

Porthleven Town Council
MINUTES OF THE TOWN COUNCIL MEETING, HELD
AT INSTITUTE COTTAGE, CLIFF ROAD
ON THURSDAY, 14th JULY 2022 @ 7pm

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| Present: | Cllr. Toy (in the Chair) | Cllr. Osmond | Cllr. Short |
| In Attendance: | Julie Lansdowne – Cornwall Council Affordable Housing Team | Nicky Mannell - Cornwall Council Affordable Housing Team | Alec Short – Porthleven Arts Festival |
| | Suzie Inman – Porthleven Arts Festival | | |
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| Minute | AGENDA ITEMS | Action |
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| | <p>Apologies for Absence Cllrs. Munday, Shainberg, Berryman, Port, Plunkett & Davies and Corrie Thompson (Clerk) forwarded their apologies</p> <p>Declaration of Interests None</p> | |
| 036/2223 | <p>Minutes of the:</p> <ul style="list-style-type: none"> • Town Council meeting held on 9th June Proposed from the Chair and AGREED as a true and accurate record • Special Town Council meeting held on 29th June Proposed from the Chair and AGREED as a true and accurate record | |
| 0372223 | <p>Matters arising from the minutes of the:</p> <ul style="list-style-type: none"> • Town Council meeting held on 9th June None • Special Town Council meeting held on 29th June None | |
| 038/2223 | <p>Planning – to receive and comment <u>Planning Public Participation</u> None</p> <p><u>Category 1 applications:</u></p> <p>PA22/05319 Dynargh, Salt Cellar Hill – Reserved matters of access, appearance, landscaping, layout and scale following outline consent PA21/03252 dated 19.05.2021 Applicant: Mr Darren Hendy Discussed Deferred with recommendation that Councillors view the site before a decision is made</p> <p>PA22/06200</p> | Clerk |

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| | <p>13 The Crescent – Enlargement of existing conservatory to front of property Applicant: Mrs B Clark Discussed Proposed by Cllr. Osmond, seconded by Cllr. Toy, and AGREED to support this application <u>Category 2 applications:</u> None</p> | Clerk |
| 039/2223 | <p>Public participation (non-planning matters) Mr Short addressed the Town Council to discuss a potential joint venture with Porthleven Arts Community, 'Bickford Smith Creative Community Project', underpinned with £200k funding, for the renovation / operation of the Bickford Smith Institute.</p> | |
| 040/2223 | <p>Observations upon matters raised during Public Participation Councillors noted concern on some items including the proposed lease for a joint trust between the Bickford Smith Institute and Porthleven Arts Community, reiterating that the Town Council will retain guardianship / ownership and that the Bickford Smith Institute must be made available for the community as a whole and not just one section of it. Mr Short confirmed that Porthleven Arts Community would review their proposal and resubmit</p> | |
| 041/2223 | <p>Mayor's Report The Mayor reported: Attending Mazey Day and reception held by the High Sheriff of Cornwall to represent the Town Council</p> | |
| 042/2223 | <p>Deputy Mayor's Report The Deputy Mayor reported that the detached Youth Workers are now in place and that she is arranging to meet them</p> | |
| 043/2223 | <p>Town Clerk's Report Town Clerk reported the following: CIL Expression of Interest – The Moors Play Park The Town Council were unsuccessful in their application for CIL funding, the requests received totaled more than 12 times the amount of funding available. Clerk to research other options for funding to replace the play equipment on the Moors.</p> | Clerk |
| 044/2223 | <p>Cornwall Councillor Report Cllr. Keeling provided the following report on a number of items including: Elected, back in again unanimously, as Chairman of the Customers and Service Overview and Scrutiny Committee. The devolution deal depends on which of the 3 levels we wish to go for with level 3 seeming to be one that's favoured at the moment. The proposed planning reforms through the Levelling up and Regeneration Bill, but these will unlikely be enacted until 2024.</p> <ul style="list-style-type: none"> • More powers to force landlords to rent out empty shops. • April 2024 second homes that are furnished but not occupied will be charged 200% | |

