



Minutes – Full Council

Minutes of the Extra Ordinary Parish Council Meeting held at the Council Chambers, Chyanhale, Ponsmere Valley, Perranporth, TR6 ODB at 7pm, 15 July 2024

1. To note Councilors present

Cllrs Gaisford, Arthur, Bowers, Byfield (arrived 7.20pm), Higgins, Hunter, Rogers, Trevethan, Wyn Jones and Yeo.

Also in attendance: Amanda Lash (Clerk).

2. To receive apologies for absence and reasons

Apologies were received and accepted from Cllrs Lawrence and White. Cllr Pentecost gave apologies mid-meeting.

Proposed: Cllr Higgins **Seconded: Cllr Yeo** **unan** **179/24/FC**

3. Declarations of Interest and Dispensations Granted

Cllrs Wyn Jones, Arthur, Higgins – (5b) Non-registerable Item 10

Proposed: Cllr Bowers **Seconded: Cllr Trevethan** **unan** **180/24/FC**

4. Public Question Time

None.

181/24/FC

5. Minutes of Last Meeting

It was **resolved** to approve the Minutes held on 24 June 2024

Proposed: Cllr Bowers **Seconded: Cllr Yeo** **4-0 (5abs)** **182/24/FC**

6. To receive any reports from outside bodies

Cllr Yeo gave CAP update with regards to the CAP meetings. Two priorities moving towards. First is young people. CAP has several officers in CC that work with youth. In future, officers will be able to provide a written response. Officers apparently have spoken with youth at Perranporth and Goonhavern. Cllr Higgins has contacted Sally Saunders who has been in contact with Sarah Bull (Community Network Manager for North Cornwall). Will come back with information on this. One scheme police keen to support is giving away cycles that have been stolen and not claimed. This is in response to transport issues. Police Liaison Group holding a public meeting Threemilestone on 18th between 3-6pm. Hoping reporting of stats for local area will be re-introduced. Second priority is the environmental group. South West Water provision not currently adequate. Affecting whole area. Will have detail in due course. Cllr Rogers reported that SW Water currently modelling the system at Bolingey (working out what can be dealt with through the network, and whether pumps or overflow system needed). **183/24/FC**

7. To receive any reports from Cornwall Councillors

Cllr Arthur reported he is not taking the secondary school application to Strategic as has had assurances regarding flood lights and other issues raised (including future proofing use of pitches with flood lights). Little Hendrawna planning application will be taking to committee (if it goes). Has planning in principle, however this is a wildlife haven and also separates old Perranporth to new Perranporth. Need buffer. Hoping won't get to that stage. **184/24/FC**

Signature: 

Date: 22/7/2024

8. To resolve on returning the £5k bond to the Watering Hole for Bands in the Sands

Cllr Gaisford reported that the plan that was drawn did not match leased area. Property Manager liaised with tenant and was dealt with. Clerk confirmed in previous correspondence that they had agreed to use updated plan for September Bands in the Sands. Appears issue with health and safety of the event. Clerk to contact Licensing Officer. It was **resolved** to return the £5k bond for Bands in the Sands. Further discussion regarding events on the beach will be had at the next Finance & Operations Meeting. Clerk to instruct Finance Officer to return bond.

Proposed: Cllr Bowers

Seconded: Cllr Hunter

6-1 (2abs)

185/24/FC

Cllr Byfield arrived 7.20pm

9. To resolve on instructing RJ Trevail to install a septic tank at Unit 6 Cligga at a total cost of £14,799 plus VAT, plus £1,489 plus VAT to supply 4000l Gamma septic tank.

Cllr Rogers updated members. South West Water looking at an application for first time sewerage. Will take time, so need to provide for Unit 6. Septic tank is cheapest option. No moving parts, pumps or electrics required. Cllr Gaisford went into more historic detail and proposed system. Might have impact on future development in the area if first time sewerage system approved. Cllr Hunter queried size of proposed tank and whether it is prudent to increase the size to futureproof for other future units. Discussion took place and did not feel value in a larger tank; however Cllr Rogers will check size. Cllr Rogers to contact EDS and get recommendations for 2 more quotations. Cllr Gaisford stressed the urgency.

It was **resolved** not to instruct RJ Trevail and to get another 2 quotations (due to the value of the work). Clerk to send amended drawings with manholes alongside specification.

Proposed: Cllr Arthur

Seconded: Cllr Trevethan

9-0 (1abs)

186/24/FC

10. To continue discussions on the Strategic Plan for PPC Property Portfolio/Options Assessment and resolve on any further actions and associated costs

Cllr Gaisford outlined the Objectives and Key Results document and progress made so far. These were developed further from the 2023-25 Draft Strategic Objectives document to make the results clear and outline what is required to achieve those results. This document supports the Strategic Plan for PPC Property Portfolio to be discussed at this meeting as some objectives have not had key results set. These documents will assist in budgeting and forecasting, short term, medium and long term objectives and key results, together with consultation documentation.

