

Crowan Parish Council

MINUTES OF THE FULL COUNCIL MEETING

HELD IN THE PARISH ROOMS, CROWAN

ON THURSDAY, 12th FEBRUARY 2015 @ 7.15pm

Minutes of Council Meetings are available to view on www.crowan.org.uk; on the Crowan and Leedstown Notice Boards; on Nancegollan and Townshend Village Hall Notice Boards and in Praze Post Office.

Present:	Cllr. Muriel (Chairman) Cllr. Henwood Cllr. Tripp	Cllr. Brown Cllr. Dr. Jenkin (PC/CC) Cllr. Webb	Cllr. Christophers Cllr. Parnell
In Attendance:	Mrs Thompson (Clerk)		
Minute	AGENDA ITEMS		Action
	<p><u>Prayers</u> – led by the Chair, who advised that anyone not wishing to participate may leave the room and rejoin the meeting later.</p>		
	<p><u>Chairman's Welcome and Public Forum</u> – the Chair welcomed those present, with a particularly warm welcome to the members of the public.</p> <p>Mrs Lynda James spoke regarding her planning application (24b/2015). She has lived there for 16 years and has been active in the community. Due to her financial circumstances she is applying for planning permission, so she can remain in Praze. She pointed out that the application makes provision for parking for the original dwelling as well as the new property.</p> <p>Mr Mike Bradbury, architect, spoke regarding 24c/2015. The outline planning application will allow Mr & Mrs Pascoe (applicants) to remain within the area. Mrs Pascoe's parents own Morven, Horsedowns and it would enable her to look after her parents as they grow older. The aim is to grow sufficient produce on the small-holding to be self-sufficient and would help the local economy. Mr Bradbury said the lane is an established right of way. Mr Pascoe said they would be happy to have an agricultural occupancy condition.</p> <p>The Morven application mentions OS Field 7682, Horsedowns (PA13/11743). Cllr. Muriel pointed out the Parish Council had objected strongly to this planning application. Cllr. Jenkin said the Planning Inspector who had dealt with the appeal on this application had not described this as a sustainable site.</p> <p>Mr & Mrs Pascoe said they would be happy to contribute towards the upkeep on the lane.</p> <p>Mr Neil Trewartha, UKPALS Ltd., spoke regarding planning application PA15/00247 (Minute 24e/2015 refers). He said the case officer was in favour of the application. The dwelling would be made of local stone and should blend in well with surrounding properties. In response to a question he said Highways had not raised any issues with the access.</p> <p>Members had concerns about the number of vehicles using the access road. Cllr. Jenkin asked if the owner would consider creating one access into the site and one out. Mr Trewartha said he thought the intention was to keep the properties separate, but he pointed out that it would be possible to drive in and out in forward gear. He clarified there would be no affordable housing element.</p> <p>Cllr. Henwood spoke regarding 24c/2015, as a member of the public. He said he used the lane regularly and had deeds to prove the lane is a public right of way.</p>		
20/2015	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Henwood in 24c/2015 and 36b[iii]/2015.</p> <p>b. <i>Non-Registerable Interests</i> – none.</p> <p>c. <i>Declaration of Gifts</i> – none.</p>		Clerk to record

