

**MINUTES of the MEETING of the ST BLAISE TOWN COUNCIL
Held at St Blazey Community Rooms, St Blazey, on Thursday
29th February 2024**

Present

Mayor – Tony Nethercott
Deputy Mayor – J Anderson

Councillors

C Parrock, K Simms, R Taylor, F Wearne & C Williams.

In attendance: Town Clerk
Mike Collings.

2402/01 **TO ACCEPT APOLOGIES FOR ABSENCE**

Apologies were received from Councillor D Brock.

2402/02 **MINUTES**

The Minutes of the meeting of 25th January 2024 were confirmed as being correct and later signed by the Chairperson.

2402/03 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

2402/04 **MATTERS ARISING FROM THE MEETING HELD ON 25th JANUARY
2024**

2401/09 Councillor Parrock hosted the Councillors Surgery on February 3rd but had no visitors.

2402/05 **COMMUNITY WARDEN'S REPORT**

All usual duties are up to date and re-painting of the Town furniture is complete. I have had to rebuild the wall at the entrance to Station Road Car Park a couple of times as it has been brought down again and I have put some of the stones back into the wall in the footpath from Station Road to Polgrean. I have had to cut back and clear quite a few branches in the play areas due to winds. I have filled in some holes in Station Road Car Park. The fountain has been cleared of rubbish and I have started weed killing. I have cleared glass from Rundles Walk.

On Tuesday 18th February I attended the play Inspection Training Course and found that we need to have signage in each of our parks. The Clerk has ordered signs for Deeble Drive, Polgover Way and Penarwyn Green.

2402/06 REPORT FROM CORNWALL COUNCILLOR PAULINE GILES

There has been a change to bus service 25 which means there will no longer be a stop on Station Road. Residents wishing to go to St Austell may catch Bus 28 from the St Blazey Post Office Bus stop or the 25 at Middleway (near the Co-Op) for St Austell or Fowey. Sadly, some changes have had to be made for one of the services to be made more viable, I would rather the change than the loss of the service all together.

I went up to the Burrows to meet Robbie Moore MP who is Under Secretary of State for water and rural growth who had come down to Cornwall to see the work around the StARR Project. He asked if the improvements were working well, I said the only way we would know is by having prolonged high-density rainfall and we would prefer not to have that to find out! The rain we have had in the last week has been heavy and prolonged with St Blazey coming out relatively unscathed, I would like to think that all the work carried out was a factor of this.

The waste changes continue to cause a high level of casework, with missed collections and people stating they cannot cope with one wheelie bin being emptied every other week. My response to some is, are you recycling enough? With food waste being collected weekly and bags for recycling plastic, tins, cardboard and glass there shouldn't be much left to put in a black bag. I know people do not like change, but it is something we all must do for the good of the planet in the future.

Last week Full Council agreed to increase Council Tax by 4.99% something we do not like doing, however due to rising costs for services and a growing need for adult and children's social care this was the only viable option.

Thankfully the Kernow Youth rent increase at Fourways has now been agreed to a satisfactory amount, whilst there will be a review again next year, I will be putting their case for low rent most forcefully as they provide an invaluable service for the youth of PL24 and it cannot be allowed to cease.

I have been contacted by many people wanting to know where I stand on the Desalination Plant SWW wish to build on Par Moor. I would like to point out that I am not about to make a knee jerk decision and will not do so until all the facts are in and a planning application is forthcoming. My silence is not complicity, until there is an application to discuss all the conversation is supposition, I also need to remind residents that Planning Law will have a part to play in this which will give weight one way or the other. If I were to come out and announce my decision now that would be construed as predetermination and therefore, I would not have any credibility in my argument as my mind was made up before the application. Until I see all the ecology reports I am remaining quiet, people need to remember that I was born and bred here, and I would not support anything which has fact-based argument which would prove it was detrimental to this area.

SWW continue to encourage those who wish to provide feedback to write in to them via info@swwdesalination.co.uk or by post to FREEPOST - SWW DESALINATION

(no stamp required). This email continues to be open and monitored should anyone have any further questions.

Five three bedroomed Shared Ownership homes have just been released by Ocean at Polgrean, I am concerned that many people do not understand the concept of shared ownership and have laid out the benefits below. The easiest way to put it is, you can continue paying full rent to a landlord, or you can have something to show for your money. Anyone on Universal Credit or Housing Benefit can still claim on the percentage they do not own, which will bring down your monthly expenditure even more.

I urge my local residents to look into this, for some, this is the only way they will ever have the opportunity to own their own home.

