

# Whitstone Parish

## Minutes for the Annual Parish Meeting Wednesday 13<sup>th</sup> May 2015 7pm

Welcome. 7 Parish Councillors and 13 members of the public attended.

### 1. Previous Minutes:

Cllr Furse Summarised 2014-15

Extend our thanks for Cllr Chopak's efforts – worked very hard for the Parish Reports Wind Turbine, Mobile Library – now still running one van, land at paradise park, siting war memorial – now successfully installed

Minutes of the Annual Parish Meeting Wednesday 12<sup>th</sup> April 2014

The Minutes were confirmed as a correct record

**Proposed: Cllr Furse Seconded: Cllr Medland unan**

### 2. Chairman's Report on 2014-2015

Cllr Furse noted that WPC business carries on with the day to day procedure and accounts, maintenance of insurance, maintaining record of decisions, the rights of way – its legal obligations. The Parish Plan 2011 has been updated by Mike Sutton. War memorial has been installed, hopefully the final completion of Paradise Park negotiations – although the final planning application as yet come to fruition. New parish noticeboard to replace the rotted one. Year has included confusing markings around the shop – nagging Cormac, Meadowside parking, telephone box repairs. Grass cutting and footpaths will be maintained to a high standard but the contractor is a no show so far this year. Community Benefits – ongoing negotiations with serious implications but heading towards a good resolution. To date no has money arrived. We do need to put something in place for when it does comes in. Mike will run through the options later. Thank you to all the Councillors for their time and commitment, it's not just a once a month meeting – a lot of work goes on behind the scenes. Thanks to Esther's (Clerk) guidance and advice. Thank you to all for attending this evening.

### 3. Planning review of 2014-15.

Cllr Horn noted that WPC has seen 25 planning applications, some of which were pre-application advice, which do not require WPC comment, and an amendment to existing approvals. WPC reply with either support, objection or no objection. The application have been for: 7 agricultural buildings; 6 residential – but on 2 sites, with condition changes; 10 renewables of which some were conditions changed. The WPC Renewable energy policy has been updated to include solar to ensure consistency. WPC are not a planning authority just a Consultee; it feeds an opinion into the decision making process reflecting Parishes views.

### 4. Paradise park

Cllr Furse – WPC were approached by Kivells with a view to finalising the development of the estate. WPC have put forward a proposal to them of the amount of development – they could have built 6 houses and the Parish would have had 1 acre – no money to develop it. By allowing the developer 2-3 extra houses; the money raised would allow the finishing off of land with a recreation area, and maybe allotments. WPC is awaiting formal submission of a planning application.

### 5. Footpaths.

Cllr Sutton noted that they are in a reasonable condition. Parish Plan survey results indicate that the majority of folk that use the footpaths think they are generally in a lot better condition that they were 3 years ago – looking for a steady improvement. WPC continuing with surface cutting – not enough money to do as much as we would like. We employ someone to do this job – may be an issue. An addition to this contract this year is the milestone maintenance. We have 3 ancient milestones that haven't been looked after by Cormac. Still some major issue – blockages/encroachment being dealt with by CC – ongoing, but takes a long time. The stile at Cherry Cross will be replaced by a kissing gate. Over the last year, Cllr Sutton has been way marking the footpaths, especially when they go

across a field. Comprehensive footpath survey being done this year – but with the substantial cuts in the budgets Whitstone may not be a priority area.

## 6. County Councillor’s Report

Cllr Chopak noted that Whitstone was the main reason why the Big Field wind turbine farm was refused – but they are appealing and it will be least a 10 day appeal. Week St.Mary estimate the cost to be at least £35,000 to fight the case. Planning takes up a lot of her time. More than happy to help – talk to her beforehand – keep her in the loop. Stratton medical centre – 2 weeks as pilot to provide minor illness cover – go to Stratton 24/7 – if they don’t get the customers, will not get the funding to continue the service. Next 4-6 months might get an agreement to enlarge - to provide further services. Potholes – let her know – any pothole has to be at least 40mm deep – goes on a list.

Meadowside trying to set up a Residents Association – more aware of the problems. Approached Cornwall Housing to take the wall back to widen the splay and providing more parking – due to budget cuts may not have the resources to do this. Andrew Cowling stated that they are getting there slowly; building up a dossier of complaints and photographic evidence to show CC. Agreement between them to make some changes. Kerbstone for the new buildings will prove difficult narrowing the road. It was suggested that the refuse and recycling lorries have difficulties trying to get down the lane – get them to provide evidence as well. Highways – Adrian Drake, believes parking slows down traffic. And making the parking better then it moves to somewhere else. Car park for the village is still an option? A Parishioner counted 26 vehicles and there is parking for 6 or 7. Is there way of getting another road down that way? Landowners moving a hedge?