	d. <i>Dispensations</i> – none.	
21/2015	<u>Apologies for Absence</u> – Cllrs. Smith (leave); Roberts and Ward (both with work commitment).	
22/2015	<p><u>Outside Bodies</u> –</p> <p>a. <i>Police</i> – PCSO Fuller sent his apologies and advised the crimes reported in January were as follows:</p> <ul style="list-style-type: none"> i. <u>Common Assault</u> – Black Rock, Camborne, currently under investigation. ii. <u>Theft in Nancegollan</u> – this had been investigated as far as reasonably possible but no suspect identified. iii. <u>Use Threatening / Abusive/ Insulting Words / Behaviour to cause Harassment / Alarm / Distress in Leedstown</u> – this was recorded as a crime in error. iv. <u>Assault Causing ABH in Praze</u> – suspect identified. v. <u>Owner of Dog Worrying Livestock in Praze</u> – this is under investigation. <p>The Clerk to request an update on the parking issues that were previously reported in Praze and Leedstown.</p> <p>b. <i>Cornwall Councillor</i> – Cornwall Cllr. Jenkin reported she had been dealing with a number of planning issues. She said Carsize Lane was not on the Transport Plan. She had requested the Dog Warden to visit because of problems of dog fouling around local schools. Cllr. Henwood said there is a similar problem on one of the open spaces at Trethannas Gardens.</p> <p>Cllr. Tripp said vehicles parking by the war memorial are causing a traffic hazard.</p> <p>Cllr. Henwood asked Cllr. Jenkin to take up the case of a disabled gentleman in an electric wheelchair, who had had a near accident on the Leedstown to Praze road. He will provide details to Cllr. Jenkin and the Clerk. What is needed is a pavement in the area around Melrose Cottage. Cllr. Jenkin pointed out that she had already made this request to Highways</p> <p>Cllr. Tripp asked if there had been any response to the complaint about the contaminated land at Leedstown. Cllr. Jenkin said there had been a report. The Clerk to forward a copy to Members.</p> <p>c. <i>Crowan and Wendron Community Network</i> – Cllr. Jenkin reported Wendron would be seeking guidance on the affordable housing project, which Crowan had undertaken. Similarly, they would be interested in the progress Crowan is making with the NDP.</p> <p>d. <i>Helston and South Kerrier Community Network Panel</i> – Cllr. Parnell reported he had attended the meeting held on 4th February 2015. He said the attendance had been disappointing. Discussion had included working with other PCs, when it comes to tendering, etc. There was also the aspect of joining together to buy assets. Joint activities could include youth projects. The next meeting will be on 3rd June 2015.</p> <p>e. <i>Cornwall for Change</i> – (formerly Chacewater PC initiative). Minute 14e/2015 refers. Cllrs. Henwood, Parnell and Ward had attended the meeting held on 11th February 2015 and reported a committee had been set up. The financial information provided was illuminating. The PCs present had all experienced similar issues with CC. Cllr. Parnell said the power in CC lies with officers and the cabinet and this makes it difficult for the ordinary county member to get anything done.</p> <p>The Clerk will circulate a form to enable Members to report any issues with CC to Cornwall for Change. It was RESOLVED to send a letter of support to Cornwall for Change. Cllr. Brown voted against. Cllr. Jenkin said that often CC is forced to take a certain route because of central government.</p> <p>Cllr. Muriel said CC had no concern for its employees, except those at the top. She was no longer employed by CC and was glad to be out of it.</p>	<p>Clerk</p> <p>Cllr Henwood / Cllr. Jenkin</p> <p>Clerk</p> <p>Clerk Clerk</p>