1. Enables people to access home ownership, particularly those who cannot afford to buy on the open market.
2. Deposits are generally smaller, because you are only paying a deposit on the percentage you sign up to, meaning those on lower incomes who cannot afford to buy on the open market stand more chance at buying.
3. Shared ownership makes mortgages more accessible for those on lower incomes.
4. Monthly payments often work out cheaper than if you buy on the open market, and in almost every case cheaper than private rent for a home of comparable size and quality.
5. You can buy more shares as and when you can afford them, known as staircasing. So, if your circumstances change and you want to up your share to 40% or more, you can.
6. If the property increases in value over time, then the value of your share increases too.
7. You do not normally have to pay any stamp duty on a shared ownership home.
8. Gives greater security to people than renting – they issue 990-year leases. (Generally, becomes Freehold when the house is fully owned)
9. Homes are often new build and very efficient to run. EPC C or above so cheap to heat.
10. Homes generally come with a 10–12-year new build warranty.
11. People can make the home their own.

Although Ocean are currently advertising 40% shares, people could buy between 25% and 75% with a 5% deposit depending on their circumstances.

For example, a 25% share on a home worth £275,000:

Full value	£275,000
Share Value at 25%	£68,750
Deposit at 5%	£3,437.50
Mortgage needed for	£65,312.50
Monthly rent on the remaining share	£429
Indicative monthly mortgage payment	£363
Total monthly payment	£792

Bearing in mind the above is representative of a brand new, 3-bed house and the cheapest 3-bed house I can find currently available to rent within a 10-mile radius of St Blazey is £900 per month.

Anyone interested or who would like more information, please contact Ocean by emailing sales@oceanhousing.com

Finally - On a happy note, Cllr Jordan Rowse and his wife Tasha have just had a beautiful baby boy, who they have named Wylder, I am sure you will all want me to pass on your congratulations.

2402/07 **IMPLICATIONS OF CORNWALL COUNCIL CUTS AND LOCALISM**

No Updates

2402/08 **CLERKS CONTRACT**

The Councillors discussed the new Clerks Contract as written by NALC; Councillors RESOLVED to implement the new contract.

2402/09 **REVIEW OF INVESTMENT POLICY and STRATEGY**

The Council considered the Investment Policy and Strategy. Councillor F Wearne proposed that the document be deemed acceptable, Councillor Taylor seconded the proposal, all the Councillors agreed and so it was RESOLVED.

2402/10 **SALT BIN FOR CHURCHFIELD PLACE**

Requests have been received from residents of Churchfield Place, Councillor Nethercott proposed that a salt bin be installed, Councillor Taylor seconded the proposal, all the Councillors agreed and so it was RESOLVED.

2402/11 **PROJECT LIST**

Neighbourhood Planning

The Clerk attended a session run by Cornwall Council - Prepare for a new Local Plan for Cornwall which will come into effect in 2030 and was informed that Neighbourhood Plans are still important.

Community Event

Councillors Williams and Wearn will ask their choirs to perform at the event on June 9th. Councillor Nethercott will arrange a cake. Guests will be invited to dress in 1944 attire and a prize will be given for this.

Councillors Surgery.

The Surgery on March 2nd will be hosted by Councillors Anderson and Nethercott. Councillors Williams and Wearne will host April and Councillors Taylor and Simms in May.

2402/12 **TOWN CLERKS REPORT**

The Speed camera in Station Road recorded that 67.49% of incoming vehicles, up from 66.58% are above the speed limit and 78.42% up from 77.83% of outgoing vehicles are above the speed limit.

As spoken last month, St Blazey church clock face is in a bad state of dis-repair, the Church have received a quote for £6035 plus vat. The Clerk has received a letter from GWR regarding their Customer & Community Improvement Fund which is now open for bids and the Clerk suggested we apply funding for the church face. The Councillors agreed.

Arcadis will be holding a workshop to discuss long term resilience and adaptation to flooding in Par and St Blazey in Alexander Hall on Monday 4th March 2024, the Councillors are encouraged to attend.

The Clerk asked if a new Pressure washer could be purchased, the Councillors agreed.

Roselyon Residents Group have ceased to exist and paid their funds of £3575.08 into our bank account, they request that we install a sensory garden. Councillors agreed that this will be done but will wait until we are back to two wardens.

Cornwall Mind have written asking if we have any local events that they could attend to promote opportunities or initiatives in which they can continue to break the stigma around mental health and raise vital funds to support people in Cornwall. The Council are aware of them and will think of events to support them.

The Clerk has been asked for a town guide. We do not currently have a Town Guide but it was agreed to investigate producing one.

Footway Improvement Scheme

Phase 1: 5-16 February – Par Lane and Old Roselyon Road – Three-way traffic lights.

Phase 2: 19 February-1 March – Old Roselyon Road – Two-way traffic lights.

Phase 3: 4 March -12 April – Par Lane – Two-way traffic lights and footpath closure.

Notified 31/1/24 E-m 31/1/2024.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: Station Road, St Blazey

Timing: 29th January 2024 to 2nd February 2024 (24 hours)

Emergency Sewer Repair.

Notified 29/1/24 E-m 29/1/2024.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: St Blazey Road, St Blazey

Timing: 29th February 2024 (09:30 to 16:00)

Emergency Cabling Works.

