

**WARBSTOW PARISH COUNCIL
SPECIAL MEETING
3rd March 2019
7.00PM
CANWORTHY WATER SUNDAY SCHOOL**

<p>1. Present</p>	<p>Present: <i>Lynette Hutchinson (Chair)</i> <i>Jan Carter (Vice Chair)</i> <i>Terry Luckwell</i> <i>Roger Bolt</i> <i>Trevor Shute</i></p> <p><i>Tina McGrath</i></p> <p>Apologies: <i>David Uglow , Lesley Bain (Clerk), Barry Jordan</i></p>
<p>2. Declaration of Interests</p>	<p>Ray Haynes</p>
<p>3. Councillors Dispensations</p>	<p>None</p>
<p>4.</p>	<p>Chair Introduction:</p> <p>This was requested to be a Closed meeting by Ray Haynes – However we felt it should be an open meeting. It relates to the Warbstow Hub Questionnaire This is an open meeting but not an open forum, it will be structured.</p> <p>Ray Haynes will do a presentation. Then the public may ask Ray Haynes questions. After that the Councillors will ask questions – the public may not question the councillors. Ray will leave the building and the Councillors will discuss and vote as appropriate. Code of conduct 3.5a.</p> <p>Ray Haynes: I will explain how we got here.</p> <p>This project is for a Warbstow area community hub WACH. The survey was to confirm that the residents had a need, and that there were community facilities missing for the area. The School has expanded and refused access to the Community to the hall during the day. This is necessary for their academic role. The survey found a need for meeting space and health care facilities to name two. The nearest health centre is in Camelford and there is no public transport from Warbstow.</p> <p>The service is focussed on the old and young and a service of their own. I believe this evening is to ask the Parish Council to engage and support this process. To take on a piece of land in Trust for the use and safety of residents.</p> <p>Isolation and loneliness was an issue. The figures were generated using the 2011 Census for the County and the Parish, also the per capita spend that the Government spend for each of us. Incidentally, NI gets the most money, then Scotland, Wales and England comes last.</p> <p>You can see the spend per year on the website. 1.2 billion per year, our residents are 1% of the Counties residence. We do not get the equivalent in spend. Then there was the transfer of the lease from the CC to Aspire. We understand the background of that. So, what can we do? It hasn't gone but is now not what residents need.</p> <p>Others have gone on the journey to build their own facility. A Facility in Bruisyard_in Suffolk</p>

has secured and built a village hall for their residents.

They have shared their work with us. There is a process that has to be followed. Gerry Brown helped with the Warbstow News and we constructed a questionnaire. At the same time I made contact with the Cornwall Rural Community Charity in Truro. They were very helpful. After taking advice the back page was prepared as a comments box. There were varying methods of return. After a dozen there was a trend forming. In total 91 completed forms were returned. From the calculations we looked at, after investigation and interrogation: The result was 47.5 survey return = 240 residents. 99% supporting. The normal return is 33.7%.

Three things were demonstrated as must haves – a new facility – clinical outreach – constructed that it can never be taken away again. One of the things we decided to do was to create an unincorporated association. This includes a Chair person and Trustees. One of the next things we have to look at is where it will be built. The site?

There is a piece of land nearby – the resident that leases it informed us of the piece of land. We contacted Tina Mcgrath of CC and discussed the possibilities of us acquiring the land. We explained what we have done so far and asked if we could have the land. Was it possible for an ECGG for a clinical unit to built in it too?

RH to the Pubic Gallery: Any questions?

Lynette - Point of order – The public - you are asking Ray the questions.

Resident Question: John Balsdon: Is it true that the facilities are being taken away? Has it been taken away or has the community given the running of the hall to the school? If there is a division down the middle this is not a good path and I don't think it is right. The lease was coming to an end was mentioned on the questionnaire? Is that correct.

RH Answer – we are not losing the school hall.

This is an evolvment from last Oct to now. It was emerging that we were losing the lease on the school which is what brought this about.

Martin Brookes: The building was handed from the Parish Council to the School, the school have run it. Community have lost some of the daytime activity. The school has no plan to take it from community use out of hours. This will continue regardless who holds the lease. You need to be putting out there that the initial survey was not correct and the information you sent out was incorrect.

RH – I take that point. At the moment what happened – we were hearing mixed views. Different residents had mixed messages. Daytime facilities had moved away and a lot of the retired folk in the village want the use of this. If you would like to help me do that it would be good.

Resident: I am against the project I do not like being told you cannot use it for a quiz night when we have just used it for a quiz night. Did you contact the school?

RH -No I did not.

Resident: I am a new resident in this parish. The school have told me – that the hall is available and it was the first thing I was told. They are promoting it openly.

Resident: If the residents book it and then the school want to use it they use it.

RH -The question of validity of some stats you have produced. Indicate the questionnaire goes towards that.

Resident – don't forget those of us who have been here for a long time – the elderly during the day.

Resident: Historically I used to hold the Youth club. I set it up. Craft groups I set up – they squeezed the group out of daytime use.

