

## **Marhamchurch Parish Council**

Tuesday 8<sup>th</sup> December 2015

An Extraordinary meeting of the Parish Council was held in the Marhamchurch Village Hall on the above date at 7.40pm.

**Councillors present:** Chairman Mr R Hockin, Messrs M Grills, R Blewett, S Colwill, T O'Sullivan, J Petherick, T Edwards and Mrs F Hunt.

Also in attendance Cllr N Chopak and the Clerk Mrs B Heathcote

Approximately 20 members of the public were present for part of the meeting including Mr J Schuttacker from Westcountry Land

**Apologies** Mr T Perry and Mrs I Waterhouse

### **Declarations of Interest**

15/250 Messrs R G Blewett and T O'Sullivan re Planning Application PA15/09444. Mr T O'Sullivan stated that his interest is not pecuniary but is due to his relationship with the landowner who is a client of his.

### **Dispensations**

15/251 No requests received

### **Public Open Session**

15/252 Questions and comments in relation to PA15/09444 were raised by members of the public and these included: concerns about the impact of the existing sewage system, flooding in and around properties in Hobbacott Lane – especially on the opposite side of the road to the development. Queries were also raised whether the affordable properties would actually be affordable and how would the affordable housing be managed. Mr Schuttacker responded to some questions and advised that properly maintained and services attenuation tanks will be installed and they have to ensure that any development will not adversely impact on existing drainage systems; he advised that the number and size of affordable housing and the split between rental and sale will be governed by CC in a 106 Agreement. As an estimate (comparing with other similar properties in some of their other schemes in Cornwall) he estimated that 2 bedroom property would be £120,000 and 3 bedroom property £130,000. At the moment CC are wishing to have 6 rental and 4 for sale affordable properties. The proposal, according to Government policy is a cross-subsidy scheme and all affordable housing properties will be administered by a Housing Association. Concerns were also expressed about the already busy road and safety issues – especially for pedestrians. Other comments included the need for the village/parish to have properties that are affordable for parishioners and locals who are already living in the area in rental accommodation and are very keen to stay in the area but would like to be able to buy. Also that the village needs a mix of people to continue to support the existing amenities in the village.

### **Planning:**

15/253 Applications:

PA15/09444 - Proposed Residential Development (Cross Subsidy Scheme) for 20 New Dwellings (10 affordable and 10 open market) associated landscaping, access road and services. Land South of Little Elm Hobbacott Lane Marhamchurch. Mr Justin Dodge, Westcountry Land.

Messrs R Blewett and T O'Sullivan left the room.

The councillors examined the plans and had a long discussion about the proposal. It was noted that there are around 40 letters on the planning website and that they are roughly split equally between supporters and objectors. Following the discussion and noting the matters raised during the Open Session, the Councillors felt unable to make a proposal either way without more information. It was resolved that the Clerk will write to the planning officer requesting reports from SWW, the Environmental Agency and Highways. Cllr N Chopak advised that at this stage it is not the right time to request a site meeting but to await the response from the Planning Officer.

Messrs R Blewett and T O'Sullivan returned to the room.

**Finance**

15/254 Following changes to the schedule – no payment for the Methodist Room and increase of £22.99 for Mr Amos Yeo (to include week ending 18.12.15 and reimbursement for cleaning materials), payments totalling £4679.66 were approved. The payee on Cheque No 002315 from last month was altered and signed. It was agreed that the Clerk will delay sending cheques to Marhamchurch Pre-School, St Marwenne PCC and FoBSP until they have supplied the appropriate paperwork. It was noted that the accounts for Marhamchurch Community Shop are awaited.

**Urgent Matters raised with the Chairman since the Agenda was published.**

15/255a Mr T O'Sullivan advised that according to the decision in respect of the claim made that he had breached the Code of Conduct (in relation to comments on Facebook), he has written a letter of apology to Mr C Jopling who had made the complaint. Mr T O'Sullivan commented on matters relating to the process which he found disturbing and inappropriate. Mr T O'Sullivan asked Cllr N Chopak if she was aware of any county councillor involvement relating to the Code of Conduct complaints process and her response was that she was governed by the confidentiality constraints and therefore unable to comment.

15/255b Mr T O'Sullivan presented a letter to the parish council tendering his resignation as a Parish Councillor. He commented that he now has a greater appreciation of the work put in by Parish Councillors and for the amount of work undertaken by the Clerk which is valued and, in his opinion, not reflected in the modest remuneration. The Chairman expressed regret that Mr O'Sullivan has made this decision and thanked him for his hard work, time and input during his time as Parish Councillor and for his comments of support.