

# *Maker with Rame Parish Council*



**Chairman: Cllr John Weale**  
**Vice Chairman: Cllr Jon Kidd**  
**Clerk/ RFO: Carolyn Y. May**

**DRAFT**  
**Minutes of the Parish Council meeting held on 27<sup>th</sup> March 2023**  
**at**  
**Cawsand Congregational Hall**

**Present:** Cllrs. Weale (Chairman), Kidd (Vice Chairman), Murray, Carne, Browning and Bebe

**Apologies:** Cllrs. Lingard and Hurlbatt

**Also Present:** Carolyn May (Clerk), Cllr Kate Ewert (Cornwall Council) and 7 members of the public

**Declarations of Interest:**

Cllr Kidd declared an interest in matter PA23/00325/PREAPP

**AGENDA**

**99.0 Reports**

**99.1 Chairman's Report**

The Chairman addressed the matter of the 15% rise on the precept sum. He highlighted the point that there had been no increase in the precept for the past three years. The rise represents a total of £11,600, which is intended for use on community projects.

**Precept** - Cllr Weale added that the Parish Council has two paid employees, the costs associated with whom are met from the precept. In addition to those costs, a substantial sum has been spent recently on the refurbishment of the public lavatories; the repairs to the bus shelter; repairs to the fence at Cawsand Triangle, and grass cutting. The Parish Council has also awarded several grants to community organisations. At present there are approximately £50,000 of invoices pending from Council Tax funding. We are also trying to build up reserves to pay for community projects.

**Annual Parish Consultation Day** – a consultation event will be held for Parishioners, on 13<sup>th</sup> May 2023. It is intended that an open forum will be held during the afternoon. Parishioners will be encouraged to meet with Members and to articulate what they would like the Parish Council to provide for the benefit of the community. It is intended that there will be some presentations made at the event. However, the main focus will be to provide an opportunity for the community to speak with us.

Arrangements will be made to advertise the event widely.

## 99.2 County Councillor Report

Cllr Ewert addressed the meeting, providing an update on matters affecting the parish.

**Social Housing Improvements** - Funding, in the sum of £1.5 million has been secured for the upgrading of social housing properties in the area. It is intended that properties will be properly insulated (wall cavities and roof spaces). Solar panels will also be installed.

Where privately owned properties are situated between two non-private properties (mid terrace) solar panels will be installed free of charge to the purchased property. Due to the costs incurred in respect of installation, it has been deemed more cost effective to install one long set of panels, rather than two separate shorter sets.

**Sea Pumps** - The sea pumps in the area are also to be replaced.

Cllr Weale thanked Cllr Ewert for the work that she had undertaken for the benefit of the parish.

**Electric Vehicle Charging Points** – These are being installed. There will be four parking bays and two charging units.

**Sea Wall Repairs at Garratt Street** – there is currently fencing around the car park at Garratt Street, as repairs are being made to the sea wall.

**Housing** – Some options are being considered by Cornwall Council, in respect of social housing provision. The 'Empty Homes' scheme has been discussed. However, the process which permits the compulsory purchase of an appropriate property is lengthy (approximately five years).

Where properties have been empty for a long period of time, additional Council Tax may be levied upon the same. There are some properties within this parish which are being treated in that manner. The scheme is intended to make it unviable to leave the property empty and, hopefully, encourage the owner to rent the property out, or to sell the same. Some of those empty properties are in a dangerous state and are being managed by the 'Empty Homes Team', which supports owners to bring the properties back into use.

Cornwall Council is unlikely to progress the issue of Housing until further direction is received. Whilst there is money available for the construction of social housing, Cornwall Council has no land available. A further difficulty is finding tradesmen to undertake construction.

Cllr Kidd alluded to the bungalow at Porsporder, asking why that could not be developed. Cllr Ewert stated that the land had been sold to the Peninsula Trust at market value. In any event, builders are not interested in single builds.

Cllr Kidd asked why Cornwall Council did not give the cash to the Peninsula Trust, so that the organisation could find a builder. Cllr Ewert advised that this was what was likely to happen.

**Parking** - Cllr Kidd raised the matter of Resident Parking Permits, highlighting that these were not referred to in the notice issued to the Parish Council by Cornwall Council. Cllr Ewert confirmed that the proposed Order relates to off street parking only.

