

**MINUTES of the MEETING of the ST BLAISE TOWN COUNCIL**  
**Held at the ALEXANDER HALL, St Blazey, on Thursday 29<sup>th</sup> September 2011**  
**Present**

Councillor J Anderson – Chairperson  
 Councillor A Seel – Vice Chairman

Councillors:  
 M Gill, R Heyward, D Hooper, G Miller, A Muskett-Geake, A Putt,  
 & D Scrafton

**In attendance:** Town Clerk  
 Cornwall Councillor Roy Taylor  
 PC Rob Toms  
 PCSO Rebecca Harris  
 Charles Richards  
 Kevin Atkinson  
 1 members of the press

1109/01 **TO ACCEPT APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Allen & Cornwall Councillor Hughes.

1109/02 **MINUTES**

The Minutes of the meeting of 25<sup>th</sup> August 2011 were confirmed as being correct and later signed by the Chairperson.

1109/03 **DECLARATIONS OF INTEREST**

There were no declarations of interest on items on the Agenda or of gifts of a value greater than £25.

1109/04 **MATTERS ARISING**

1108/11 The Clerk has contacted Freshwater regarding the land to the rear of Alexander Hall/Co-op. Freshwater have confirmed they own the land to the left of the bridge and will contact their contractors to clear the area. They deny owning the land to the right which adjoins the old Kelly's site and so the Clerk has put in a search with the Land Registry.

1109/05 **POLICE CRIME FIGURES**

August 2011

Assault	5
Burglary Dwelling	2
Burglary Other	1
Theft of M/V	0
Vehicle Crime	6

Theft	4
Damage	4
Drugs	0
Other	3
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Total	25

There were 36 crimes in August 2010. 82 Police Logs were responded to in the month of August for the St Blazey area.

1109/06 **A REPORT FROM THE COMMUNITY WARDEN.**

The Warden has completed the maintenance of the bus shelters and attended Fixed Penalty Notice training.

1109/07 **A REPORT FROM CORNWALL COUNCILLOR ROY TAYLOR.**

Councillor Taylor informed the Council on behalf of Councillor Hughes that Par Beach will fail the beach standards required by European Directives.

Councillor Taylor has found that Spit Beach is not owned by Cornwall Council and therefore suggested that Village Green status should be sought.

The Packhorse Inn have received an enforcement notice for their smoking shelter, they are appealing the notice.

The drain gulleys in Polgrean Place have been cleaned, Councillor Putt thanked Councillor Taylor for his efforts in getting this work carried out.

Councillor Taylor has been attending the Big Local meetings, Councillor Scrafton reported the following update:-

The Big Lottery fund has appointed a national Big Local Trust which is to be led by the Community Development Foundation. The Big Local Trust will work with the areas including St Blazey/Par which are to receive Big Local Funding of at least £1,000,000. The money is expected to start becoming available from the New Year.

Locally, the steering group for St Blazey/Par is coming towards the end of the first part of its work. The final element of this will be the Big Ideas Bus, calling at the New Inn in Tywardreath, Par Post Office, Alexander Hall and the Burrows Centre on 22 October. The objective is to enable individuals to have their say about how they would like to see the money spent.

In the second stage of its work, the steering group will prepare a vision statement, based on what it knows of local views and ambitions. This will be used as the background against which bids for Big Local grants or loans will be judged.'

## 1109/08 AN UPDATE ON THE COMMUNITY FLOOD PLAN

Charles Richards told the Council that he had completed a first partial draft of the Community Flood Plan. The draft was discussed with the Environment Agency and Charles is waiting for a reply.

A structure of the Par and St Blazey Community Flood Group has been formalised, Cllr David Hooper and Cllr Richard Heyward are members of the committee.

Par and St Blazey has been selected to pilot a flood warning scheme by the Environment Agency. Charles has met with them to discuss the pilot scheme and presented the plan showing how wardens will respond upon receipt of a flood alert or warning. The Environment Agency hope to have the scheme up and running within the next two months.