23/2015	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 8th January 2015. The following sentence had been added to Minute 6b/2015: “Cllr. Roberts expressed his dismay at the lack of action from CC’s Enforcement Department and felt this undermined the whole planning system.” With this amendment the Minutes were AGREED as a true record.</p> <p>b. <i>PROW Committee Meeting</i> – 5th February 2015, AGREED as a true record.</p> <p>c. <i>Amenities Committee Meeting</i> – 5th February 2015, AGREED as a true record.</p>	
24/2015	<p><u>Planning Applications Received</u> – Members considered the following:</p> <p>a. <i>PA14/12010, Kencliffe, Fraddam Road, Leedstown</i> – creation of existing domestic garage to dwelling. Formation of new vehicle access, crossover and driveway. Cllr. Henwood and Tripp had visited the site and there are issues with the actual turning circle. They believed that if one vehicle was already parked there, then it would be very difficult for another to turn in the circle. This is over-development of the site, which is becoming very crowded. The size of the garden is not in keeping with surrounding properties. Although not a planning consideration, they were concerned that the existing septic tank was to be used for both properties. It was RESOLVED to object on these grounds.</p> <p>b. <i>PA15/00037, Land Rear of 8 Fore Street, Trethannas Gardens, Praze</i> – erection of a single detached dwelling house. Cllr. Jenkin said that in principle building in the gardens behind Fore Street was not recommended. However, in this case the property had its own dedicated access straight onto the highway. Cllr. Henwood was concerned that this would set a precedent. Four parking spaces are to be provided, for use of the existing and proposed dwelling. Members resolved to make NO COMMENT.</p> <p>c. <i>PA15/00140, Morven, Horsedowns</i> – outline planning for construction of new dwelling. Members acknowledged the access is established. The site is outside the development boundary, but the applicant argued this application is ‘exceptional circumstances’, in that the small-holding will help the local economy. Visually, the impact will be very limited. Cllr. Brown had spoken to the case officer and his initial view is that this is development in the open countryside. In this case, with the small-holding element, there could be an agricultural condition imposed. Members SUPPORT the application, provided an agricultural condition is imposed.</p> <p>d. <i>PA15/00177, The Brambles, Carsize Lane, Leedstown</i> – proposed sunroom / conservatory extension to an existing domestic dwelling. NO OBJECTION</p> <p>e. <i>PA15/00247, Hibernia, Fore Street, Praze</i> – Formation of new access and dropped kerb and erection of pair of semi-detached homes, hard and soft landscaping and associated works. Cllr. Muriel had concerns with the access and the already existing single-file traffic on Fore Street. In approx. 100 yards there are five exits onto the highway. NO OBJECTION, but Member would like consideration to be given to widening the entrance.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
25/2015	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Outstanding Enforcement Issues</i> – Minute 06b/2015 refers. Members received an update on the following:</p> <p>i. <u>EN12/01208, Burntdown Farm, Praze Road, Leedstown</u> – this is an amalgamation of all reported issues. Case officer: Mr Alan Mason, confirms that all of the Planning Contravention Notices had now been completed and returned and that the Council is currently considering the lawful position regarding parts of the development in question:</p> <ul style="list-style-type: none"> • <i>Caravan</i> – it is likely, subject to expediency considerations being satisfied, that an enforcement notice will be issued in relation to the unlawful residential occupation of a caravan located on site which does not benefit from the necessary deemed or express planning permission. 	

<ul style="list-style-type: none"> • <i>Former Piggery</i> – this and other aspects of the investigation may prove to be immune from enforcement action as the evidence indicates at this stage that, on the balance of probability, the former piggery building was converted for residential use and has been used continually for that purpose in excess of 4 years prior to the date of my recent investigations. The Clerk to ask when the owner says occupation of the piggery commenced. • <i>Dwelling-house (Farmhouse)</i> – this does not appear at this stage to have been subdivided or ever used as two separate dwelling houses. The basement appears to have always been part of the main house with no separate self-contained use being evident. • <i>Garage</i> – the garage to the farmhouse appears to be in use for storage purposes only at this stage, it has been confirmed by the landowner that it is not, and never has been used for self-contained residential purposes. <p>ii. <u>EN12/02935, Hillcrest</u> – provision of new building on site. Case officer: Ms Mandy Smith reports the portacabins had now been removed from the site and her case file had been closed.</p> <p>iii. <u>EN13/00843, Windwhistle, Carvolth, Praze</u> – siting of caravans for residential purposes. Case officer: Mr Lee Viner. CC was waiting for Environmental Health to accompany him on a joint visit.</p> <p>iv. <u>EN13/00870, Opposite Crenver Farm House, Praze</u> – alleged breach of conditions W2/PA08/01979/FM. Case officer: Mr Viner. CC had been asked if the case had been closed.</p> <p>v. <u>EN14/01194, Higher Cargenwen Farm, Black Rock</u> – request for confirmation of compliance with enforcement notice issued on 14th January 2013. Case officer: Mr Lee Viner. This case had been ongoing for more than two years. Members requested that the enforcement notice is actioned as a matter of urgency. Cllr. Jenkin is liaising with Mr Viner, including issues with the roof line.</p>	Clerk
<p>b. <i>Enforcement Cases Closed by CC</i> –</p> <p>i. <u>EN14/01890, Dowha Fields, Black Rock</u> – alleged change of use of land to station caravans for residential use. Case officer: Mr Mason.</p> <p>ii. <u>EN14/02097, OS Field 7682, Horsedowns, Praze</u> – alleged breach of conditions attached to appeal decision APP/D08401A/14/2217519:</p> <ul style="list-style-type: none"> • <u>Surface Water Drainage</u> – Mr Mason reported a new planning application (PA15/00190) had been submitted in relation to the discharge of condition No.8 attached to PA13/11743. • <u>Visibility Splay</u> – Mr Mason is satisfied that the works undertaken to date broadly meet with the requirements of condition No.9 and that no further action is required in that regard at this stage. Cllr. Henwood pointed out that the width of the hedge had been reduced, but the height had not been touched. • <u>Caravan Siting and Unit Type</u> – Mr Mason is satisfied that the caravans have been stationed on the land in the approximate position as identified by the applicant and the Planning Inspector. Furthermore, the units that have been stationed on the land both fall within the definition of a caravan as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, of which only one is a static caravan. • <u>Toilet Facilities</u> – Mr Mason had discussed the lack of toilets with the landowner and confirms that temporary toilet facilities exist, but that the composting toilet, as approved by the Planning Inspector, will be completed within the next 6 weeks. <p>Members were not satisfied with some of the comments made by Mr Mason and Cllr. Henwood will provide photographic proof.</p>	Cllr. Jenkin
<p>c. <i>Planning Permission Granted by Cornwall Council</i> – information only</p> <p>i. <u>PA14/10128, Leedstown School</u> – siting of portable building pre-school.</p>	Cllr Henwood