## 7. Parish Plan

Cllr Sutton reported that the survey elicited a 12% response rate. Update was published in September - viewable on the website. Confirms the issues identified in 2010. Cllr Sutton is working on a strategy document to adopt at the June meeting – an action plan for the next 2-5 years.

## 8. Management of Community Benefits from Renewables.

Presentation from Cllr Sutton

Some developers have offered Community Benefits. **What is a CB payment** – voluntary and a payment to the community, not part of the planning approval process, and causes ongoing confusion. Advice from the Dept of Energy and Climate change, CBP are not guaranteed, not legally binding unless there is a unilateral undertaking or a deed. Legislation prevents CC from seeking a CBP as they are not relevant to the planning decision. The Localism Act does allow a payment to be made however. CC policy is to encourage renewables to be owned by the community The CBP at the moment are not part of this process. WPC has a policy, supported by the PP responses.

**Who can receive the CBP?** They can only be received by a corporate organisation to show accountability, a legally formed entity; such as a trust, charity. Best practice for an agreement – annual payment, lump sum, based on capacity etc. should ensure continuity if the development changes ownership. Payment should be index linked – RPI valid for lifetime of the development – 20-25 years.

**Is there an entity to do this** – Cornwall Community Foundation, WPC, or another new group. No formal agreements in place in Whitstone, but the Parish has been promised community benefits. WPC can receive it at the moment, but is waiting for feedback from the Parish what you want to do. If there is no organization, the developer can make a payment to an existing organisation or make a fund themselves – no guarantee of level of funding that Whitstone would receive – the organisation could cover a wider area, such as Cornwall – no guarantee that the monies would come back to Whitstone – could be spent elsewhere – not in Whitstone. Expected CBP - Dilland wind turbine £4,000 a year, Northmoor solar PV £50,000 lump sum, East Balsdon £3750 per year – this agreement has lapsed/expired. Potentially more applications to come, but the cumulative effects/impact are becoming a concern, reflected by the PP – WPC doesn’t know what’s coming – first we hear of is a screening opinion, then we get the planning application. There is no strategy about the number of projects that there will be locally or nationally.

**How can the fund be managed? 3 options:** Local authority, community organisation or another fund. Advantages and disadvantages.

WPC can distribute funds properly, is accountable and will be in existence or the lifetime of the project. Could be restricted by statute to spend. WPC will adopt the power of general competence. *Community organisation* – clear single purpose organisation – no legacies or liabilities, new and can recruit – set up the structures, dedicated people from the community, stay in existence for a long

while – decades. Independent administration – in Truro – nothing to do locally, won't involve WPC. Money might not necessarily be spent in Whitstone, charge 10-15% o the fund to administrate

**Comments:**

Annual precept £4,700. Annual CBP could be £8,000 per year and a lump sum of £50,000. WPC the best bet – important how the fund is managed and how the continuity is managed. WPC is a corporate body. There will be a policy about how the money will be spent – already have a small grant procedure, documentation will be published –Parish will have influence. Phil concerned about option 2 and 3 there isn't any accountability – could turn into cliques. He noted that there is no guarantee of any money what so ever. Cllr Chopak noted a problem locally - Developer is insisting that the money goes to CCfoundation and dictating where the money goes. The current situation is there is no money CCF is Truro centric and they could badly administer it. The Parish could form a corporate body but although the Parish, WPC invited 604 only a few have turned up. WPC is elected – opportunity to change Councillors at elections. Parish could benefit from a solicitor's advice. Dan – are the options changeable at a later date? how would this be decided in the future? Good points. Cllr Horn fears that the administration of the money may cause more grief than the applications did. Definitely need more people to make a decision. Cllr Chopak recommends a lump sum rather than annual payment but some developers can't afford to pay a lump sum – and have heard of issues and more than one parish covered by the CBP. WPC could have a policy of a maximum amount we could spend per year so there isn't misuse of funds. None of the Paarish Councillors expected to have to administer these kind of funds. One lump sum of money could solve 10 parish issues, Phil – at any time can pay money to a CIC, trust, at least with the WPC we know that we will get a statement of what is in the accounts and what has been spent. Option 2 and 3 will not know about.

**Phil Tucker proposed that the WPC to administer the funds, seconded: Maureen Roberts. unanimous. (by show of hands)**

**7. Questions & Observations from the Public**

none

**Meeting closed at 2040hrs with thanks from Cllr Furse to those that attended.**