Charles has been asked by the British Red Cross if our Community Flood Group and households who flooded in November would take part in their research on community resilience. I will meet with them shortly to discuss their plans.

## 1109/09 THE QUEEN'S DIAMOND JUBILEE

Meetings were held on 26<sup>th</sup> September 2011 & 12<sup>th</sup> September, it was agreed that a jubilee celebration would be held on Wednesday 6<sup>th</sup> June. It would start at approximately 10.30am at Penarwyn where various activities would take place and the children would be given lunch. After lunch celebrations would continue at the football Club where a tea would be provided and other entertainment. It was discussed as to how everybody would get from Penarwyn to the football club and decided that transport would be laid on. The Children would be given a commemorative souvenir of some kind.

Trudi from the Eden Project gave out T Shirts, tablecloths, bags and stickers as examples of what Eden can provide. Trudi is going to see if Eden will provide us with the Big Green Bus for the day and is also looking to see if a Pollinator of some sort and a face painter will be able to attend- These will be aimed at the younger children. Eden will definitely provide us with prizes for tombola/raffle/bingo or any other competitions that may be held and suggested that Den making material may be supplied. Trudi said all of this will be subject to what's available from the relevant teams and how many resources are free due to the half term. But she would definitely do her best to provide all the things you need to make your jubilee one to remember!

Carol from Fourways explained that as the event is during school half term many of her staff team would be taking Annual Leave. Fourways will be prepared to let us have the use of their premises and would provide us with a nail artist and hair braider. The children centre staff at Fourways should be able to provide activities as well.

The Football Club are prepared to let us use their facilities and will even mark up the football pitch so that games and competitions can be organised.

Liz Davies from Biscovey School asked if the school children could have stalls of some kind and maybe a king/queen. A time capsule was suggested. An evening event

was discussed with fireworks, it was agreed that until costs are available, nothing further could be discussed until the next meeting.

Councillor Muskett-Geake suggested contacting the Duchy to see if they could provide the souvenirs.

#### 1109/10 **LAYING OF WREATH ON REMEMBRANCE SUNDAY**

Councillor Anderson will lay the wreath on Remembrance Sunday and Councillors Seel and Scrafton will also attend.

#### 1109/11 **INTERNAL CONTROLS**

The Clerk asked the Council to consider if adequate internal controls are in place and that they accept the responsibility of safeguarding public money. The Council considered the Risk assessment, Minute Book, Attendance Book, Declarations of Interest, Accounts are being verified correctly, and enough insurance is in place, banking arrangements are acceptable, approved the direct debits, variable and static. All agreed the Internal Controls are acceptable.

#### 1109/12 **DONATION TO 2011 POPPY APPEAL**

It was RESOLVED that the Town Council give a donation of £120.00 to the 2011 Earl Haig Poppy Appeal.

#### 1109/13 **ST BLAISE TOWN COUNCILS COMMUNITY ENGAGEMENT STRATEGY**

The Clerk presented the Council with a draft Community Engagement Strategy. Councillor Seel proposed that we adopt the policy, Councillor Scrafton seconded, and all the Council agreed and so it was RESOLVED.

#### 1109/14 **PROJECT LIST**

**New Community Centre** – The Clerk will be meeting with Nikki Mills next Wednesday to finalise the funding bid.

**St Blazey Fountain** – The quote from May Gurney for the trench to accommodate the distribution cable across the road to the electric box is £3,208.86 + vat. Councillor Muskett –Geake will get a quote for solar power.

**Town Car Park** – The Clerk has received an amended quote from Cormac as arranged by Councillor Taylor, the quote is for £5,202.40. Councillor Taylor believes this could be reduced and will investigate further.

**Piggy Alley** – The Clerk has been informed that the asset transfer should be considered by the portfolio holder for resources and the corporate director for resources this week.