	<ul style="list-style-type: none"> ii. <i>PA14/09970 and PA14/09971, Roses Farm, Black Rock</i> – erection of an agricultural roof to existing silage store. Cllr. Smith had met the architect on site. The roof will prevent the rain getting into the silage store. The public path runs adjacent to the store. iii. <i>PA14/11137, 8 Station Hill, Praze</i> – demolition of existing conservatory and erection of new rear extension with patio and fence. Cllr. Smith had visited the site and could see no problem. iv. <i>PA14/11352, The Gables, Glassons Yard, Praze</i> – demolition of existing single storey rear extension and erection of a replacement single storey extension with a roof terrace over. v. <i>PA14/10841, 27 Fore Street, Praze</i> – demolition of existing extension and construction of two-storey extension, internal alterations and creation of car port / workshop. <p>d. <i>PA14/10473, United Farm, Releath</i> – certificate of lawfulness for the unrestricted residential use of a dwelling.</p> <ul style="list-style-type: none"> i. <u>Protocol with Local Councils</u> – Mr Matt Doble had pointed out that on the second page of the protocol, under the title ‘Constitution’ that only major or minor applications can be called to Planning Committee. As this application does not fall into either category, there was no need for him to re-consult under the 5-day rule; and ii. <u>Agricultural Restriction</u> – Ms Joanne Patient had explained that the applicant provided evidence of her hours of work on the farm and financial records showing that she was operating at a loss and therefore had to work outside of agriculture to receive a reasonable income. She couldn’t, therefore, be described as being “mainly employed in agriculture”. <p>e. <i>Draft Renewable Energy Supplement Planning Document</i> – CC had provided a CD containing this consultation documents. It is also available to view on: www.cornwall.gov.uk/default.aspx?page+24073.</p> <p>f. <i>Planning Appeal</i> – the appeal had been allowed, i.r.o. <i>PA13/09829, Penwithen, Carwynnen Close, Praze</i> – change of use of land to be included as domestic garden, extension to existing driveway, erection of a carport, shed and patio area.</p>	
<p>26/2015</p>	<p><u>PROW / Highway Matters</u> –</p> <p>a. <i>Carsize Lane, Leedstown</i> – Minute 210b[ii]/2014 refers. The Clerk had received a ‘phone call from Mr Hamish Gordon (02/02/15): any form of re-surfacing would require [1] an engineer’s report; [2] an estimate based on that report; [3] any resurfacing would require drainage work, or it would be pointless. ‘Off the top of his head’ it would take at least £15K. Cormac’s revenue budget was spent last summer! CC is in a similar position.</p> <p>Cllr. Jenkin said she is pursuing this with CC and the Treloar family, who had indicated they may be willing to contribute towards the cost. She said this is not in the Local Transport Plan for 2015/16.</p> <p>The Clerk to send a copy of the communication sent to Mr Tatlow to Ms Linda Holloway, Enforcement Officer and Mr Toby Lowe, requesting a site inspection with them.</p> <p>Noted the Sustainable Transport Unit, CC had been asked if this project is included in the 2015 LTP Implementation Plan, as a safe-route to school.</p> <p>b. <i>Car Parking Consultation</i> – can be viewed on: www.cornwall.gov.uk/TrafficConsult.</p>	<p>Clerk</p>
<p>27/2015</p>	<p><u>Standing Committees / Working Parties</u> –</p> <p>a. <i>Amenities (AC) Committee</i> – meeting held on 5th February 2015. See 36f, 36g and 36h/2015 below.</p> <p>b. <i>Public Rights of Way (PROW) Committee</i> – meeting held on 5th February.</p> <p>c. <i>Neighbourhood Development Plan (NDP)</i> – Minute 08c/2015 refers. Cllr. Muriel reported a questionnaire had been drawn up and will be circulated to</p>	

