

Maker with Rame Parish Council



*Minutes of the Extraordinary meeting held at 7pm on Thursday 28th
June 2021 in Maker with Rame Community Hall.*

Those present: Cllrs Ferguson, Fox, Green, Kidd, Lingard, Murray, Newcombe, Ireland, Sutcliffe and Weale (Chairperson).

In attendance: C Allen (Acting Parish Clerk), Lucy Harman (Architect representing Mr Wilton), Kerenza Moore (Cornish Times) and 27 members of the public.

210/21 Apologies Cllr Ryan.

211/21 Declarations of interest. None.

Cllr Weale acknowledged that most of the individuals in the hall would have some interest in the Planning application due to be discussed. He confirmed that he taken advice from Cornwall Council on this matter. Only members of the Council who would derive personal or pecuniary benefit from this application need to formally declare an interest.

Cllr Sutcliffe read a personal statement confirming that she was a supporter of the Rame Protection group and she had contributed financially to the judicial review. However, it was her intention to keep an open mind and make her decisions based on considered evidence.

212/21 Chairman's Report.

Cllr Weale explained that the Parish Council (PC) had a lot of work to do and plenty of issues to contend with at the moment. He hoped once planning process relating to this particular application was concluded the members would be allowed to move on and start addressing wider community-based issues like the toilets, road and sea safety, seawalls etc.

Cllr Weale confirmed that Cornwall Council had invited the PC to re-visit this application, but there was no legal requirement for them to take any further action or make any additional comments. However, if the PC wished they could apply to make a presentation to the Cornwall Planning Committee on 12th July.

Cllr Weale welcomed Lucy Harman who is the applicant's architect, she has kindly agreed to attend the meeting to explain the proposal and take questions on behalf of the applicant.

The PC had received 24 emails since 21/6/2021 opposing the application. No correspondence had been received supporting the application before the meeting.

Cllr Weale proposed that once the Public forum was open, priority would be given to parishioners and then members of the public.

213/21 Public Forum.

Mr Cross (Rame Protection group) explained in depth why he believed the application should not be approved based on national, Cornwall AONB and local planning legislation.

Ms Young (resident of the parish) questioned why the parishioners had not be consulted on this resubmission. It was explained that there was no legal requirement to do so but the current open forum afforded the opportunity to raise issues.

Mr Shepherd (resident of the parish and previous member of the PC) supported the applicants right to be able to live in suitable housing for his family near to his farming business.

Ms Green (resident of the parish) challenged Cllr Sutcliffe's statement that she had no declaration of interest in this case. Cllr Weale re-confirmed the advice he had received from Cornwall Association of Local Councils (CALC).

Mrs Ryan (resident of the parish) questioned what livestock the applicant owned. This question remained unanswered.

Mr Taylor (resident of the parish) noted that he felt there was a necessity for some development in the ANOB to meet local housing needs. Cllr Weale felt this issue should be considered by the PC at a later date.

Mr Moore (member of the public) spoke in support of the applicant, commending his years of public service to the community and his need to live in the local vicinity of his work.

Mr Steenhagen (member of the public), supported the recommendations of the Cornwall Council Planning Officer and the ANOB Planning Officer who opposed this application He also cited the Judicial Review findings that reported that the application breached Cornwall Council planning policy.

All questions from the floor were considered.

Cllr Weale informed the floor that they could continue to make comments on the Cornwall Council planning portal if they so wished.

214/21 Presentation by Lucy Harman re : Planning Application PA20/03747 Development of an agricultural dwelling, garage and parking near Rame Head.

Ms Harman addressed several of the issues raised by the Public.

She informed members that The Chief County Land Agent had completed a comprehensive audit of the Penmillard Farm who had confirmed that there was an essential need for

housing and recommended that 2 additional houses were required on Penmillard Farm. She confirmed that he had fully supported this application.

Ms Harman confirmed that many villages were in an ANOB and that developments had not been precluded from being built.

Ms Harman believed that the property was designed to accommodate Mr Wilton's family's needs and that she had looked at other housing in the ANOB, so she felt her design was in-keeping with similar local properties and not excessive in size.

She also explained that the property would sit in a natural bowl and so would not be visually imposing.

Cllr Kidd raised the issue of whether there was a compelling need for this property, when the Rame Neighbourhood Development Plan did not raise the need for agricultural workers dwellings. He also asked why the landowner had not provided the additional dwellings on the farm if they were indeed essential. She confirmed that the proposed dwelling was on private land and not tied to the farm. Ms Harman also confirmed that an application to change the zoning of the property to residential could be made in the future.

Cllr Green highlighted that within AONBs there is a difference between a greenfield site on an iconic headland versus a brown field development within the built environment.

Cllr Green highlighted that if the development was viewed through a NW-SE orientation, the building would be at the top of a ridge line prominent from Rame Head and Whitsand Bay.

Cllr Green questioned the viability of the proposed tree planting scheme on an exposed headland. Ms Harman said advice had been sought on this matter.

Cllr Ferguson asked for confirmation where he farmed his sheep, as she understood that the sheep grazing on this land were not in fact his but belonged to a farmer based in Millbrook, some 3 miles away.

Ms Harman could not comment.