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| | <ul style="list-style-type: none"> • Higher rate of council tax for long term empty homes after one year instead of two. • Greater weight to be given to Local Plans and Neighbourhood Plans, but Local Plans limited to local issues and national policies developed by government. • A new proposal for street votes and simpler Neighbourhood Plans. • Simpler planning application process • Enforcement loopholes will be closed • Protecting Heritage – designated heritage assets will be given the weight as listed buildings and conservation areas. <p>There will also be a review on short-term tourist accommodation and particularly Airbnb. The review looks at the effect of short-term holiday lets for those living in popular tourist destinations. Though Airbnb have helped boost tourism across the country, there is a need to ensure this does not drive residents out of their communities. This review will give a better understanding of how short-term lets are affecting housing supply locally, to make sure the tourism sector works for both residents and tourists alike.</p> <p>With the reduction in the number of Community Link Officers there is a proposal to have 10 Community Area Partnerships (CAPs). At a meeting of the present 19 Community Network Area Chairs and Vice-chairs last week the proposals were greeted with no enthusiasm at all. Comments were sought from all Network areas chairs/vice chairs and generally it was asked that the Portfolio Holder to take it back to the drawing board and start again. There needs to be a wider discussion with local communities and town and parish councils. After all, this is localism and should be driven bottom up not top down. I commented about the dilution of rural areas when combined with large towns like Falmouth and Helston. Resources will also be a huge hurdle and that needs to be addressed sooner than later.</p> | |
| 045/2223 | <p>Accounts Accounts for payment The Mayor provided a detail of accounts for approval provided by the Clerk Discussed Proposed from the Chair and AGREED</p> | Clerk |
| 046/2223 | <p>Requests for Financial Support None</p> | |
| 047/2223 | <p>Reports on Meetings Attended as a representative of Porthleven Town Council None</p> | |
| 048/2223 | <p>Cornwall Council – Affordable Housing <i>The Mayor suspended standing orders to allow open discussion</i> Julia Lansdowne and Nicky Mannell, Cornwall Council Affordable Housing Team, provided the Town Council with a presentation on Affordable Housing within Porthleven / Cornwall, copy attached S.106 breaches and removals were discussed at length with examples of sales at full market value, the key part being that this should only happen if the property had been stair-cased occupant owned 100% and which Porthleven Town Council is aware is not the case. The Cornwall Council</p> | |

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| | <p>team said this would be looked into. Also, the s.106 removal on the new builds of holiday homes in Porthleven, Porthleven Town Council had tried to source information but had been met with mostly silence. Cornwall Council to investigate and report back. A report of statistics showed the number of families waiting for Social Housing in Porthleven with a local connection and they confirmed that Coastline had 193 units in the area. Liaison would happen between Cornwall Council and housing associations, Coastline in particular, to open communication channels. The earmarked land for new builds for affordable and social housing as part of the Porthleven plan was also discussed.</p> | |
| 049/2223 | <p>Social Housing Allocation</p> <p>The Mayor presented request Lanteglos by Fowey Parish Council to appeal for more transparency regarding allocation of social housing as a collective of local councils</p> <p>Discussed</p> <p>Supported in principle, to be discussed in more detail by the full Town Council</p> | Clerk |
| | <p>Proposed from the Chair and AGREED in accordance with provisions of the Public Bodies (Admission to Meetings) Act 1960, section 2; the following items will be discussed by the Council in closed session.</p> | |
| 050/2223 | <p>Bickford Smith Institute</p> <p>The Mayor reported:</p> <p>Corwdfunder – discussions are taking place with local film makers to set direction for crowdfunder launch video</p> <p>Listed Building Consent – work currently being undertaken to complete the listed building application to replace roof / windows and pointing works</p> <p>Legal position discussed</p> <p>Proposed from the Chair and AGREED to instruct Clerk to seek legal clarification with regards to moving forward</p> | Clerk |

There being no further business, the meeting closed at 8.30pm

Signature: Cllr. Toy, Mayor

Date: 11th August 2022

JULY 2022 - EXPENDITURE EXCEEDING £100

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| CORNWALL COUNCIL: Non Domestic Rates Shrubberies Car Park | £ 114.00 |
| CORNWALL COUNCIL: Non Domestic Rates Institute Cottage | £ 225.00 |
| RICOH: Photocopier Jun - Aug / photocopies Mar - Apr | £ 117.90 |
| STAFFING COSTS: All staff related costs including pension, NI, Tax, HM Revenue Payments etc | £ 6,785.55 |
| PROLUDIC: Replacement slide section and various parts | £ 1,556.26 |

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| R & M CLEANERS: Removal of grease from bus shelter roof | £ 600.00 |
| HUDSON ACCOUNTING: Internal Year End Audit 2021/22 | £ 350.00 |
| GLOW COMPANY: Torchlight - procession candles | £ 1,125.83 |
| RGB BUILDING SUPPLIES: materials for maintenance of public toilets and play equipment | £ 149.12 |
| EDF: Insitute Light (quarterly) | £ 222.80 |
| INDEPENDENT RURAL SERVICES: Ground Maintenance | £ 776.00 |
| IAN GREGORY: replacement guttering / associated works to Institute toilets, repairs / maintenance to play park equipment, supply / install cubicle locks and installation of replacement toilet roll holders / soap dispensers in public toilets | £ 1,049.92 |