	every property in the parish. The forms would be returned to The Deli Post Office. Mrs Ann Smith had been appointed as the administration officer.																													
28/2015	<p><u>Parish Organisations</u> – Members received updates on the following:</p> <p>a. <i>Leedstown Village Hall</i> – Cllr. Christophers reported this is going well. The Committee were grateful for the grant from Cornwall Cllr. Jenkin. A further grant had been received from Radio Cornwall. A recent ‘Winter Warmer’ event had raised over £400.</p> <p>b. <i>Nancegollan Village Hall</i> – Cllr. Tripp reported everything is going on as it should.</p> <p>c. <i>Praze Institute</i> – in the absence of Cllr. Smith there was no report.</p> <p>d. <i>Townshend Village Hall</i> – Cllr. Jenkin reported film nights had been held. One of the lunches had been cancelled and replaced with a tea.</p> <p>e. <i>Crowan School</i> – Cllr. Webb reported they are doing well. Drama classes had been held in connection with Key Stage 1 children. Key Stage 2 children had taken part in the dance show put on in the Hall for Cornwall.</p> <p>f. <i>Leedstown School</i> – Cllr. Jenkin reported there is now a full complement of governors. The Playschool had received a ‘good’ SATS grade.</p>																													
29/2015	<p><u>Environmental / Amenity Matters</u> –</p> <p>a. <i>Praze WCs</i> – Minute 10a/2015 refers.</p> <p>i. <u>Fittings</u> – Cllr. Muriel reported the carpet had been laid. She thanked Cllr. Webb for installing the whiteboard and photographs. Cllr. Ward was thanked for his donation. The community room is now fitted out, under budget. Cllr. Henwood said a door threshold needs to be installed urgently.</p> <p>ii. <u>Notice</u> – no action had been taken regarding the provision of a notice giving Cormac’s contact details, as agreed during the negotiations. The Clerk now had the relevant proof and would pursue with Cormac.</p> <p>iii. <u>Refurbishment Costs</u> – Cllr. Henwood reported he the Audit Commission officer was on leave and there was no update.</p> <p>b. <i>Treasure Park</i> – Minute 10c/2015 refers. Mr Rob Andrew, CC Head of Localism Team, had provided an application form for Members to complete and formally request to acquire this site. Cllr. Henwood to action. Noted the request to acquire the site was first made in June 2013.</p> <p>c. <i>Helston and The Lizard Works</i> – project aims to help workless people to move closer to the labour market through volunteering in community projects. PCs in the area are invited to think of at least one or more projects that they could put forward. The bus shelters in the parish need attention. The Clerk to enquire of Ms Maxine Hardy if this would meet the criteria.</p>	<p>Clerk</p> <p>Cllr Henwood</p> <p>Clerk</p>																												
30/2015	<p><u>Administrative Matters / Correspondence</u> –</p> <p>a. <i>Peninsula Community Health</i> – winter 2014 newsletter.</p> <p>b. <i>Clerks & Councils Direct</i> – January 2015.</p> <p>c. <i>Housing in Cornwall</i> – CPRE Cornwall report, Part 4.</p> <p>d. <i>Cornwall Blind Association</i> – thank you letter, i.r.o. Members’ recent grant.</p>																													