Cllr Weale thanked Cllr Ewert for her report.

## **100.0 Public Discussion**

100.1 One member of the public raised the on-going matter of refuse entering the stream, which between the two villages, through the gentleman's privately owned car park. The debris causes blockages and results in the landowner having to arrange for the removal of the same. When silt builds up, there are flooding issues.

A general discussion ensued. Cllr Murray highlighted the following points:

- Much of the debris is generated from hedge cutting etc;
- The stream runs under the main road, from the area of Kingfishers Pre-School. It then flows through the Coombe Park area, where additional detritus is caught up in the flow.
- The stream then flows down the hill between the two villages and into the landowner's car park.
- There is a need to reduce the garden/ field waste falling into the stream.

Cllr Weale noted that, in the area of the carpark, there are currently no signs, requesting that people do not permit debris to enter the stream. Perhaps this is something that the Parish Council can address.

The landowner asked if a notice could please be placed in the Parish Magazine/ Facebook Page, requesting that garden/ field waste is not disposed of in the stream.

The two representatives present from the Environment Agency requested that the landowner provide them with his contact details. They would then speak with the appropriate department at Cornwall Council, requesting support for the landowner.

## **100.2 Kingfisher Pre School**

A grant application has been submitted on behalf of the Kingfisher Pre-school.

Claire Davey advised the meeting of the nationwide difficulties being experienced by early years providers. The recent increases in the National Minimum Wage (which has risen by £3.70) and heating and lighting costs, must be viewed in relation to the increased per child payment (70 pence per child).

The Pre-school has now used up all of its reserves. A full programme of fundraising has been implemented in order to raise funds. However, the situation has now become worrying.

Cllr Weale asked what the income and outlay for the Pre-school is. Natalie (name) responded by advising the Members that these figures change year on year. The out-goings mainly comprise of staff costs these generally run slightly over the ratios that are legally required because it is believed that it is vital to provide quality services.

Recently, staff and managers were obliged to hold a difficult conversation with parents, advising of the need to increase fees. Staff costs are to be cut and the starting/ finishing times may have to be altered in order to pull back costs.

It was agreed that the Pre-school was vital to the community. Many parents cannot afford childcare. The facility does not only provide education/ stimulation for children, it also fulfils a safeguarding role. There are vulnerable people in the community and having early input is essential, to facilitate supporting families when required. The Pre-school provides a community hub for the children and their parents.

Of the 26 children who attend the Pre-school, 13 are from the Parish of Maker with Rame. Kingfishers is the pre-school left in the Parish and if it were to close, it is unlikely that spaces could be found at other pre-schools in neighbouring parishes.

Cllr Kidd advised Claire and Natalie that the Parish Council could not provide funding for salaries / utility bills. However, it was agreed that the advice of the Clerk would be sought in relation to the requirements that can be legitimately funded, and the matter discussed further under the Finance section of the meeting.

### 100.3 **Footpath - Jackmans Meadow to Coombe Park**

A parishioner raised the matter of the state of the footpath, which runs along the side of the road from Jackmans Meadow to Coombe Park. The bank had been pushed back, thus reducing the width of the path.

Cllr. Weale advised the meeting that this was not a new issue. He stated that, on the last occasion that the area had been cut back, CC employees had used a JCB, the weight of which had collapsed the bank (which was there for drainage). This resulted in a smaller path. This requires restructuring. It was **agreed** that the Clerk would formally report this matter to Cornwall Council.

### 101.0 **Environment Agency**

Fern Blackwell, Flood Resilience Officer for the Environment Agency, addressed the meeting. Fern explained that her role was to provide any support that the Parish Council required, in relation to the Emergency Flood Plan for the area.

Problem areas in the Parish were alluded to, these included;

- The Beach Huts
- Kingsand Car Park
- Watergate - Water run-off from Fourlanesend to Jackmans Meadow.

Fern then asked about the Emergency Plan for the Parish. It was confirmed by the Chairman that this was currently being addressed, and that a mature piece of work would be available shortly, for dissemination to the Members. The Plan itself will be generic, rather than focussing solely on a flood scenario. However, specific actions in the event of a flood, will be contained within an annex. The Parish Council is currently seeking a Member to become its' representative on the Cornwall Community Flood Forum.

