

MINUTES OF THE ST NEOT PARISH COUNCIL MEETING HELD USING ZOOM ON WEDNESDAY, 10TH and 17TH FEBRUARY 2021 AT 7:30PM

Present: Councillors Dr L Jones (Chair), C Smith, R Berrett, G Rogers, D Lucas, P Crichton, H Bunt, A Bellringer, O Burrows, N O'Neill and T Hooper.

Angela Warwick, Nicholas Powell, Clare Reed, Thomas Thrussells, Jenny Hart, Martin Dance, Graham Pickering, Paul Yearley and Chris Woolf
Cornwall Councillor M Eddy
Sue Blaxley (Parish Clerk)

The Chair opened the meeting at 7:30pm.

Public Participation

Chris Woolf explained that vehicles often get stuck on the road from Ashford Mill to West Killatown. He said that the road is rough but navigable at the beginning but becomes slippery in the wooded section when the leaves fall on the road and further along the slope becomes a 1 in 5 gradient and the road narrows to such an extent that branches touch either side of a vehicle. He said that, at this point, vehicles are unable to reverse and become stuck. He explained that it would be a good idea to erect a sign at the beginning of the road explaining that it is unsuitable for light or heavy goods vehicles. Chris Wolf said that he was prepared to pay for the sign. Councillors asked if the neighbours have been consulted. Chris Woolf said he had not consulted the neighbours but was happy to do so. The Chair asked if Chris Woolf was confident that the alternative route via Polventon was more easily navigable. He said that it is. Councillor G Rogers asked who the land belongs to on which it is proposed to erect the sign. Chris Woolf said that he thinks it is owned by Cornwall Council.

Gary Rogers said that the cattle grid on Bush Hill needs cleaning. He also said that on the land opposite Trenethens, there are some low branches and queried if the parish council owns this land.

1. Apologies

None.

2. To confirm the minutes of the last meeting

The minutes of the meeting held on 13th January 2021, having previously been circulated, were agreed as an accurate record.

3. Declarations of interest in items on the agenda

None

4. Colliford Lake Park

To receive and consider a presentation on pre-application planning proposals for Colliford Lake Park

The Chair said that the proposal is at the pre application planning stage and that Councillors can ask questions on the proposal but should not express an opinion.

Angela Warwick explained that the historical use of the site is as a tourist attraction. She said that a planning performance agreement has been submitted to Cornwall Council and several assessments of the site, including ecology and trees, have been undertaken. She said that her client does not own the site. She explained that the proposal is at very early stages but the overall aim of the proposal is to revitalize the site in a sympathetic way. She said there have been a number of uses approved for the site and various structures, compacted hardstandings, woodland, grassland and water features exist on the site. She said that the aim is to concentrate tourist accommodation into a wilderness retreat onto the existing footprint of development on the site.

Nicholas Powell said that the existing house on the site would be used to run the accommodation and to the east of the house, it is proposed to erect apartment structures for holiday accommodation using timber, granite and glass. In addition, there will be three other types of ancillary tourist accommodation and the provision of natural swimming ponds. He said that it is proposed to undertake a significant amount of new planting to create a feeling of space and quietness, to open up connectivity around the lake and to improve drainage and water quality. He emphasized that it is not a lodge park but a rural retreat.

Angela Warwick said that the labyrinth is a good focal point and that a partnership with the Kerdroya project could be formed.

Councillor N O'Neill asked if the site would be open to non-residents. Nicholas Powell said that it would, within the constraints of the insurance. He said that through discussion with S W Water, it is hoped to facilitate public access. Councillor N O'Neill asked how many units of accommodation are proposed. Nicholas Powell said that 18 apartments and 4 lodges are proposed which will amount to 400 bed spaces. He said there will be 65 parking spaces to service the central hub but that additional parking will be provided next to the accommodation. He said that it would provide employment for between 25 and 32 full time staff. Councillor D Lucas asked Nicholas Powell to clarify his interest in the site. Nicholas Powell said that he has formed a company called Colliford Estates and is a private individual with experience of such developments and he