## 1109/15 **TOWN CLERKS REPORT**

The Clerk attended The Annual Larger Councils Conference on September 16<sup>th</sup>. Stephen Gilbert MP who is a member of the Communities and Local Government Committee, which is responsible for the Localism Bill, gave a talk on the opportunities for parish and town councils. It was felt by most of the attendees that this bill has come to close behind Cornwall becoming a unitary authority as half of Cornwall Councillors are reasonably new to the role.

The Clerk attended training in H&S and employment law on September 21<sup>st</sup> and learnt that St Blaise Town Council must have an Equal Opportunities policy, each employee should have emergency contact details held on file and the warden's contract must be amended to have a rule in which accidents should be reported. The Clerk will make these adjustments.

The Clerk and the Warden attended Fixed Penalty Notice training on 23<sup>rd</sup> September but cannot give tickets until the Council adopt Cornwall Councils Enforcement Strategy. The Clerk will add this to Octobers Agenda.

The Clerk attended course, Traffic Management for Community Events where she learned that as long as three months notice is given, it is a reasonably straight forward procedure.

The Clerk asked the Council if the Community Groups list could be put onto the Council Web-site, the Council agree the web-site should be updated.

St Blazey Church has forwarded a letter from Cornwall Council telling them that due to financial stringencies they are unable to continue paying for the maintenance of the clock. The clock does not belong to the Church, it was given to the people of St Blaise and put on the Church ergo the maintenance is not the responsibility of the church. After discussion the council agreed that an amount would be written into future budgets so that the cost could be precepted.

Comic Relief has written asking if we could help arrange a sports mile, the Clerk has contacted Eden and they are prepared to undertake the task.

### **Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

**Location: Polmear & Polmear Road, Par**

**Timing: 24th to 28th October 2011 - (0700 to 1830 hours) and 31st October to 4th November 2011 (0930 to 1500 hours)**

**Reason: Cornwall Council - Surfacing Works**

### **Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic**

**Location: Eastcliffe Road, Par**

**Timing: 10th to 21st October 2011 (0730 to 1800 hours)**

**Reason: Cornwall Council - Surfacing Work**

1109/16 **PLANNING MATTERS**

There have been five application received. It was RESOLVED to not object to four of them.

- PA11/06123 Full Planning  
Use of Kidzworld and Charlie's as class D2 play area (to include extended hours and adult participation); erection of link between Kidzworld and Charlie's; erection of external high rope provision; change of use of part of market to permit expansion of existing Kidzworld; conversion of part of offices to takeaway food sales; stationing of kiosk.  
Cornish Market World  
Stadium Retail Park
- PA11/07103 Re-submission of PA11/03672  
Conversion to 6 flats.  
6 Church Street  
St Blazey
- PA11/07108 Full Planning  
Installation of 24 hour ATM cash machine.  
Co-op, Middleway  
St Blazey
- PA11/07496 TPO  
Fell two oaks due to fallen branch's, deadwood, concern over fears affecting drains and overhanging properties.  
47 & 49 Treryn Close  
St Blazey

It was RESOLVED to object to one of them.

- PA11/07240 Full Planning  
Provision of single 3 bed, 3 storey property on plot of former garage.  
38 Par Lane  
St Blazey

Planning Application results received.

- PA11/05917 TPO  
Sprayed trees for proposed work, overall crown reduction by 5 meters  
On approx 40 trees because of excessive shading and potential damage to property. Various trees.  
Higherwood, 2 St Blazey Road  
APPROVED

1109/17 **ALEXANDER HALL**

The Clerk has had a letter from Jones Lang LaSalle informing us that they are now our Landlords Agents dealing with our lease. They require an Asbestos Survey to be completed at our cost. The Clerk instructed Sterling Technical Services to carry out this task which was completed on Tuesday 27<sup>th</sup> September.

The Clerk has obtained a PRS music Licence which will expire 8<sup>th</sup> September 2012.