187/24/FC

(a) Discuss amended plan for 8 Boscawen Road

8 Boscawen Road amended plans were discussed. Amended plan shows increased public space/library of 49.3sq m (from 62.2sqm to 111.5sq m). Cost of moving the library equates to £5,274 per sqm. Clerk outlined costs and financial implications. Approximate cost £258-£280k plus £15-£20k to move IT. Amount spent on the property to date £390k. Could be looking at a potential spending of up to £690k on the building. Clerk referred to Statutory Guidance on Local Government Investments (3rd edition) para 37, "local authorities should consider whether the asset retains sufficient value" and "investment to provide security against loss, using the fair value model in International Accounting Standard 40. A lot of money has already been spent so need to consider if the building is worth the further investment. Could costs be recouped in future if needed to sell? Cllr Byfield felt that if PPC were to buy a purpose-built building in the centre of Perranporth, it would cost similar amount. Therefore it represents value. Vacating library could potentially necessitate the need to support Museum until it finds a tenant. Addressed concerns raised by office staff regarding moving the parish offices to the Library. Understand reasons why staff do not want to go there (poor ventilation, lack of parking etc.). Cllr Arthur addressed issue of parking for staff/councillors at the library. If the library did move to 8 Boscawen Road, then staff and councillors could park there or Wheal Leisure. Lone working – staff could have a hot desk at the Bank to avoid long working. Clerk raised concerns about meeting space. Whilst office space comparative in the Library, there is no provision to hold full

Signature: 

Date: 22/7/2024

council meetings. Further detail of this discussion reflected in the updated v4 of the Strategic Plan for Property Portfolio/Options Assessment. 188/24/FC

Cllr Trevethan suggested demolishing offices and rugby club to create a larger steel structured building which would incorporate all facilities (library, rugby club, youth club, offices and provision for doctors surgery). Would require funding. Questions raised as to whether PPC want to "put all our eggs into one basket". Cllr Wyn Jones reported that the Golf Club has offered land for doctors (advanced plans in place). Cllr Byfield agreed with Cllr Trevethan's vision for Ponsmere Valley – to have all facilities in one location, however this would be a long-term strategy for provision. This would require planning and funding and is not deliverable in the short term. The community is looking for PPC to deliver facilities now. Clerk stated that it is prudent to have a short, medium and long term plan, in order to set objectives, budget and to forecast. Cllr Byfield - good to think about other services, but need to address urgent needs. Consultation highlighted youth provision and enhancing the library offer and services. 189/24/FC

(b) Estimated costs for works to enable rentable space 8 Boscawen Road
Estimated costs were noted. Minutes reflected in the Strategic Plan for PPC Property Portfolio. 190/24/FC

(c) Plan of offices if moved to the Library
Plan of offices were discussed and the estimated costs of £37k **noted**. Further discussion reflected in the Strategic Plan for Property Portfolio. 191/24/FC

(d) Results of opening up works were noted. Footings sufficient. Would not be able to store heavy items upstairs but could function as an office. Further discussion reflected in the Strategic Plan for Property Portfolio. 192/24/FC

After further discussion and looking at options (selling, renting out, variations of location of parish offices, it was **resolved** to undertake further options assessments on the following:

- Move library to 8 Boscawen Road to create a Community Hub. Explore feasibility of Parish Offices moving to the Library (ventilation investigations required). Rent out Parish Offices and/or use for Youth Facility/Toilets/Sports use/café.
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- Move library to 8 Boscawen Road to create a Community Hub and explore feasibility of parish offices moving upstairs (including break out room and kitchen), with downstairs to rent out/use for Youth Facility/Toilets/Sports use/café.

Proposed: Cllr Byfield Seconded: Cllr Hunter 6-0 (4abs) 193/24/FC

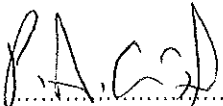
11. Public Bodies (Admission to Meetings) Act 1960. In view of the confidential or special nature of the business about to be transacted, it is advisable that the press and public be excluded and instructed to withdraw during the discussions for the following items: Sensitive Commercial Information/Lease

Proposed: Cllr Hunter Seconded: Cllr Yeo unan 194/24/FC

Deferred until the next meeting. Awaiting update from the Property Manager. 195/24/FC

12. To note date of next Full Council Meeting: Monday 22 July 2024 196/24/FC

There being no further business the Chair closed the meeting at 8.55pm

Signature: 

Date: 22/7/2024

