

TINTAGEL PARISH COUNCIL



'Tintagel's Great Seal'

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2nd June, 2016

DRAFT Minutes of the Meeting of Tintagel Parish Council Wednesday 1st June, 2016 at 7.00 p.m.

Present: Cllrs. Dyer, Wickett, Flower, Goward, Dorman, Hodge, Dale and Brooks.

Apologies: Cllrs. Soutter and Hart

Members of the public: 4

This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public.

Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

Declarations of Interest:

Cllr. Dorman registered an interest in planning application PA16/04037

Cllr. Goward registered an interest in the agenda item with regard to use of Trevena Square for the Church Fete.

Invitation to members of the public to speak prior to meeting regarding items on the Agenda (10 minutes allowed for this item)

Mrs Thorne spoke with regard to the planning application PA16/04119. Mrs Thorne raised objections in respect of privacy, roadway access problems, flooding possibilities and light exclusion from neighbouring properties. Mr. Thorne informed the meeting that planning officer Mr Richard White would be visiting the site to look at the problems.

AGENDA

To Approve the Minutes of the previous meeting on the 4th May, 2016 and matters arising:

Cllr. Hodge request amendment to page 1572, planning application PA16/02613, (Cllr Flower proposed the amendment and Cllr Hodge seconded it). Also page 1573, planning application PA1602853, (Cllr. Hodge said the application was objected to).

It was proposed by Cllr. Brooks, seconded by Cllr. Hodge and RESOLVED to sign the AMENDED minutes as a true record of the meeting. All in favour. Carried.

Reports

Christmas Light Committee – Cllr Wickett informed the meeting that the Christmas Light Committee worked very hard to raise funds for the Christmas lights on behalf of the parishioners of Tintagel, and queried whether the council would want the lights erecting this year, because it would be a waste of the committee's time and hard work if this wasn't the case.

It was proposed by Cllr. Hodge, seconded by Cllr. Dale and RESOLVED that the Christmas lights be erected, but this must be within the budget allocated. All in Favour. Carried.

Sub-Committee for Public conveniences at Trebarwith and Trevena Square: Cllr. Hodge informed the meeting that he had emailed the following report to Cornwall Council:-

“The Following Report Has Been Prepared for Tintagel Parish Council by The Public Conveniences Sub Committee.

Tintagel Parish Council (TPC) is currently maintaining the Fore Street and Trebarwith Strand public toilets under Tenancy at Will agreements that came into force on 1st April 2016. These are temporary arrangements pending decisions to purchase the Freehold of these properties.

The TPC Public Conveniences Sub Committee met on Monday 23rd May 2016 to discuss the arguments for and against purchase of the two toilet blocks. The key points are summarised as follows;

Public Conveniences Fore Street Tintagel

It was concluded that further legal clarification was required regarding the need for clause 11 in the Title Deed CL192115 Transfer Document. This matter has been handed to our solicitors who have been instructed to seek clarification from Cornwall Council.

Public Conveniences and Surf Life Club premises at Trebarwith Strand

The Committee reviewed the Title Deed CL182099 Transfer Document and the existing Leasing Agreements with Southwest Water (SWW) and Tintagel Surf Life Saving Club (TLSC).

The public toilets occupy less than one third of the building. The remaining parts of the building are leased to TLSC and SWW. Both leases have a considerable time to run. In the case of SWW a further 68 years and in the case of TLSC a further 16 years.

This would effectively require TPC to accept Landlord's legal obligations and financial liabilities for up to 68 years. Throughout the summer months part of the building is occupied by RNLI Life Guards who patrol the beach. We understand that the Life Guard services are subsidised/employed by Cornwall Council and that working requirements include access to toilets, showers and changing areas. Although we understand they currently use part of the TLSC facilities, this is effectively another organisation whose activities would need to be policed by TPC and possibly charged for.

With regard to finances, SWW pay no annual rent and TLSC pay £100.00 per annum. This represents a very small contribution to the costs TPC would incur including annual business rates, cleaning and maintenance contracts all of which are likely to total more than £30,000.00 per annum. It is possible that some funds may be raised by installing coin machines on the toilet doors at a cost of about £6000.00. There is no historical data on which to base an estimate of income from these machines.

These toilets are primarily used by holidaymakers from May to October. Usage by local residents in the Parish is insignificant. Given that Cornwall Council enjoys a substantial income from the pay and display car park and probably even more substantial income from business rates in the bay, it is totally unreasonable to expect TPC to foot this bill. Cornwall Council could also raise additional income from coin machines on the toilet doors.