1109/18 **ACCOUNTS**

Income		Expenditure	
Hall Bookings	385.00 8/11	Broadband	30.22
Hall Bookings	264.00	SWW	55.00
Int	1.82 8/11	Electricity	38.00
LMP	349.50	HMRC	335.50
Precept	25,725.00	CC (pen)	339.03
		Clerks Sal	1020.69
		PRS	101.84
		Wardens Wage	721.23
		Cleaners Wage	57.60
		Allotment Training	20.00
		Viking	77.53
		Window Cleaning	27.00
		Petrol	41.91
		Land Registry	5.00
		Travel	153.30
		Insurance	158.25
		Paint	7.99
		Strimmer Nylon	19.00
	=====		=====
	26,725.32		3,209.09

The Council RESOLVED to accept the accounts submitted.

Councillor Miller asked if the fixed term deposit could be rolled over for a further 3 months, the Councillors all agreed.

1109/19 **TOWN BUSINESS**

Councillor Heyward reported pot holes in New Road; the Clerk will pass this onto highways.

1109/20 **PART TWO ITEMS OF A CONFIDENTIAL NATURE TO BE DEBATED IN  
ABSENCE OF THE PUBLIC** As per Public Bodies (admissions to Meetings) Act 1960.

1. To resolve to exclude the press and public for items of a confidential nature.

It was RESOLVED to exclude the press and public.

2. CEG – Section 106 – Affordable Housing.

**AFFORDABLE HOUSING.**

The Owner/Developer shall pay the Affordable Housing Contribution to the Council towards the provision of affordable housing in the Following Instalments:

- a) £500,000 to be paid no later than ten working days following the date on which Planning Permission is Challenge free.
- b) £1,500,000 to be paid no later than twelve months and ten working days following the date on which Planning Permission is Challenge free.
- c) £1,000,000 to be paid on the earlier completion of 50 residential units authorised by the Planning Permission or five years following approval of reserved matters for 50 residential units.
- d) £1,000,000 to be paid on the earlier of completion of 100 residential units authorised by the Planning Permission or five years following approval of reserved matters for 100 residential units.
- e) £1,000,000 to be paid on the earlier of completion of 150 residential units authorised by the Planning Permission or five years following approval of reserved matters for 150 residential units: and

The Council shall not use the Affordable Housing Contribution other than the provision of affordable housing and shall use reasonable endeavours to use the contribution for the provision of affordable housing in the Local Area.

Councillor Anderson and the Chairmen of St Austell Bay, Carlyon Bay and St Austell attended a meeting to discuss Commercial Estates Group affordable housing. CEG have as part of their S106 agreement £5,000,000 to put into local affordable housing. The first £500,000 is to be given 6-8 weeks after the date on which planning permission is challenge free.

The affordable housing needs provided by Cornwall Council are Carlyon Bay 21, St Austell Bay 23, St Blazey 297 and St Austell Town 991.

A survey is to be carried out by Cornwall Council to assess the housing needs of St Austell Bay and Carlyon Bay. The Chairman of St Austell Bay believes that their needs will be satisfied by the Charlestown Foundry development and Duporth.

Sites for development need to be identified and land should be sought where purchase will ultimately reduce the cost of houses. There can be 100% affordable builds if the development is outside the planning envelope. By purchasing land, a trust can be set up to control who purchases or rents the properties. All purchased properties must



have an agreement to keep them affordable when sold on. It must not be forgotten that young people who find themselves homeless need to be housed.

In Carlyon Bay particularly, the best way forward would be to purchase on the open market. There are 24 properties that have been empty for more than six months in St Blazey, this could be due to holiday homes or where owners have died and probate not being finalised.

Ocean Housing have tentatively put forward a proposal to spend £1,000,000 on five new homes on the open market and spend £4,000,000 on developing Polgrean flats which would ultimately result in a loss of 12 units.

It is suggested that Carlyon Bay and St Austell Bay have the first claim on the money with the remainder being spent in St Blazey.

St Blaise Town Councillors identified two sites to the north of the A390 that could have small developments built on.

#### 1109/21 **DATE AND TIME OF NEXT MEETING**

The next meeting will be 27<sup>h</sup> October 2011 at 7.30pm.

There being no further business, the meeting closed at 9.39pm.