31/2015	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule 2014/15–10 to a value of £6,206.61 were APPROVED for payment. The Clerk to check the EDF Energy bills.</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Price</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Administration costs</td> <td>181.98</td> <td>14.54</td> <td>196.52</td> </tr> <tr> <td>Staff costs - including tax and NI</td> <td>1,060.16</td> <td></td> <td>1,060.16</td> </tr> <tr> <td>Neighbourhood Development Plan</td> <td>117.00</td> <td>18.80</td> <td>135.80</td> </tr> <tr> <td>Praze WCs / Meeting Room</td> <td>792.14</td> <td>124.42</td> <td>916.56</td> </tr> <tr> <td>The Plan, Praze - repairs to wall</td> <td>1,058.80</td> <td>10.10</td> <td>1,068.90</td> </tr> <tr> <td>Parish Rooms</td> <td>970.03</td> <td>198.82</td> <td>1,168.85</td> </tr> </tbody> </table>	Item	Price	VAT	Total	Administration costs	181.98	14.54	196.52	Staff costs - including tax and NI	1,060.16		1,060.16	Neighbourhood Development Plan	117.00	18.80	135.80	Praze WCs / Meeting Room	792.14	124.42	916.56	The Plan, Praze - repairs to wall	1,058.80	10.10	1,068.90	Parish Rooms	970.03	198.82	1,168.85	Clerk
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	<p>b. <i>Amenities Contracts</i> – Minute 219b/2014 refers. Cllr. Henwood left the meeting whilst these items were discussed.</p> <p>i. <u>Contract 1a</u> – Leedstown / Nancegollan Playing Fields. All tasks, except the rolling of the football pitches at a cost of £3,480 + VAT p.a. Awarded to Mr Ian Stovell, IRS.</p> <p>ii. <u>Contract 1b</u> – Leedstown / Nancegollan Playing Fields. Rolling of the football pitches at a cost of £90 + VAT. Awarded to Mr Geoff Henwood.</p> <p>iii. <u>Contract 2</u> – play areas at Nancegollan, Praze and Leedstown; Nancegollan village green; area behind children’s play area and hard-standing at Nancegollan and The Plan and MUGA in Praze at a cost of £3,294 + VAT. Awarded to Mr Ian Stovell, IRS.</p> <p>iv. <u>Contract 3</u> – to cut internal and external boundary hedges at Nancegollan & Leedstown playing fields at a cost of £150 p.a. Awarded to Mr Geoff Henwood.</p> <p>c. <i>Parish Rooms</i> – 18c/2015 refers. In the absence of Cllr. Smith there were no quotations for replacement fascias and door.</p> <p>d. <i>The Green, Nancegollan</i> – Mr Oliver Bennett, CC Tree Officer reported the trees by The Green are all fairly small. He saw a couple that could be removed as part of a thinning operation, but nothing that required trees to be crown reduced or anything similar</p> <p>Members declined to enter into a Service Level Agreement with CC for an annual inspection of council-owned trees.</p> <p>e. <i>Nancegollan Swings</i> – it was RESOLVED to accept a quotation from SW Play for replacement of two swing seat at a cost of £175 + VAT.</p> <p>f. <i>Leedstown Play Equipment</i> – Members were in general agreement with renewing and realigning some of the play equipment, provided a grant could be obtained from Sita for the planned play equipment at Praze.</p> <p>g. <i>Benches</i> – it was RESOLVED to purchase four benches (two for Leedstown and two for Nancegollan) from CWT Ltd. at a cost of £587.52 + VAT.</p> <p>h. <i>Leedstown Playing Field Sign</i> – it was RESOLVED to purchase a sign from Phoenix for Leedstown.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Cllr. Smith</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
37/2015	<u>Meeting Closed</u> – 11 pm.	

Signature: (Cllr. Mrs Muriel)
Chairman

Date: 12th March 2015