Fern stated that she would provide the Clerk with some specimen Plans, for guidance. These can be appended to the local Plan, to show due diligence.

The erosion of the sea wall was briefly discussed. The wall requires repair to be effected in places – this is now in hand. A further problem has arisen, which we are now seeking, with Cllr Ewert to address. This latest situation relates to the Kingsand Institute.

In the storm of 2014, the Institute sustained damage. Given the location of the building, that is to be expected. Cornwall Council took responsibility for the safeguarding of the building and rebuilt some of the protection around the base of the same. However, when the tide is out, the base of the structure can be clearly seen, and it is noticeable that the sea is already wearing the repairs away. This is a matter of great concern, and we would request that a Cornwall Council representative comes

to look at the base of the building. It is felt that it will not take much for the concrete to be worn away completely.

Fern undertook to raise this concern with the Coastal Erosion Department.

Cllr Murray advised the meeting that the Watergate/ Coombe Park pipe requires cleaning out.

Cllr Weale thanked the Environment Agency representatives for their attendance at the meeting.

**102.0 At 7.35 pm Cllr. Kidd left the room, having previously declared, both verbally and in writing, an interest in matter PA23/00325/PREAPP**

**103.0 Community Orchard Update**

Linda Dunstone (Permaculture Kernow) addressed the meeting, in respect of the management of Community Orchard.

Linda thanked the Parish Council for supporting the Community Orchard project. Members were advised that the new orchard sign was now in situ.

It was reported that the site has provided a habitat for owls, and the bees are doing well. There has been a great deal of positive feedback from residents.

The organisation is working with schools and families in the area, including Kingfisher pre-school, which has started to teach the children about growing food. Both the pre-school and the Orchard Management Team are using the polytunnel at the pre-school for this project.

The orchard is thriving and there are over twenty trees, which are growing well. There is an intention to plant fruit hedges at the site in the near future. Linda asked if the Parish Council would wish for a Coronation Commemorative apple tree to be planted at the site. It was **agreed** that the Parish Council would finance the purchase, and that Linda would source the same.

Linda alluded to a large oak tree, which stands at the top of the orchard. She stated that this was a spectacular specimen, aged 350 – 400 years old, and that it would be advantageous, for generations to come, for a Tree Protection Order to be sought for the same. Linda offered to undertake the necessary work to apply for the order. It was **agreed** that a TPO would be sought for the tree. Cllr Weale stated that there were many local people who were not aware of the existence of the orchard. He felt that a Coronation Event at the site would raise its' profile. Cllr. Weale suggested that Linda talk with Cllr. Lingard, requesting that the Orchard be included on the Coronation list. The Chairman thanked Linda for her attendance at the meeting.

**104.0 Planning Matters**

**PA23/01237** – Little Haven, Market Street, Kingsand PL10 1ND

**Proposal:** To replace 3 GF timber framed windows with UPVC sustainable windows. Replace the windows on floors 1-3 to sash from tilt. Create two wider panel window openings on top floor dormer.

Members discussed the proposal. There was concern expressed, at the use of UPVC in the conservation area. Some Members felt that wood should have been the material of choice, as the

property is outward facing. The NDP was alluded to. It is stated in the NDP that if the property is in a prominent area, and outward facing, then traditional materials should be used. It was **proposed** by Cllr Weale, **seconded** by Cllr Murray and **RESOLVED** that the Parish Council would allude to the current guidance, and object to the use of UPVC. Unanimous. **Carried**.

**PA23/00325/PREAPP** – Tynewydd, New Road, Cawsand, PL0 1PA

**Proposal:** Pre- application advice for the demolition of existing dwelling and construction of replacement dwelling with detached garage, access, and parking area.

The application was '**noted**'.

#### **105.0 Approval of Draft Minutes for 30th January 2023**

Members considered the draft minutes from the meeting held on Monday 27th February 2023. Cllr Carne highlighted the omission of a second Declaration of Interest made by her (PA22/11001). With an amendment, Members agreed that the Minutes provided an accurate reflection of the meeting. It was proposed by Cllr. Murray, seconded by Cllr Browning, and **RESOLVED** that the Minutes for the Parish Council meeting, held on 27th February 2023 would be accepted as being an accurate reflection of the meeting. Unanimous. **Carried**.