Resident – are we saying we can carry on using the school?

RH - Yes we are saying that.

Resident – so why do we need another building then? The school have maintained it and used it. Why can't people use this hall in the day and save the money? (Canworthy Water Sunday School)

Resident: That's no good it's not in Warbstow.

Chair: Point of Order: Warbstow Parish covers Warbstow, Canworthy Water and Trelash – it is the whole Parish.

Resident -invest in CW Hall and make it useable here.

Resident – The chapel is investing on this to improve its facilities. It makes sense.

Resident– The hall is lovely, a lot of evenings are free and does what we need. We are somewhere going to have to pay for a new one.

RH – Others have done it and that is the way we aim to take. Surgery clinic could be incorporated into the new building.

Resident – how would that work?

Resident – an outreach clinic can be anywhere. It would be Canworthy Water. The survey was very focused on – we are going to have another building – there was no other option and therefore the survey is voided. It was not giving other options.

RH - The questionnaire was about a new facility.

Resident - It should have been what we need – without paying all this money.

Resident – Suzanne Birch: I am the licence holder of the land in question – just for the record I never suggested it should be built on that land. Another issue I would like to raise is that I was put under the impression that the land had been transferred to the Parish Council and it was a formality that the paperwork be completed.

There were 3 reports published by yourself in February. One states the land belonged to CC and had been put in trust for the Parish Council. What is the actual situation at this moment?

RH – It is not concluded. We invited her to join our group and a draft document was shown to her.

Resident – I was not referring to that document.

RH - continued to speak without listening and said that he shared other documents.

Resident - Would like an answer to her question please

TM – RH contacted me and I went to visit the group - there was never any confirmation of this – it is a long process. She agreed that she would find out the current position and if any other departments within CC demonstrate the land may be used at a later date. Nothing has been transferred.

Resident – The project would be financed through Gift/grant etc. Maintenance would be provided by use of the building. If the community use doesn't raise enough to cover the costs what then?

RH – We would like a new building – it could be eco neutral in running costs, solar panels. Etc . In the first year the group we have been talking to said they were £15 per week short, new

solar panels made the building financially able to cover the costs. They would not be viable without the lounge bar. Everything has to be proved and tested. It is a journey that could go in different directions. We thought about talking to the chapel. But felt perhaps it was not right to bring worship and bars together?

Resident – how big is the population there?

RH - 175 people – Live on a village estate. They used PC owned land in the end.

Young Resident: why can't the school tell us what times they are using the hall so that the community can use it around those times?

RH – There are a number of challenges, legal restrictions – who can go in and out during school times. H & S elements would need to change to be open to the general public. For example in the toilets I could not lock the door because the fittings are set to prevent children locking themselves in.

MB – You should speak to the school if you have a problem. Don't sit in here and complain.

RH – There is no kitchen now. Community would have transport everything there. There is nothing there you can use. Look at the lovely facilities everyone else has. Make something like it for us.

Resident – who is going to run, stock and deal with security of the lounge bar? Without the alcohol we could use the Methodist hall.

RH – It would pay wages for someone.

Resident – I don't think that would work.

Resident – you haven't got 175 residents who are prepared to do it. Security etc would cost a lot of money for holding drink and prescriptions.

RH – There are 528 residents in the parish. People outside the parish would count too.

Resident – it has to be paid for in the end. Our rates will have to go up to cover the costs.

RH – That will not happen – go online and look.

5. Councillor response

Chair – Yes to answer your question about community access, I have a statement from the school and it is also posted online. It has no intention of stopping the access.

Q. How many questionnaires did you print?

RH – 300 for insertion into the Warbstow News.

Q. Who printed the 10 on the side over there? They were not just in the magazines then. Alison Hoather – had extra copies so there were over 300?

You took them to Treneglos?

RH -Yes they are additional. They are out of Parish and some were left down the pub.

LH - Printed 300 + 6 Treneglos, plus some to Wainhouse, Wilsey down. I have concerns about another white elephant we have.

Response from the floor - The other buildings were sold because they were derelict. Could not afford the insurance. Unsafe.

Cllr Luckwell: pointed out that 99% positive response appeared as 96.63% on the graph. There was reference made to Brusiyard village hall .There appears to be some confusion between this and Bruisyard Hall.

I am interested in the figures.

This is a very laudable undertaking – the questionnaire was the first thing to do. Small problem the figures are wrong – very wrong.

2011 Census shows 225 not 200
Population is 569 not including Treneglos – just Warbstow.

Ours were collected by hand. Ray had come around for the questionnaire – I hadn't done it. I was not interested, he said come on here is another one – fill them both in. I did that. 91 households responded – its therefore actually only 90, that is just my figures.

RH – The figures do not support Terrys statements. We physically counted the properties. Checked postcodes and matched all details from searches etc. We know we will not get answers from empty property.

Chair – electoral role shows a different figure. Disagreement about the figures, quickly brought to a close.