In the light of the recent revelations in the local press some of which were obtained under the freedom of information act, the special bulletin circulated by Cornwall Council and emails exchanged with our County Councillor, it is clear that Trebarwith conveniences fit the blueprint of those that should continue to be managed by Cornwall Council.

In conclusion the Committee recommends that TPC should not purchase the freehold of the Trebarwith conveniences and should withdraw from the Tenancy at Will Agreement as soon as possible for the following reasons;

1. TPC does not have the necessary qualifications, skills and expertise to undertake the role of Landlord which includes extensive financial liabilities and legal obligations as detailed in the Title Deed, Transfer Document and Leasing Agreements.
2. The expertise that exists within Cornwall Council's legal department is best suited to continue managing the leasing arrangements with SWW and TLSC, plus the commercial/service based relationship with RNLI.
3. Cornwall Council can easily finance the toilet services and maintain the building using the substantial income streams available from the car park, local business rates and coin machines.

This report will be presented to the full Tintagel Parish Council meeting on Wednesday 1st June 2016.

Cllr. David Hodge - Vice Chairman Tintagel Parish Council, Chairman TPC Public Conveniences Sub-committee.”

A general discussion ensued with regard to maintenance issues and costs of running the whole building either as tenants or by freehold, despite the fact we would only occupy approximately one third of it. It was proposed by Cllr. Brooks, seconded by Cllr. Flower and RESOLVED to withdraw from the Tenancy at Will and acquisition of the Freehold for reasons as stated in points 1,2 and 3 in the report. All in favour. Carried.

Planning applications

PA16/03787 – Double storey side extension to form annexe for elderly relative.

Trelawnie, Trebarwith Strand, Tintagel. Mr S Good.

It was proposed by Cllr. Goward, seconded by Cllr. Dorman and RESOLVED that no objection be made to this application, subject to sewage being satisfactory. All in Favour. Carried.

PA16/03747 – Demolition of existing garage and erection of a double storey extension.

Challacombe, Trelake Lane, Treknow, Tintagel. Mr Josh Insley.

It was proposed by Cllr. Dorman, seconded by Cllr. Brooks that no objection be made to this application. All in Favour. Carried.

PA16/04119 – Outline planning application for the erection of a single dwelling on land at Pengenna Hotel, Tintagel. Mr & Mrs Jerry Sanders.

It was proposed by Cllr. Goward, seconded by Cllr. Dorman and RESOLVED to object to this application on the grounds of over development, privacy and highways access. All in favour. Carried.

PA16/04037 – Demolish the existing stables and store and erect a single storey holiday let unit.

The Round House, Bossiney Road, Bossiney, Tintagel. C&R Hamilton and Salmon.

It was proposed by Cllr. Brooks, seconded by Cllr. Goward and RESOLVED that no objection be made to this application. Seven in favour, one abstention. Carried.

Also to consider any other applications received since the Agenda was published.

PA16/02691 – Detached dwelling house at the south-west end of Telstar curtilage (renewal of expired planning permission PA12/04985). Plot adjacent Telstar, Foster Lane, Tintagel. Mr. Derek Rowe.

It was proposed by Cllr. Brooks, seconded by Cllr. Wickett and RESOLVED that no objection be made to this application. All in favour. Carried.

PA16/03758 – Change of use of redundant barns to ancillary accommodation to main house for family and guests, both fee-paying and non-paying. Penpethy Farm, Sanding Road, Tintagel. Mr. David Smith. It was proposed by Cllr. Goward, seconded by Cllr.Hodge and RESOLVED that no objection be made to this application. All in favour. Carried.

PA16/04703 – Demolish the existing public house/hotel and erect five town houses with improved access and parking. Trewarmett Lodge, Trewarmett Hill, Trewarmett. Mr J Heard.

It was proposed by Cllr. Brooks, seconded by Cllr. Dorman and RESOLVED that an objection be made to this application on the grounds of over-development and access issues. All in favour. Carried.

Agenda Items

Co-option of a Parish Councillor – Cllr. Dyer informed the meeting that Mrs Julie Keenan had been co-opted as a member of the Parish Council.

Trevena Square Car Parking enforcement – Prior to the meeting the clerk had forwarded a document of agreement for the provision of parking enforcement to the resident's car park in Trevena Square, Tintagel. Subject to a couple of amendments, this was agreed. The clerk will advertise the enforcement on the Parish website and Facebook.

Tintagel Social Hall – The clerk informed the meeting that she was still waiting for builder's quotes for the repairs needed to The Social Hall. This will be added to the agenda for the next meeting.