has a commitment to purchase the site before May 2021. He said that the proposal would require a £15 million to £16 million investment. Councillor O Burrows asked if the track that goes around Postman's Lake is within the site boundary and whether public access would be blocked. Nicholas Powell said that public access would not be blocked. Councillor T Hooper asked how many years it will take to reach capacity and start to pay back. Nicholas Powell said there would be a 3-year stabilization period and capacity would be reached 4 to 5 years after planning permission was granted. Councillor A Bellringer asked if the existing access road would be used. Nicholas Powell said that this is being investigated as the access road is controlled by Colliford Lake Tavern and is constructed of tarmac which is contrary to the proposals' sustainability ethos. He said there may be an alternative access constructed of a more sustainable and authentic surface. Councillor A Bellringer asked if the proposed parking provision is sufficient if the peak occupancy is 400 people. Nicholas Powell said that the car not does drive everything in a wilderness retreat and that well defined parking would be required. Councillor H Bunt asked if the accommodation would be solely for holiday rental or whether some would be owner occupied. Nicholas Powell said there would be an 80 20 split. He said that year-round use would be the aim in order to provide revenue but all accommodation would have holiday use restrictions. The Chair asked if they were sure that an Environmental Impact Assessment was not required for the proposed development as there are 120 bird species who come to Colliford Lake, curlews nest on the east bank, a green corridor is underway in the vicinity of the site and there is salmon breeding at Colliford Dam. She said the site is valued extensively by ecologists. She also pointed out that the reservoir supplies 70% of Cornwall's drinking water so must be kept clean. It was agreed that once an ecology study has been prepared, the Agent will decide on further consultative action with the parish council and public.

At this point in the meeting, the technology failed and the meeting terminated. The meeting was later re-convened. It was agreed that there were no further questions on the proposal for Colliford Lake Park. Given the time constraints, it was proposed by Councillor Dr L Jones and seconded by Councillor C Smith that the remaining business on the agenda be deferred until Wednesday 17th February 2021. All Councillors voted in favour of this proposal.

The Chair opened the meeting at 7:30pm on Wednesday 17th February 2021. All Councillors were present except for Councillor A Bellringer who had submitted his apologies. Chris Woolf, John Dance, Jenny Hart, Claire Reed and Cornwall Councillor M Eddy were present.

5. To receive a report on any matters arising from the previous meeting

The Chair thanked the following councillors: Councillor O Burrows for repairing the gazebo planter box in Doorstep Green and for erecting the sign at the orchard, Councillor R Berrett and his son, for erecting two new adit signs but noted that one more adit sign is needed on the south side of Tripp Hill,

Councillors G Rogers, H Bunt and C Smith for designing the Loveny Meadow footpath, Councillor C Smith for repairing the tap in the public toilet and Diana Smith and Karen Bunt for directing the traffic when the trees at Linkindale were being cut.

Councillor C Smith reported that he had collected the salt from Cormac and that Matthew Rowe had contributed 50litres of diesel towards the salt distribution. The Chair thanked Matthew Rowe, on behalf of the parish council. It was noted that the Headteacher of the primary school had asked how much she owed the parish council for refilling the salt in the bin at the school. It was agreed that this was supplied free of charge. Councillor H Bunt said that he had received a request for a salt bin at Trenant junction just past Wenmouth Cross. It was proposed by Councillor H Bunt and seconded by Councillor Dr L Jones that a salt bin be installed in this location. All Councillors voted in favour of the proposal.

6. To receive the Chairman's Communications

The Chair reported that she had received a letter from Reverend Briggs thanking the parish council for their donation to St Neot United Charities and for the money received from the donations during the travels made by the Christmas float. She said that she had also received a letter from the Headteacher at St Neot School thanking the parish council for their donation. She said that she had asked groups to apply for funding to the parish council if they were struggling financially and that these requests would be considered at the March meeting of the parish council.

The Chair said that elections for parish and town councils will be taking place in May 2021 and that an election will be held for St Neot if more than 11 candidates opt to stand. She said that Councillor R Berrett is no longer eligible to stand under the Local Government Act 1975. She thanked Councillor R Berrett for his invaluable support as a councillor and as a mentor. She also let the councillors know that she too would be standing down in April having served for eight years, the last four as Chair, and all good organisations benefit from new blood and a change of leadership.

