposed, Cllr Blencowe seconded, Cllr Ross being absent from the last meeting abstained, all others in favour that the minutes of the Meeting held on Thursday February 3, 2011 are a true record and the Chairman signed them as such.

4 MATTERS ARISING AND NOT COVERED IN THIS AGENDA

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

5 PUBLIC PARTICIPATION

There were no members of the public present.

The Chairman proposed and it was agreed to allow the police to speak at this time.

7 POLICE REPORT

PC Vaughan reported that a single crime (the theft of a solar panel and its attached electric fence) had been reported to the Police in February 2011.

He again warned residents of the increasing incidence of theft both of heating oil from insecure tanks and of equipment from unlocked sheds and barns and he asked everyone to be on their guard.

The Police will be holding a PACT surgery outside Germoe Church on Monday, March 14: residents are welcome to attend to discuss any concerns they may have.

6 CORNWALL COUNCILLOR'S COMMENTS

CCllr Keeling reported that

- Cornwall Council has, as yet and despite on-going costs relating to Officers' time, made no decisions about rationalising parking charges across the county
- despite the loss of £53.7 million from the central government grant, there will be no change in the rate of Council Tax in Cornwall in the coming year. It is hoped to maintain the *status quo* over the next two years
- this has created problems which have been exacerbated by inequalities in benefits' payments agreed in the past by the now extinct District Councils. Payments are in the process of being rationalised
- future changes to the funding of the NHS will bring their own problems
- the effect of the new Localism Bill will mean that the Standards Board for England will go and Councillors will be accountable locally. It will become a criminal offence for a Councillor to fail to disclose a personal interest in a matter which is the subject of discussion by a Local Authority
- residents will offered an opportunity to comment on the future of Cornwall's waste management policy when Council Tax bills are sent out later in the month. A decision will be made at Cabinet level in July.

8 PARISH MATTERS

Local Needs Housing Survey

Following discussion, during the course of which it was noted that Mr Jody Jeffrey (CC Affordable Homes Officer) had agreed to attend the April meeting with a special remit to report on the HomeChoice figures for Local Needs Affordable Housing, Cllr Mrs Doeser proposed, Cllr Geake seconded all in favour to instruct the Clerk to combine the first and second responses to question 4 of Cornwall Council's Local Needs Affordable

Housing survey to read *Owned by a household member* and to post the amended questionnaire to all houses within the Parish of Germoe.

9 PARISH COUNCIL MATTERS

The Clerk reported that he has received an expression of interest in standing for co-option as a Parish Councillor. This prompted further discussion during the course of which Cllr Blencowe offered to write a paragraph following meetings of the Parish Council for inclusion in *The Messenger* – which offer was gratefully accepted. Members agreed that this paragraph might also contain information relating, for example, to planning applications, to Parish Meetings and to items of general interest (such as the Local Needs Affordable Housing survey and the search for a co-opted member).

10 PLANNING

Applications

PA11/01141 Mr E.Barker – Construction of domestic garage – Tresheba Caravan, Main Road, Ashton. It was noted that this application is invalid and that a revised application will be received shortly.

Decisions

PA10/06648 Decision not to make a Tree Preservation Order (Removal of Sycamore and Monterey Pine) – Church Cottage plot, Germoe – *noted*

PA11/00332 Invalid submission returned (Construction of domestic garage and agricultural storage barn) – Tresheba, Main Road – *noted*

Correspondence

CC notification of an appeal (to be determined on the basis of an exchange of written statements by the parties and a site visit by an Inspector) concerning the erection of a replacement dwelling without compliance with Condition 3 of Decision Notice Number PA10/03511 dated August 25, 2010 – *it was agreed to write to the Planning Inspector supporting the Planning Authority's decision to impose this condition on this dwelling.*

11 FINANCE

The following account was presented for consideration:

	GROSS	VAT
Colin Chapman		
Salary (February)	£ 202.30	
telephone	£ 13.16	
office expenses	£ 17.83	
travelling	£ 8.60	
use of home	£ 20.00	
	total	£ 261.89

Cllr Geake proposed, Cllr Mrs Doeser seconded, all others in favour that the above account should be paid.

Members noted the following receipt

CC LMP (Whipper's Lane)	£ 60.00
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12 REPORT OF CLERK AND CORRESPONDENCE

Correspondence

CC 'Planning Future Cornwall' Cornwall Core Strategy options consultation paper – *noted*

Andrew George MP Casework Surgeries' diary – *noted*

Information Commissioner's Office confirmation of renewal of registration – *noted*

Audit Commission appointment of Jackie Ballard as Germoe Parish Council's external auditor – *noted*

13 MEMBERS' QUESTIONS

Members noted that

- motor-bikes had again been ridden over the hill, that their number-plates had been deliberately obscured and that the riders had covered their faces so that recognition was impossible
- the open side of the notice-boards are being wrongly used for advertising purposes
- the Balwest notice-board needs repair.

Cllr Blencowe reported that he had attended a recent e-planning meeting and is now able to offer fellow Councillors help in using Cornwall Council's planning portal. He further reported that the group will continue meeting on an occasional basis and is seeking matters for discussion.

14 CHAIRMAN’S COMMENTS

The Chairman made no comments at this stage of the meeting.

15 MATTERS FOR INCLUSION AT FUTURE MEETINGS

No matters for inclusion at future meetings were tabled.

DATE AND TIME OF NEXT MEETING

The next Ordinary Parish Council Meeting will be held on Thursday April 7, 2011 at 7.00pm in Balwest Methodist Schoolroom.

Signed.....

Dated.....