The Visitor Centre – Cllr. Wickett informed the meeting that the photocopier in the Visitor Centre was now defunct and not repairable. Cllr. Wickett proposed permission from the council to dispose of it. Seconded by Cllr. Dorman. All in favour. Carried.

The clerk read out a letter from the volunteers at the visitor centre requesting a 10% discount on any goods purchased. This was proposed by Cllr. Flower, seconded by Cllr. Dorman and RESOLVED. Seven in favour, one abstention. Carried.

Trevena Square lighting – Cllr. Wickett spoke about the need for better lighting in Trevena Square as the seat lighting did not work and the wiring needed replacing. Cllr. Wickett proposed two new lights to replace this, seconded by Cllr. Dorman. All in favour. Carried.

Correspondence

Visitor Centre Volunteer discount – discussed under 'Visitor Centre'.

Trevena Square – Church fete – Cllr. Dyer had received a request to hold part of the church fete on Trevena Square. Cllr. Dorman proposed no objection to this, seconded by Cllr. Brooks. Seven in favour, one abstention. Carried.

Trevena Square – Community Led Local Development had requested a space to hold a pop-up event on 14th June 2pm-4:30pm, for the public to be able to discuss financial support in Cornwall. Cllr. Dorman proposed no objection to this, seconded by Cllr. Brooks. All in favour. Carried.

Street light/pavement repair confirmation email- The clerk had received a confirmation email from Cornwall Council that the items raised were all down for repair.

Accounts Payable

It was proposed by Cllr. Wickett, seconded by Cllr. Dorman and RESOLVED that the cheques be signed. All in favour. Carried.

A Pearce	Handyman	£ 600.00		£ 600.00
Nash & Co	Annual payroll services	£ 165.00	£ 33.00	£ 198.00
HMRC	Tax/n.i.	£ 46.60		£ 46.60
RTP Surveyors	Social Hall Survey	£ 487.10	£ 97.42	£ 584.52
Viking Direct	Printer cartridges & stationary	£ 260.41	£ 52.08	£ 312.49
SeDog i.t.	Web maintenance	£ 15.95		£ 15.95
British Gas	Bossiney Toilets	£ 16.47	£ 0.82	£ 17.29
S.W.W.	Trevena/Trebarwith/Bossiney	£ 248.77		£ 248.77
S.W.W.	Visitor Centre	£ 469.79		£ 469.79
Suez Ltd	Refuse	£ 9.29	£ 1.86	£ 11.15
Rentokil Initial Ltd	Sanitary Services TVC	£ 112.32	£ 22.46	£ 134.78
J Salmon Ltd	Books/post cards	£ 298.43	£ 46.32	£ 344.75
Tintagel Emporium	giftware	£ 227.50		£ 227.50
Andy Rose Photography	Calendars	£ 62.00		£ 62.00
West Country Books	Books	£ 414.59		£ 414.59
M Hayes	Giftware	£ 41.80		£ 41.80
JAC Printers Ltd	giftware	£ 91.00		£ 91.00
Studio 27	giftware	£ 28.80		£ 28.80
Trading Green Ltd	giftware	£ 154.60	£ 30.92	£ 185.52
Emma Ball Ltd	giftware	£ 189.49	£ 36.41	£ 225.90
Rough Tor Press	Books	£ 45.20		£ 45.20
Dilloglass	giftware	£ 241.38		£ 241.38
Tormark Press	Books/maps	£ 119.23		£ 119.23
P.A.Dyer	TVC plumbing	£ 470.00		£ 470.00
E.M. Brocklehurst	Salary & expenses	£ 788.79		£ 788.79
		£ 5,604.51	£ 321.29	£ 5,925.80

Date and Time of Next Meeting

6th July, 2016 at 7pm in The Social Hall, Tintagel.

Pursuant to section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 it is resolved that, because of the confidential nature of the business to be transacted, the public and press leave the meeting during consideration of the following item:-

Floral decoration for Tintagel – Cllr Dale

Following discussion with regard to floral display in Tintagel, it was proposed by Cllr. Wickett, seconded by Cllr. Hodge for the flower beds in Trevena Square to be planted up.

NALC/SLCC 2016-2018 National Salary Award

The clerk informed the meeting that she had received a document from NALC with information in regard of the 2016-18 National Salary Award. This would be a 10pence per hour pay increase.

It was proposed by Cllr. Flower that this be accepted, seconded by Cllr. Brooks. All in Favour. Carried.

There being no further business, the meeting closed at 9:20pm

Cllr. M Dyer
Chairman

Draft