

**MINUTES OF THE EXTRA ORDINARY MEETING OF ST NEOT PARISH
COUNCIL MEETING HELD ON WEDNESDAY, 26th APRIL 2023 AT 7:30PM IN
THE COMMITTEE ROOM, ST NEOT INSTITUTE, ST NEOT**

Present: Councillors H Bunt (Chair), C Smith, D Glanville, A Tamblyn, M Rowe, T Thrussell, H Webb, T Hooper and G Rogers

Heather and Judith Taylor, Martin Eddy

Sue Blaxley, Clerk and RFO.

The Chair opened the meeting at 7:30pm. He confirmed that no one was recording the meeting.

Public Participation

Heather Taylor said that she had been made aware that a decision has been made for a temporary shop to be set up in one of the suites in Cott Yard. She asked what other options for a shop had been explored. Tracey Hooper spoke as a member of the public and explained that, at the outset, Cott Yard was not available so the Shop Steering Group, in consultation with the parish council, looked at possible sites, particularly the car park and the playing field.

Heather Taylor said there is restricted parking on site with only one parking space available for each suite. She said the current tenants have a small footfall but a shop will significantly increase that footfall. She said that the site is on a blind corner and this will be dangerous for vehicles and pedestrians. Furthermore, she said that her access is often blocked by vehicles and this will worsen if there is a shop on the site. She said that she is very disappointed that she was not consulted before the decision was made and that it was discourteous not to consult her. She questioned the need for a shop, saying that people no longer do a daily shop but visit supermarkets or shop online. She questioned whether a change of use planning application would be required.

Martin Eddy said that Cott Yard does have planning permission for a retail premises. He said that he will relay her concerns to the Shop Steering Group.

Judith Taylor said that a shop will result in deliveries being made to the premises which will be dangerous for all users of the highway and Cott Yard. She said there will be children and dogs brought to the site and their privacy will be adversely affected. She said that parking and access has always been a problem at the site.

Tracey Hooper spoke as a member of the public and said that the intention is for the shop to be temporary at Cott Yard while other options are explored and to ascertain if a shop supports the needs of the community. She explained that a Cornwall Council Highways Officer has assessed the site and has said that, with careful management, the access should not be a problem but recommended that access be restricted to pedestrians only.

1. Apologies

Apologies were received and accepted from Councillor N Ball.

2. Declaration of interest in items on the agenda

None. Councillor T Hooper said that, as the discussion was restricted to discussing terms and conditions for prospective new tenants, she was not required to declare an interest.

Under The Public Bodies (Admission to Meetings) Act 1960 Sec 1 (2), members of the public were excluded from the meeting at this point due to the sensitive financial and commercial business to be discussed.

3. Cott Yard

To receive and consider the terms and conditions for the prospective new tenants in Cott Yard

Considerable discussion took place and the terms and conditions for the prospective new tenants in Cott Yard were agreed.

Further discussion took place regarding highway safety for all users of the highway in the vicinity of the site and on ingressing and egressing Cott Yard. It was agreed that those wanting to access the shop through Cott Yard would have to do so on foot and that a sign would be erected to this effect. Furthermore, delivery vehicles would have to discharge goods at the roadside. The Chairman said that a risk assessment should be undertaken in respect of highway safety. Councillor T Hooper said that she would arrange for a member of Cornwall Council's Highways Team to undertake a risk assessment.

4. Date of next meeting

To confirm the date of the next Parish Council meeting which will be on Wednesday 3rd May 2023.

The next meeting of the parish council, which will be the AGM, will be on Wednesday 3rd May 2023 commencing at 7:30pm in St Neot Institute.

There was no further business and the meeting was closed at 9.30 pm.