

St Breward Parish Council 2017/18
Minutes of the Council meeting for
Tuesday 1st May 2018
Held in St Breward Institute & War Memorial Hall starting at 7pm

1. Parish Councillors Present: Ben Fairman, Patrick Lucas, Denis Lusby, David Poxon, Veronica Stansfield
Unitary Authority Councillor Present: Dominic Fairman
Clerk to the Parish Council: Anita Cornelius
Members of the Public Present: Kevin Foster
Guest speaker: Dale Webb

	Minutes	Action req'd/Person responsible
Public concerns and issues raised prior to start of the PC meeting	KF – gave an overview of 20 is plenty scheme KF reported that there have been attacks by a dog on other small animals – if you hear of any more – please let KF know.	
2) Apologies	Joe Kay, David Cornelius, Darren Wills, Stephen Nankivell (work)	
3) Declaration of members registerable, non-registerable and disclosable pecuniary interests (in accordance with Part 3, 5A & 5B Code of Conduct)	None	
4) Minutes of the meeting 3 rd April 2018	The PC approved the minutes of the meeting held on 3 rd April 2018. Proposed by BF , seconded by DP. All in favour.	
5) Matters Arising	<p>Following last month’s decision to raise concerns about the affordability of the new Chyryn Drive properties with MP Scott Mann, DL advised that he has spoken with Scott Mann.</p> <p>DL explained that Chyryn Drive was one of 13 sites in schemes across Cornwall and some of those other schemes (Threemilestone, Wadebridge & St Agnes) – had already covered their financial targets.</p> <p>DL continued that discount on the market rate was still not as low as expected and the house prices are quite high for the area which has a low wage economy. This results in locals who can’t afford these properties.</p> <p>SM suggested that the PC applied to CC under FOI about how much £ they made on those schemes.</p> <p>He also advised that MPs are lobbying the PM about existing AF housing model – as it doesn’t suit rural as much as urban areas.</p> <p>SM recommended that parishioners view the RentPlus – website – pay rent and proportion goes into shared equity pot (don’t pay mortgage).</p> <p>DL confirmed that the problem we have is many can’t afford the initial deposit and secure the % of mortgage one needs to take out.</p>	

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SM advised that Self build schemes considered in the future, with Parish Councils informing decision making. DL suggested that it is now too late to resolve for our Parish.

Dale Webb attended the meeting and gave the following response:
 Cornwall Council would not have set out to mislead St Breward PC with regard to the costs involved with this scheme. There is a framework that has to be followed. S106 advise what we have to do and what prices have to be set.

Affordable by definition – is that this links to a national definition, which can be a mismatch for genuinely local people to afford.

It was agreed that DW would organise an additional event on 8th May.
 Liverty (previously known as DCH) are going to bring a financial advisor – look at finances and offer lender solutions and their criteria.

‘There is a harsh reality that people can’t actually afford - we are constantly fighting this battle in many affordable housing schemes’. Discussion continued about the % initial share.

The Parish Council requested that Dale asks Liverty to contact all people who were listed to ensure there is a second supportive chance to locals.

Summary

2 bedroomed property – shared ownership – Total: £185, 000 - £46,250 deposit 10% of their share (£4,600).
 3 bedroomed property – Total: £230,000- £57,500 – deposit of 10% of their share (£5750)

Liverty were obliged to have them valued by an independent valuer.

The PC feel that because of market values – this is wrong – and linked to the other sites (value into the St Breward scheme is 100% affordable housing). St Breward is a high value area. Parameters are challenging.

DW confirmed that No 6 Chyryn Drive 12 months ago sold £165,000.

The Parish Council and Dale discussed the Community Benefit proposals. The meeting reviewed all potential schemes and the Parish Council was concerned and alarmed to learn that GT had decided which scheme would go ahead without any feedback to the Parish Council.

DW agreed to send the timescales re primary and secondary cascade to the Clerk. DW will liaise with GT to determine community benefit schemes.

DW left the meeting.

20:30hrs

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6) Public Concerns & Comments	Re: 20 is plenty - The PC did discuss this project and confirmed that they had previously looked at this site and scheme after the Parish Meeting in 2017. The Parish Council reminded themselves of this approach. Flashing sign project – DF has contacted Oliver Jones and agreed that a radarclass site will be placed between Ailsa and Kennel Cottage as a priority. DF has put KF in contact with Andrea Prescott regarding setting up a community speed watch group.	
7 & 8) Planning matters & planning applications	<p>a) PA18/02504 Land south of East Cuckoos Call St Breward Bodmin Cornwall. Extend existing barn to form a new dwelling and re-direct the public footpath Mr D Wilson. The PC opposes this application because it is in effect a new build in the countryside and a two storey property would restrict the view of the Church. The route of the right of way would be re-routed and no information has been included in this application. Proposed by DL, seconded by VS – all in favour.</p> <p>b) Email from Julie Mitchell re: PA18/02267 Land south of Hillside, St Breward Bodmin. Proposed demolition of the commercial storage building, the erection of a detached dwelling and the installation of a septic tank. Mr & Mrs Cambouropoulos received and reviewed by the Parish Council. Agree to disagree – proposed by BF, seconded by PL – all in favour.</p> <p>c) Enforcement cases – no new ones in the last month. One recommended for closure EN18/00548</p> <p>d) Planning correspondence – quarterly planning enforcement report received by the Parish Council.</p>	
9) Police Report	None received	
10) Footpath 13 19:51hrs	DL has drawn up the schedule and this will inform a specification DL and DC have reviewed the footpath. DL has not finished the draft specification, but is continuing to work on this. DF reminded the PC that the specification, 3 quotes and relevant information will be required by the LAG. DL has asked a local contractor for a price to clear the path and make it passable as it is. This will take 2 men, a mini digger and a dumper truck for a day. They have advised that £400 would be the cost. Proposed by DW, seconded by BF – all in favour. Mr Foster left the meeting.	
11) PC reports to Unitary Authority	Reference W186149 – Flooding & Blocked Drainage Road from Higher Lank to Waterworks – Feedback: we have inspected the reported issue and determined that it does not require attention at the present time.	
12) GDPR	Self assessment undertaken.	
13) Financial Matters	The current account has £249.23 The savings account has £31, 587.78 Clerk: £312.47 Cleaner:£105 PWL B:£1686.83 I & WM Hall rental – 12 meetings - £120 Inland Revenue:£77.80	

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	<p>St Breward Stores: £22.71 British Gas (electricity): £40.13</p> <p>PKF Littlejohns have sent guidance and advised that St Breward will be an intermediate audit The PC resolved to support these payments and resolved to give approval for transfer of £2325 from the savings account to the current account – proposed by BF, seconded by PL – all in favour.</p> <p>DL – SWW meter reading needs to be viewed.</p>	
14) Reports will be received from Clerk, Councillors, Volunteers who are responsible for a portfolio	<p>DF – meeting Phil Mason AONB – future on farm subsidies – speaker + George Eustice – only pay for public goods (clean air, clean water) Over £100K subsidies – capped or pilot new schemes. In 5 years - £100,000 - £80,000 - £60,000 etc DL– Camel Trail Partnership VS – Chyryn Drive meeting between 3-6pm on 8th May 2018 Highways scheme – send to all councillors</p>	
15) Correspondence	Reviewed and received by PC	
16) Forthcoming Training/Meetings/seminars	Ask Arthur Bunker – 29 th May re Annual Parish Meeting attendance.	
17) To agree matters for the next meeting		
18) Date & time of next meeting	Tuesday 5 th June 2018 7pm Institute & War Memorial Hall Meeting closed at 21:00hrs	