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: St Blazey Road, Par

Timing: 4th March 2024 to 8th April 2024 (24 hours)

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: St Blazey Road, Par

Timing: 17th May 2024 to 23rd May 2024 (24 hours)

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: Par Moor Road, Harbour Road, Par

Timing: 13th May 2024 to 15th May (19:00 to 06:00)

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: A390 Church Street to Rose Hill, St Blazey

Timing: 4th March 2024 to 12th April 2024 (24 hours)

Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic

Location: Footway at rear of Aberdeen Close, St Blazey

Timing: 1st July 2024 to 20th July 2024 (19:00 to 06:00)

2402/13 PLANNING MATTERS

PA24/00245

Change of use from single flat to two flats (retrospective)
31 Station Road
St Blazey

PA23/00504

Conversion and extension of garage and store to form dwelling
Trenovissick Farm
The Mount
St Blazey

Results Received

- PA23/10379 Single storey extension to front of property.
15 Doubletrees
St Blazey
APPROVED
- PA22/05234 Hybrid Planning Application (part Full, part outline) seeking i) detailed permission for 21 cabins for holiday accommodation on Shorthorn Beach, associated car parking at Crinnis Beach, landscaping and works and infrastructure: and ii) outline permission (all matters reserved) for 21 cabins for holiday accommodation on Shorthorn Beach, central facilities on Shorthorn Beach and a smaller pavilion on Polgover Beach both to accommodate a range of users within Use Classes E(a), E(b), E(d), F1(a), F2(c) and to provide a function/events venue for live performances, weddings and the hire of beach equipment (Sui Generis), landscaping, associated works and infrastructure. All for a temporary period of five years.

2402/14 REPORTS ON COUNCIL BUILDINGS

St Blazey Public Toilets -

The men's toilets continue to be cleaned daily.

Alexander Hall

Mike is removing moss from the guttering and has started removing mould from the ceiling in the Ladies Toilets. We need some electrical works however it was agreed to wait to hear if the lease on Alexander all is to be extended.

St Blazey Community Rooms

No updates.

June Anderson Hall

Mike has painted the walls and removed moss from the gutters and repaired the guttering.

2402/15 PLAY AREA UPDATES

Deeble Drive – Play inspections and ground maintenance is up to date.

Penarwyn Green – Play inspections and ground maintenance is up to date. Mike has re-instated the grass verge at Penarwyn which is often driven over by heavy vehicles.

Polgover Way – Play inspections and ground maintenance is up to date. Branches have been cleared after winds.

Trail Blazer Park – A lot of tree growth has been cut back and we are suffering vandalism again including glass.

King Edward Gardens – Branches have been cleared and one tree has had to be removed as it was uprooted.

2402/16 **ACCOUNTS**

Payments Received

Hall Hire	365.00
Interest	67.67
High Deposit Int	151.20
JA Hire	1380.00
C/R Hire	
Burrows	1667.00
Open Reach	418.12
Roselyon Res	3575.08

Expenditure

Clerks Sal	1803.03
Wardens Wage	1064.20
Broadband	40.31
UK Fuels	99.00
HMRC	699.31
CC (Pen)	632.74
Warden Wage	60.00
Insurance	306.13
Wardens Equip	376.88
Cumbrian Clock	234.00
All Connections	2000.40
Rospa	360.00
Fountain Elec	53.17
Batteries	8.50
<u>AH</u>	
Chubb (parts)	17.90
Chubb	65.51
Corona (electric)	106.72
SWW	45.50
Cleaners Wage	33.60
<u>PC</u>	
Locking	40.00
SWW	144.12
<u>Community Rooms</u>	
Electric	
Business Rates	
<u>JA Hall</u>	
Water	23.10
Electric	128.22

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7,624.07

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8,342.34

All the Councillors RESOLVED to accept the accounts submitted.

The Councillors RESOLVED to appoint Aalgarrd Renshaw as Internal Auditors for 2023/24 Accounts.

2402/17 TOWN BUSINESS

Councillor Parrock suggested that the Tommy Statues be moved to King Edward Gardens on June 9th, the Clerk will speak to the Warden about this.

PART TWO- ITEMS OF A CONFIDENTIAL NATURE TO BE DEBATED IN THE ABSENCE OF THE PUBLIC as per Public Bodies (admission to Meetings) ACT 1960.

2301/18 CO-OPTION OF A NEW TOWN COUNCILLOR

1. To resolve to exclude the press and public for items of a confidential nature.

It was RESOLVED to exclude the press and public.

2. Co-option of a Town Councillor.

After discussion it was RESOLVED to co-opt Stephen Burt to the Town Council.

2402/19 DATE AND TIME OF NEXT MEETING

The next meeting will be on 28th March 2024 at 7.30pm at St Blazey Community Rooms.

There being no further business, the meeting closed at 8.54 pm.