**Present -:**

Cllrs. B Blackford (Chairman), B Clark (BC), S Robinson (SR), M Dolman (MD), D Crawley (DC), Mrs Seward-Adams & J Benney (JB)

Mrs K Rees (Clerk), Mr N Marsden & 18 Members of the Public

|  |  |
| --- | --- |
| 16/124 | **Apologies:** Cllrs. Vodnik & Beresford. PCSO Murry.A short silence was held in memory of former Councillor Ian Inskip who passed away recently. |
| 16/125 | **Recordable/Non-Recordable Interests & Dispensations:**None. |
| 16/126 | **Minutes:** ***RESOLVED: The minutes of the Full Council Meeting held on 08th June 2016, as circulated, were approved. They were signed by the Chairman.***  |
| 16/127 | **Q&A Session – Cornwall Council Affordable Housing Officer:**Nick Marsden, Principle Development Officer, Cornwall Council Affordable Housing Team, introduced himself. A number of points were raised:* There are three types of affordable housing: (i) Rented - The rent is charged at 80% of open market rent but is capped so that housing benefit will cover the cost. (ii) Purchase – Either 20% discount on open market value or shared ownership which would be a 60%-40% split, although there is some flexibility in rural areas to reduce this to 25%. (iii) Emerging Starter Homes – This is a new government policy and further guidance is due in September. However, this scheme is aimed at people who wish to get on the housing ladder but struggle to put a deposit together.
* Developers are not required to provide affordable housing on sites where there are under 10 properties. However, an off-site affordable homes contribution is required is the number of homes is between 6 and 10.
* There have been lots of planning permissions granted for developments in Newquay but not many have actually started. Blocks of housing have not been sold to Council’s upcountry. There is a high need for affordable housing in Newquay and people must have a local connection in order to apply.
* Housing allocation is done by the Homechoice Team. There is a long list of criteria set out in the Section 106 Legal Agreement which must be met before a house is allocated.
* The Section 106 agreement sets out the conditions for a ‘cascade’ if there is a surplus of housing. Typically adjoining parishes and then county-wide.
* Cornwall Council does not want to over-provide affordable housing. The best way to provide affordable homes is on exception sites as a minimum of 50% is required. The Neighbourhood Plan should be reviewed on a 5-year basis to take into account the housing need at the time.
* The Homechoice Register is a live register. If a person is not active on the site for 12 months, then they will be removed. No verification is required for rental property until the time of application. More scrutiny is required for those on the help to buy register.
* It is an aspiration for sites to have small clusters of affordable homes rather than pepperpotting and for the houses to look the similar. Although the Council works hard with developers to ensure that the designs are similar, this is not a strong enough objection to a planning application if this is not the case.

