

St Dennis Parish Council
Minutes of the Consolidated Committee's Meeting held at ClayTAWC on
Wednesday 18th October 2023 at 7.00 pm.

The Chair of the Parish Council welcomed all present to the October Consolidated Committee's meeting. All Cllrs present were given voting rights for each section of the meeting.

Present: Cllr Clarke (Chair), Cllr Burnett (Vice Chair). Cllr Edmunds, Cllr Harwood, Cllr Hawkins, Cllr Griffin & Cllr Kelsey.

In Attendance: Lynn Clarke Clerk, Cornwall Councillor Dick Cole (CC Cole) and two representatives from planning application PA23/04860.

CC24/23 Apologies.

None.

CC25/23 Declarations of Interest.

None.

The Chair reminded those present that if any matter arises during the meeting, advice should be sought from the Clerk and the Chair before continuing.

CC26/23 Public Participation.

- a) Cllr Clarke requested permission to bring item 11 forwards for discussion under public participation. This was approved by those present.

Concerns were expressed that if permission was granted the village would be losing a community asset, jobs would be lost as a result of the closure of the business. In addition to this, residents would have to travel to obtain Fish & Chips and not all residents are able to do this.

The representatives present advised that it is not their intention to close the business. Alternative options are being considered including options for a manager to run the business.

Clarification was sought on the application for 2 self-contained flats as permission has already been granted for one self-contained unit at the rear of the property. Councillors were informed that extensive work is required to the roofs of both sections of the building which they have been advised requires an additional application. It was again emphasised that it is not the intention to close the Chip Shop if at all possible.

Cllr Edmunds asked if there was a link to the business failing and Covid-19 and was informed this is a contributing factor but the rising costs due to inflation are also having an impact.

Cllr Clarke thanked the representatives for attending and for answering the questions put forward.

- b) CC Cole advised that the proposed changes from the Affordable Housing Review are being drafted and CC Cole will keep the Parish Council updated on proposed changes.

CC27/23 To adopt the minutes of the Consolidated Committee Meeting on the 21st September 2023.

It was **Resolved** to adopt the minutes. All present in favour.

General Purpose, Finance & Audit:

Cllr Burnett presided as Chair and led this section of the meeting.

CC28/23 To adopt the changes made to the [Quotations and Tenders Policy](#).

It was **Resolved** - To adopt the changes with the typos highlighted corrected. All present in favour.

CC29/23 To approve the funding agreement with Cornwall Council for residential neighbourhood payments.

It was **Resolved** to accept and sign the agreement. All present in favour.

Signed:
Chair of the General Purpose, Finance & Audit Committee.

Cemetery:

Cllr Edmunds presided as Chair and led this section of the meeting.

CC30/23 To review the [Cemetery Risk Assessment](#).

It was agreed to add an additional section for the safe management of kerb edging when it is temporarily removed. With the inclusion of this section, it was **Resolved** to adopt the revised risk assessment. All present in favour.

CC31/23 To consider the use and associated costs of Scribe Cemetery software for maintaining Cemetery Records.

It was **Resolved** to approve the software and the associated costs. It was noted that the initial cost would be higher at £597.00 + VAT due to the onboarding costs and set up fees. All present in favour.

Signed:
Chair of the Cemetery Committee.

Planning

Cllr Clarke presided as Chair and led this section of the meeting.

CC32/23 To retrospectively agree decisions made via email.

It was **Resolved** to agree the decision of no objection subject to sufficient welfare facilities being provided. On application PA23/05376. All present in favour.

CC33/23 Updates on Previous applications discussed.

None.

CC34/23 Planning Applications Received.

PA23/05489 – Conversion of café premises into 2 one-bedroom flats. Existing section of flat roof replaced with pitch roof – Kays Fish & Chip Shop, Fore Street, St Dennis, St Austell.

This application was discussed at length, and it was noted that the applicants are trying to maintain a business on the premises, despite this application being submitted.

This was put to a vote, and it was **Resolved** to submit a no objection response. Six to one in favour.

PA23/04860 – Application for Outline Planning Permission with all matters reserved for the construction of a sustainable self-build dwelling and associated works. Land Southeast of Jubilee Terrace, Hendra Road, St Dennis.

It was **Resolved** to object to this application. Concerns raised Loss of privacy, light and overshadowing. Access egress from the site. Water runoff and drainage concerns. The proposed development is out of character with existing. Cramped and intensive development of the area. Amongst other non-material issues such as problems arising during construction and possible private issues between neighbours.

CC35/23 Any other applications received up to the time of the meeting.

None.

Signed:
Chair of the Planning Committee.

Standing order 3e

That in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public be temporarily excluded, and they are requested to withdraw.

CC36/23 Confidential items –

None.

Meeting closed 8.05 pm.

Signed:
Chair of the Parish Council