7. To answer any questions from Councillors, previously notified to the Clerk

None

8. To receive a report from the Clerk

None

9. Warning Sign

To consider the erection of a warning sign on the road to West Killatown

The Chair said that Paul Allen from Cornwall Council's Highways Department has suggested erecting a warning sign to advise motorists that the road is unsuitable for light or heavy goods vehicles. She said the cost of a sign is £73.70 plus VAT and £35 for the pole. Councillor H Bunt said the land on which it is proposed to erect the sign belongs to the Coodes estate and that he had spoken to the neighbour at Polventon farm and they were concerned at the thought of extra vehicles as they had had cats run over so he is not happy about a sign being erected on the bank and also it would mean that the traffic would be diverted through his yard. He suggests that an alternative solution would be to erect a sign a Coldwind Cross. Councillor H Bunt said this is an issue for Cornwall Council and does not think that the parish council should be involved. The Chair said that it is a concern of a parishioner so the parish council should try to assist and that Paul Allen of Cornwall Highways had suggested the parish council erect the sign as suggested by Chris Wolf. It was noted that the route via Wenmouth Cross is a safe route for light and heavy goods vehicles. It was agreed that there are a number of different parties who may have a view: the occupiers of Folly Cottage, the occupiers of Ashford Mill and Mr G Kent at Polventon. It was agreed that Chris Woolf will speak to the occupiers of these properties and that the Clerk would write to Paul Allen at Cornwall Council to seek his views on erecting a sign at Coldwind Cross instead of at the junction near Ashford Mill.

10. Doorstep Green and Playing Field

To receive and consider a report on any matters arising relating to Doorstep Green and the Playing Field

The Clerk said she would write to the Headteacher to seek her views on the parish council's resolution to share responsibility for the maintenance of the double skinned fence on the right-hand side of the path from Doorstep Green into Market Street. Councillor H Bunt said that he had put a new clock in the pavilion. The Chair said that she has been in regular contact with Derek Fairhall regarding the table tennis project. She said that he is progressing the matter and is currently giving some thought to the best location for the table.

11. Cott Yard

To receive and consider a report on any matters arising relating to Cott Yard

None

12. Toilets and Car Park

To receive and consider a report on any matters arising relating to the toilets and car park

Councillor C Smith reported that he had repaired the lock and the tap in the public toilet. He said that he had received an estimate from Stenlakes for the removal of the existing drain system and the installation of a new plastic system in the sum of £450 plus VAT. It was proposed by Councillor Dr L Jones and seconded by Councillor D Lucas that Stenlakes be instructed to undertake the works. All Councillors voted in favour of the proposal. Councillor P Crichton said that it would be a good idea if the floor in the public toilet was mopped with a squeegee mop when it has been hosed down as water gathers by the toilet pan and clothing can get wet. It was agreed that the Clerk would ask the cleaner to do this after checking with Cornwall Council if this is now permitted under Covid 19 guidance.

13. St Neot Orchard

To receive and consider a report on any matters arising relating to St Neot Orchard

The Chair thanked Martin Eddy for continuing to prune the orchard. Councillor C Smith had circulated details prior to the meeting of the proposed footpath into Water Meadow. It was noted that the path would start in Andrew Bunt's field as he had kindly granted a permissive path across water meadow. Sleepers could be used to transverse the stream with a small gate at either end of the sleepers. Councillor C Smith said that steps could be installed on the sloping area or it could be left as a natural path. He said the steps could be part timber and part 803 sub-construction stone. He said that some parts will require a post and rope and that Chris Pearce's and Mervyn Chipman's fences would need to be stock proofed. The Chair said the path should be as accessible as possible. Councillor C Smith said it would not be able to be used by anyone who was not on foot and relatively able bodied. Councillor H Bunt said that Colin Alford would assist with the construction of the footpath and that several other volunteers have come forward. Councillor N O'Neill said that it would be a good idea to install a rope either side of the sleepers across the stream. She also asked if the footpath would be cut into the hillside as a proper path. Councillor C Smith said that it would. Councillor T Hooper said that a risk assessment will need to be undertaken regarding the level of safety being put in place for any volunteers constructing the path. Councillor P Crichton said that some parishioners would like to be able to use the footpath all year round. She said there are grants available for community projects and that she considers that a proper bridge should be installed to cross the stream and that steps should be installed on the steeper sections of the path with timber fronts and 803 hardcore treads. The Chair said that the sleepers across the stream could be netted to make them less