The Chairman thanked Nick Marsden for attending the meeting and for his informative presentation. |
| 16/128 | **Public Participation:**Mr Ken Yeo and Mr James Tucker introduced themselves as candidates in the forthcoming Bi-Election. |
| 16/129 | **Police Report:**No report. |
| 16/130 | **Urgent Business Identified After the Circulation of the Agenda:**1. Rubbish: There is an increasing problem with seagulls emptying rubbish bins. ***RESOLVED: Note to be placed in the Village Magazine asking people to take more care with their rubbish***.
2. Development on Land off Halwyn Road: Local residents are concerned that Western Power is replacing the telegraph poles near the development and that this is related to the planning application. However, Western Power has confirmed that this is not the case. The Clerk gave an update from the Planning Officer advising that the applicant still needs to submit some supporting information before it can be determined. ***NOTED***.
3. Dispensation for Councillors with Interests: BC asked if Councillors can apply for a dispensation to talk/vote on an item in which they have an interest. ***RESOLVED: Clerk to seek clarification from CALC.***
 |
| 16/131 | **Planning Issues:**Applications: PA16/05443 (Clemens): No objections providing the development remains a private residence.PA16/02574 (Perch Close): No objections.Decisions: PA16/04060 (1 Trevowah Road): ApprovedPA16/04244 (Crantock Lodge): Approved It has been advised that the Pentire Green development will not start for at least 12 months.Several members of the Council met with the Trevowah Road Developer. However, there is no indication as to whether they will be resubmitting their application. |
| 16/132 | **Cornwall Council Report:**No report. A Bi-Election will be held on 28th July to fill the vacancy. |
| 16/133 | **Cluster/Network Report:**BB gave a report of the recent North Coast Cluster Meeting. There will be an increase in the Local Maintenance Partnership Grant for one year only while a review is undertaken.There was an affordable housing brief at the recent Community Network Meeting. |
| 16/134 | **Memorial Hall Report:**SR advised that there is now a surplus of books which the charity shops are unable to take. There is some damp coming through the old chimney breast which may require damp-proofing. The fire extinguishers have been checked and the safety certificate granted. The Clerk advised that the engraving of Stanley Tozer on the Memorial Hall is in hand. ***NOTED***. |
| 16/135 | **Neighbourhood Plan Report:**Mr Les Hallwood gave a report. 135 people attended the recent consultation which is a very good turnout. The notes and analysis have been done and will be published in the Village Magazine. The Landscape Character Assessment is nearly completed and a survey will be distributed to every household in the next month or so which will form the basis of the policies. |
| 16/136 | **Matters Arising:**1. Clarification of Public Speaking Rules/Participation of Councillors with Interests: Dealt with under 16/130 (c).
2. Installation of Broadband at the Memorial Hall: The surveyor has advised that it is now possible to use the telegraph pole to the left of the Memorial Hall and a wayleave request has been sent to Western Power. ***NOTED***.
3. Emergency Plan: The Clerk has made the amendments and it is now ready for printing. It was discussed that a first aid training course should be organised. ***RESOLVED: Clerk to get the plan printed and distributed***. First Aid Course to be organised for the autumn. The Chairman advised that there is no news yet on the grants applied for the emergency store or Chapel Close Play Area.
4. Common Land in Crantock**:** The application was discussed and it was ***RESOLVED to support the application providing this is a way of protecting the land in perpetuity***.
5. Honesty Boxes: The honesty boxes are ready to be installed. ***RESOLVED: BC to install. Clerk to get sign for boxes printed***.
 |
| 16/137 | **Other Matters:**None. |
| 16/138 | **Highways/Footpaths Report:**1. Footpath Report: The work to Footpath No. 11 has been undertaken. ESA & a couple of volunteers have made is passable but it needs cutting property. It is not on the Maintenance Schedule. ***RESOLVED: Clerk to report to the Council’s Footpath Officer***.
2. Parish Highway Issues: The Council’s Highways Department has advised that Poorhouse Lane in not a maintained highway. There is a footpath right of way but no vehicular access. The bottom section is privately owned land. ***RESOLVED: Chairman to investigate further***.
3. Welcome to Crantock Signage/Speed Visor Quotes: Ongoing. ***NOTED***.
 |
| 16/139 | **Village Hall:**No report. The container is on the agenda for the next Committee Meeting. ***NOTED***. |
| 16/140 | **Finance:**Council: Lloyds - £7110.14 / Santander - £29018.42***RESOLVED: Accounts totalling £3383.92 were approved for payment.*** Memorial Hall: Lloyds - £1422.17 / Santander - £5523.57***RESOLVED: Accounts totalling £66.66 were approved for payment.***Neighbourhood Plan: Lloyds – £7584.73***RESOLVED: Accounts totalling £330.20 were approved for payment*** 1. Clerk’s Pension Provision: The Parish Council’s staging date is 01st November 2016. Currently the Clerk does not meet the salary threshold but this may change with the additional Neighbourhood Plan hours. In which case, it was discussed that the Council should enrol on the NEST scheme. ***NOTED***.
 |
| 16/141 | **Correspondence:**Correspondence noted included Camborne Town Council (support to transfer the freehold of Camborne Recreation Ground) and Cornwall Council (further consultation on the Local Plan). The Chairman advised that the Duchy, without admitting liability, are seeking professional opinion on the action to improve safety at the beach. |
| 16/142 | **Business not requiring a decision at this meeting:** None. |
| 16/123 | **Date of Next Meeting:**The Chairman thanked members for their attendance and advised that the **next Full Council Meeting will take place on 14th September at 7.30pm in the Memorial Hall, Crantock.** The meeting closed at 21.15pm. |