Cllr Weale asked about the Eco credentials of the build. Ms Harman confirmed that an Air source pump would be installed and insulation.

215/21 Parish Councillors discussion.

Cllr Weale summarised that due consideration should be given to the applicant's needs, the comments from the public, ANOB planning officer, Chief County Land Agent, Cornwall Council Planning Officer, the findings of the Judicial review and the fact that Mount

Edgcombe Estate had declined an application to build a new property or renovate an existing property on Penmillard farm. Members should decide whether the farming, socio-economic benefits outweigh the impact of this property being built on a site of outstanding natural beauty.

It was pointed out by Cllr Green that at a recent training session attended by all members, they were advised that when considering an application, the personal circumstances of an applicant was not deemed to be of material importance and should not be taken into account when making a decision regarding applications.

Several councillors had visited the site prior to the meeting.

There were conflicting opinions as to whether the dwelling was visually obtrusive on the landscape.

Concerns were raised over the Lidar mapping report included in the application, doubts that Ms Harman was unable to resolve.

Action: Cllr Weale to pursue with Cornwall Council Planning Officer.

Motion: Should the Parish Council make presentation to Cornwall Council regarding this application?

All in favour.

Motion: Does the Parish Council agree with this application?

Vote 6 against, 4 in favour.

Action: Cllr Weale/ Clerk to request that Maker with Rame PC make a 3 minute presentation to the Cornwall Planning Committee on 12th July 2021.

Action: Cllr Sutcliffe to represent the PC at this meeting.

8.30pm Meeting adjourned for 2 minutes to allow members of the public to leave.

8.30pm Cllr Newcombe left the meeting.

216/21 2020/2021 Annual Governance and Accountability Return 2020/21.

The Agar submitted will be available to view on the Maker with Rame website:

<https://www.mwrpc.org/>

216/21 Annual Audit Internal report

The full Council noted the Annual Audit Internal report completed by /Mr Murphy.

Mr Murphy had some concerns as the paperwork was not complete, and he pointed

out that the financial procedures were not always in accordance with the PC's policies. However, he did sign them off.

216/21 b. Annual Governance Statement for 2020/21.

The full Council reviewed and the Chair signed Annual Governance Statement for 2020/21. All boxes 1-8 were answered No as the PC did not feel it had the evidence to confirm that the Financial Regulations had been followed in 2020/21 and that no formal handover had been conducted with the new PC. Most members were not elected until 8th May 2021.

216/21 c. Accounting Statements 2020/21.

The full Council reviewed and approved the Accounting Statement 2020/21. The Chair and Clerk / RFO signed the statement.

216/21 d Explanation of 'exceptionally high' reserves.

As the reserves of the PC carried forward on 31/3/2021 were more than 2 years annual precept, the PC has to explain why they hold such high reserves. In previous years no specific reserves have been reported. The high level of reserve had also been reported to the CALC.

It was agreed that £ 75,000 should be reported as a specific reserve earmarked for a previously proposed Fourlanesend Carpark project.

216/21 e Notice of public rights.

The public have the right to inspect and make copies of the accounting records for the 2020/21 Financial year which relate to the audit from the period 1st July 2021 and 11th August 2021 by prior appointment and reasonable notice with the clerk, either by email to makerwithramepc@gmail.com or in writing to 21 Hounster Dr, Millbrook PL101BZ.

216/21 f Asset register.

Mr Murphy and the Clerk have both identified anomalies in the record keeping relating to the Assets owned by the PC.

Action: Clerk / PC members to obtain all the relevant information to update the Asset register in due course.

216/21 g Management report 2020/21.

RECEIPTS AND PAYMENTS REPORT 2021/21

Actual
2020/21

£

Brought Forward 1.4.2020

£137,148

RECEIPTS

Precept	£77,360
CTS Grant	£950
Boat park	£2,300
Toilet Donation	£0
VAT refund	£0
Mount Edgecumbe	£300
Bank Interest	£43
Lmp(footpath grant from CC)	£1,011
Donation	£100

Total Income

£82,064

PAYMENTS

VAT	£1,261.42
Playground maintenance and repairs	£633.73
Maintenance	£478.00
Salaries	£13,086.64
Nest	£370.80
Hmrc	£201.93
Clerk exp	£1,196.75
Training/ Subscriptions	£815.55
Grass Control	£7,780.00
Zoom	£83.93
Hall Rent	£0.00
Dog Warden	£1,009.42
Ndp website	£16.67
Misc	£100.79
Laptop purchase	£843.31
Audit fee	£738.00
Grants	£8,250.00
Ico	£40.00

Ict licenses/ hosting fee etc	£509.25
Toilet cleaning	£6,380.00
Toilet supplies	£1,199.03
Toilet lighting	£553.70
Toilet water	£1,080.04
Toilet rates	£1,374.75
Toilet maintenance	£101.96
Street lighting	£1,467.26
Swimming buoys	£1,041.66
Insurance	£2,090.57
Total Payments	£52,705.16
Profit/ (Loss)	£29,359.12
Carry forward 31.3.2021	£166,506.87

217.21 Date of next meeting 8th July 2021 ,7pm Maker with Rame Community Hall.