#### **106.0 Hounster Hill Feasibility Study**

Members considered the options offered within the consultation document. These included:

- Construction of New Road Suitable for HGVs
- Wig-Wag Warning Lights with a Detector
- Long Vehicle Restrictions

It was felt that the construction of a new road, whilst the best option, was unlikely to come to fruition. The Wig-Wag option would create traffic build up, with no means of accommodating the same. Therefore, the only feasible option appeared to be the restriction of long vehicles, which would prevent larger HGV's from driving through Millbrook. However, Members were of the opinion that the restrictions should be applied to Military Road also.

It was **proposed** by Cllr Weale, **seconded** by Cllr Browning and **RESOLVED** that the Parish Council would support the Long Vehicle Restrictions option, and request that the restrictions also be applied to Military Road. Unanimous. **Carried**.

The Clerk is to advise the Parish Clerk of Millbrook PC of the decision of MWR PC.

#### **107.0 At 8pm Cllr Kidd returned to the meeting.**

#### **108.0 Correspondence**

The following items of correspondence were discussed:

- Chapel Way (Gold Path) at Ramehead – a complaint had been received relating to the removal of the finger post, and the ploughing of footpath. This matter was forwarded to Cornwall Council for action.
- Community Area Partnership – Member Required
- Black Prince Grant Application – to consider at Finance

- Alleged Unauthorised Building Works – Cornwall Council Enforcement response.
- Refuse – Commercial waste – Letter to be disseminated.
- Coombe Park Play Area – devolution to MWRPC – Clerk to respond.
- Conduct of PC Business – Ferguson – and response – Noted.

#### 109.0 Coombe Park Play Area

It was **proposed** by Cllr Weale, **seconded** by Cllr Browning, and RESOLVED that the Parish Council would support the devolvement of the Coombe Park Play Area to Maker with Rame Parish Council, and request that the Clerk commence the process as soon as possible. Unanimous. **Carried.**

#### 110.0 Commercial Waste

Members considered the draft letter, which is proposed to be disseminated to the community. The document addresses the level of commercial waste which is generated in the parish, during the summer months/ holiday periods.

Discussions have been held with Cornwall Council, in relation to the commercial waste generated by food outlets and holiday homes (which are not entitled to utilise the domestic waste service).

Commercial food vendors are to be requested to use recyclable/ compostable packaging. If we wish for more litter bins to be placed in the parish, Cornwall Council would have to be approached, and the service paid for.

Cornwall Council has asked the parish council to identify properties which are used as holiday lets, so that a formal relationship can be established, which will ensure that the owners of the holiday lets are advised that the waste generated from those properties will be treated as commercial waste and that a charge will be made for the removal of the same.

Members did not request any amendments to the draft letter.

It was **proposed** by Cllr Kidd, **seconded** by Cllr Browning, and RESOLVED that the draft letter should be disseminated to the community as soon as possible. Unanimous. **Carried.**

#### 111.0 Conduct of PC Business

The Clerk advised the meeting of the content of a letter received from a parishioner. The document, inter alia, referred to the provision of all documentation on notice boards.

The Clerk provided a detailed response to the letter, highlighting the impracticability of the suggestion, and detailing the law surrounding the same. It was clear from the legislation that the Parish Council is currently doing more than legally required to advertise meetings and provide sufficient information.

Cllr Weale suggested that official documents (from Cornwall Council, etc) could be put onto the website.

#### 112.0 Napier Parking

Cllr. Weale advised the meeting that he had contacted Napier Parking, to enquire about the installation of Electric Vehicle Charging Points in Kingsand Cr Park – no response yet.

#### 113.0 Kingsand Institute

Cllr. Weale advised the meeting that he had been advised that the transfer document had now been signed by representatives of the Institute Committee, and that the transfer of the Clock has now been completed.

## 114.0 Finance

114.1 Members considered the prepared schedule of payments. Cllr Weale highlighted the total of all invoices for the extant month. These had, in many cases been submitted in time for the end of the financial year. The total amounted to £15,500. This sum included many of the costs incurred by the upgrading of the public lavatories and the bus shelter.