slippery. Councillor O Burrows said that it was unclear as to how many people will use the path so a low-cost voluntary project will suffice initially. Councillor P Crichton said that she thinks that it will be widely used as it cuts off the dangerous corner on the road at Ambrose Lake. Councillor T Hooper said that it will encourage use of the orchard. Councillor G Rogers said that the steps on the sloping section will need to be of a good standard and suggested that a contractor should be used as they are insured for such work. He said that an elaborate bridge is not needed to cross the small steady flow of water. It was proposed by Councillor C Smith and seconded by Councillor N O'Neill that the Clerk asks Colin Alford, Chris Arthur and Lynher Construction to provide quotations for the installation of the footpath. All Councillors voted in favour of this proposal.

Councillor P Crichton said it may be a good idea to label the trees to delineate ownership and the type of apple tree. It was agreed that she would obtain some quotations for labels and stakes. Councillor N O'Neill said that she would put the map of the trees in the orchard on the website. Councillor O Burrows said that some of the trees need replacing. It was noted that Heather Taylor said she would replace them.

14. To receive reports from -

a) Cornwall Councillor M Eddy

Cornwall Councillor M Eddy explained that the budget will be presented to full Council on Tuesday 23rd February 2021. He said there will be a 1.99% increase in council tax and a 3% increase in adult social care as no additional funding is being provided by central government for the latter. He said that an enquiry into the awarding of contracts is underway. He explained that contracts under £25,000 **now** have to be awarded to Cornish companies and that lobbying is underway for this to be extended to contracts over £25,000. He said that he has supported the primary school with money from the Community Chest. He said that he has not received confirmation from Cormac as to when the salt bins were filled. He explained that he will not be standing as a Cornwall councillor again in May 2021. The Chair thanked Cornwall Councillor M Eddy for his service in this role.

b) Goonzion Commoners

Councillor C Smith said that the hedging at Linkindale has been cut and the resultant debris has now been crushed and eaten by the bullocks. Councillor G Rogers said that the hedges on Goonzion need to be cut within the next 11 days. Councillor H Bunt said that he will remind the contractor. Councillor C Smith said the footpath marker posts need to be re-erected on Goonzion. It was agreed that the Clerk would ask Cornwall Council if they would attend to this matter. The Chair asked for Jenny Hart of Re-Imagine Kernow to be kept informed as she

has completed the survey of all paths and is liaising with Cornwall Council's Chris Monk on how to reinstate all 46 footpaths in the parish.

c) Liskeard Looe Community Network Panel

Councillor D Lucas said that he had circulated the minutes of the meeting held on 25th January 2021. He reported that the highways work on Tripp Hill and outside the school will be completed by the end of March 2021. He said that Councillor D Watson will be retiring in May 2021. The Chair thanked Councillor D Lucas for attending the meeting.

15. To authorise the signing of orders for payment, including –

Julie Ball (Toilet, Pavilion and Cott Yard Cleaning – February 2021) - £390.00

Cornwall Pension Fund (Pension for Clerk) - £131.99

Sue Blaxley (Zoom Subscriptions/Road Salt) - £202.95

South West Water (Water for Toilets) - £50.37

South West Water (Water for Cott Yard) - £36.96

Owain Burrows (Timber for Gazebo Planter) - £155.52

Richards Builders Merchants (Timber for Gazebo Planter) - £8.64

Christian Smith (Signs for Adits) £72.00

M P Barbery (Fencing on Goonzion) - £80.00

It was proposed by Councillor Dr L Jones and seconded by Councillor T Hooper that all of the above orders be authorized for payment. All Councillors voted in favour of this proposal.

16. Finance Report

To receive a current financial statement of the accounts and to review income and expenditure against budget

The Clerk reported that income of £241.50 has been received from Menheniot Post Office for rental of the Pavilion and £167.00 for rent on Goonzion. The accounts balance at £84,525.86.

17. Date of next meeting

To confirm the date of the next Parish Council meeting which will be on Wednesday 10th March 2021

The date of the next meeting of St Neot Parish council will be on Wednesday-10th February 2021 commencing at 7:30pm.

There was no further business and the meeting closed at 8:55pm.