It was **proposed** by Cllr Weale, **seconded** by Cllr Kidd, and **RESOLVED** that the schedule would be accepted, and all invoices discharged. Unanimous. **Carried.**

Cllr Weale raised the matter of the reduced income from the Boat Park.

### End of Year Forecast

114.2 Cllr Weale raised the matter of the reduced income from the Boat Park. Cllr Kidd stated that, despite several reminders having been sent, some boat owners had not paid their dues. It may be that those people no longer wish to use the site for storage. However, the matter has been pursued, and the PC will be seeking to recover the unpaid sums.

Where sums remain outstanding, but the boats remain in situ, a notice will be placed on the offending vessels. Should these not be claimed/ berth paid for, the vessels will then be removed and sold by the Parish Council to off-set the debt.

114.3 Members were reminded that, from the precept, a further £52,000 is earmarked to be spent on the following:

- Traffic Matters (Expressions of Interest Commitment) £20,000
- Dark Skies - £12,000
- Play Area - £20,000

It was emphasised that these commitments ensure that the Parish Council cannot be frivolous with monies held.

### 114.4 Kingfisher Pre-School

Members considered ways in which the Parish Council can assist the Pre-school. The Clerks suggested that, whilst salaries and utility bills could not be financed by the body, there are several options available (such as donating equipment).

Natalie advised the meeting that there are several fundraising events planned and suggested that the Council might sponsor one of the same.

It was established that all Members of the Parish Council present were in favour of assisting the pre-school. It was felt that the pre-school was an asset that the parish could not afford to lose.



It was **agreed** that the pre-school representatives would take some time to put together a list of items which are required and bring the same back to the next Parish Council meeting when a decision in respect of assistance will be made.

#### 114.5 **Black Prince Event**

Cllr Ewert addressed the meeting on the issue of the Black Prince event. The committee for the event had learned recently that the event could not be insured by the company which had previously covered the same. Whilst the event is insurable, the committee would be obliged to raise a further £1,000 to do so. Millbrook Parish Council had donated a sum of £500 towards the additional cost. Members discussed the situation. It was felt that the Black Prince Event was an important day in the local calendar.

It was **proposed** by Cllr Kidd, **seconded** by Cllr Murray, and **RESOLVED** that the Parish Council would contribute the sum of £500 towards the additional insurance cost. Unanimous. **Carried.**

#### 114.6 **Rame Community Fund**

Members considered a grant application, received from the Rame Community Fund.

It was noted that the fund seeks to support residents of the Rame Peninsula, who are suffering hardship. Members believed the current economic situation was conducive to increasing the incidence of such difficulty.

It was **proposed** by Cllr Weale, **seconded** by Cllr Carne, and **RESOLVED** that the Parish Council would donate the sum of £500 to the Rame Community Fund. Unanimous. **Carried.**

#### 115.0 **Communication**

**Notice Boards** – there were four noticeboards in the Parish, all of which require repair, or are at ‘end of utility life’. It was clear from recent discussions that very few people read the notices.

Cllr Kidd proposed that there should now be one ‘Master Noticeboard’ for the parish, at an accessible location. The other three can either be taken down, or a ‘static’ display’ is placed in each, informing parishioners that the board is no longer in use, and directing them to the main notice board/ website. It was also suggested that a QR code could be supplied which would take interested parties directly to the PC website.

Cllr Weale suggested that communication could be a matter raised at the proposed open day in May.

#### 116.0 **Community Hall Lease**

Cllr Kidd advised the meeting that there seems to be a lack of understanding in respect of the role of the ‘Principal Trustee’ (the Parish Council).

The draft lease has not yet been forwarded to the Community Hall Committee, and Cllr Kidd suggested that there should be some discussion between the parties, prior to the lease being forwarded.

#### 117.0 **Grass Cutting Tender**

117.1 One tender for the grass cutting contract had been received and forwarded to Members.

117.2 With the exception of the level of Personal Liability Insurance held by the applicant, which we would require to be raised to the level specified in the tender specification, there is no reason why the contract should not be awarded to the applicant.

It was **proposed** by Cllr Weale, **seconded** by Cllr Murray, and RESOLVED that the tender submitted by Dean Leonard would be accepted, provided the Public Liability Insurance sum is increased to £10 million – contract to commence immediately. Unanimous. **Carried.**

#### **118.0 Coronation Event – Update**

A three-day event has been planned by the Committee.

However, the committee has been advised that the Community Hall insurers have advised that the venue is not insured to cover a whole raft of events which take place in the hall and in the grounds. Therefore, Stephen Michael (on behalf of the Community Hall Committee) has advised the Coronation Committee that the event cannot be insured by the former.

To ensure that the event goes ahead, and is ensured, the event should be run under the umbrella of the Parish Council.

#### **119.0 Public Lavatories – Update**

Cllr Kidd Provided an update on the refurbishment of the public lavatories.

- Kingsand Lavatories are now fully operational – apart from the baby changing unit which will be installed this week. The leak has been reported to SW water (again).
- Cawsand Gents – this has been out of operation for several weeks. The intention was to replace the internal ceiling. However, the ceiling collapsed, due to roof leaks. This has resulted in additional costs – as both internal and external repairs have been required. This work is now complete, and the electric work is being undertaken. This will be completed by the end of the week.
- Cawsand Ladies – these will not be touched until after Easter.

#### **120.0 Dark Skies – Update**

Cllr Kidd is to take over this project. The Clerk to advise him of the Cornwall Council contact for conversion of the lights.

#### **121.0 Play Area – Update**

Cllr Browning advised the meeting that the play area inspection report has now been received. The document contains details of several remedial works to be carried out. The most immediate of which are those highlighted as ‘amber’.

Three quotations have now been received for new items of equipment. It is intended that parishioners will be consulted on improvements to the area at the May open day.

Cllrs. Browning and Hurlbat have visited Furlanesend School and Kingfishers Pre-school, as part of the consultation process. The Head at the primary school has agreed to place an item in the school newsletter, encouraging parents and children to participate in the consultation.

#### **122.0 Litter Picks**

Cllr Weale raised the matter of litter picks. He suggested that the equipment held by the Parish Council could be made available to any groups in the parish that may wish to undertake a litter picking event. It was **agreed** that a notice could be placed on the PC website. Cllr Kidd to enquire about the removal of rubbish collected.

#### **123.0 Member Attendance**

It was noted that a Member of the Parish Council has displayed sporadic attendance at meetings.

**The Meeting closed at 21.05 hrs.**

**Planning Applications**

Reference	PA23/O2435
Alternative Reference	PP-11895918
Application Validated	Thu 20 Apr 2023
Address	Cawsand Battery The Fort Cawsand Torpoint Cornwall PL10 1PL
Proposal	New foul connection for 18 existing residential dwellings within The Fort to the public combined sewer removing reliance upon the failing private non-mains drainage sewage treatment plant.
Status	Awaiting decision

Reference	PA23/O2436
Alternative Reference	PP-11895918
Application Validated	Thu 20 Apr 2023
Address	Cawsand Battery The Fort Cawsand Torpoint Cornwall PL10 1PL
Proposal	Listed Building Consent for new foul connection for 18 existing residential dwellings within The Fort to the public combined sewer removing reliance upon the failing private non-mains drainage sewage treatment plant.
Status	Awaiting decision

***Planning Decisions – To Note***

Reference	PA22/O9526
Alternative Reference	PP-11638802
Application Validated	Thu 10 Nov 2022
Address	Accommodation Westcroft Gallery Market Street Kingsand Torpoint Cornwall PL10 1NE
Proposal	Alterations and roof height extension to a non-listed building within a conservation area.
Status	Decided
Decision	Refused
Decision Issued Date	Fri 14 Apr 2023

Reference	PA23/OO107/PREAPP
Alternative Reference	n/a
Application Validated	Thu 02 Feb 2023
Address	Earls Garden Event Venue Mount Edgcumbe Country Park Cremyll Torpoint Cornwall PL10 1HZ
Proposal	Pre-application advice for a low barn structure to replace existing marquee structure for weddings and events.
Status	Decided
Decision	Closed – advice given
Decision Issued Date	Mon 27 Mar 2023