Cllr Luckwell – The figures are wrong. Sports hall 90 people said they would like to use it. 40 said no. I arrived at this calculation – 90/569 people. The figures don't add up. 15% said they would use it not 38% in his figures. These figures are accurate as I understand.

You have to use all of the residents of the parish. A couple of hundred people didn't send them back because they were not interested.
The work was flawed – the figures were incorrect. An investor would walk away.

RH - discusses his justification for the figures.

Cllr Luckwell – it has to be for a substantial number in the parish not the few.

There was remarks about the Parish Council – we all work very hard – your comments were disrespectful.

Cllr Carter – I have listed some observations from the documents you produced (More of a statement)

Resident's survey? It should have been conducted by an independent to prevent contrived results. There was doubt about the anonymity of the responses, and I totally agree – collection from houses.

The document lost credibility with me once I realised it was actually not a resident's survey but a survey of anyone who would fill it in. Including outside the Parish. It is not clear if it is one per household (I believe this is not the case).

Page 26 – top of page – first number is a rolling total of comments, 2nd number is the reference number of the questionnaire. This does not make sense – at this point I gave up reading it. Statistics do not stack up and demonstrate peculiar assessment. 36.2% returned (not 99.6% success) as claimed. Non returns = No therefore 55% did not want it before you count the No's who did return it.

7.7/10 for the Parish you rate as poor performance. In fact you go on to say we are a 'service' I would like to clarify we are a representation of the whole Parish.

54% say they are not satisfied with the CC. It is not all about money to redress the balance. It is more a question of what elements of the CC work result in a low score like this and how it can be addressed?

You claim to have facts but on the question – Is your Council Tax managed well? You suggest that £1.2m should be spent on our Parish. Where is that figure coming from? Also you fall back to drop another dig at Aspire – NOT professional.

The majority of comments I have heard are: we moved here for the peace and quiet.

If people want a pub in the village move.

I do not feel these results are a credible demonstration of need.

I actually think a man with a mobile van/shop would be able to provide most of what folk have identified they would like.

Pharmacy to U – fills the gap for delivered prescriptions.

Online shopping orders for delivery clear another need.

There are many business around us that need our support to continue: Warbstow school, Minstrells music centre, Canworthy Hall, Otterham Hall, Wilsey down pub, Wainhouse Pub, St Tinneys, Tresmeer Village Hall, Sports recreation can be found in Bude, Camelford and Launceston, Cinema, Cornish coasts coffee shop, Boscastle farm shop, Whalesborough for pool, spa treatments and gym etc.

Cllr Shute: My comments are observations really. I compliment Rays efforts. We have access to the school which is good.

We are developing this hall (with church support). It is used by many and we are trying to expand. We get £10 in the kitty for a Parish Meeting. The pub (alcohol) idea in this hall will not work. If we had a room with the use of toilets etc it may be feasible.

Cllr Bolt: I would like to ask about the ground. The playing field up to the boundary to the left is leased to the Council.

RH - I don't know who owns the top end. The bottom is owned by Aspire.

Cllr Bolt - Are they sub-leasing it? The top is leased to Suzanne. When planning was given to Bury Close the Horwell family leased the field to the school. Part of the field is this piece of ground? He then explains who owns what. The bottom part was part of that field.

TM – CC own it all.

RB – 2nd thing is – It looks like you are asking the Parish to be guarantor?

RH - Those documents are official directives. Within section 21 and 28 – How the Parish Council operates working with the community. Never again being taken away. The land is taken from CC and handed in trust to the PC so it cannot be sold off or taken. The building and running of it is in trust again.

TM - devolution packages are all separate and looked at on merit.

Cllr Bolt – You would look to the PC as guarantor. The precept cannot go up just because the heating broke down and the funds are not available to fix it.

RH – No costs are intended to the Parish Council. A lot of Parish Councils work with the community and hall. The PC can decide if they want to make a donation of say £600 for a surprise bill.

Cllr Bolt – When Bury close was built. I think rainwater sewerage pipes run through this piece of ground.

RH - No it is to the other side. Down the close round the playing field. Then out.

RB – There could be restrictions on building – there would have to be investigations and clarification.

RH – leaves the room at 20.24.

Councillor decision:

Chair – I have evidence that the Parish didn't support the school which is why they lost it. I have all of the records that show the Parish as a whole lost this facility.

The project I think is good. I can't say I really want it on my doorstep if I was honest.

Traffic on an already busy road would be an issue.

The land was originally leased and then left dormant for a long time. Suzanne has spent a long time securing the lease. One of the conditions she got the lease was to keep it as a wild reserve that would be a shame to therefore build on it.

Suzanne is doing a good job.

I would not invest in it.

GB – No-one is asking you to invest in it.

I question that need and want are they two different things?

GB – cut short. Asked to refrain from speaking.

I think we could look at other ways to meet the needs. Attach something to the side of the school perhaps? We do not need such a vast project/building?

General feeling is that the need is not there, is there enough people to run the facility? It would be difficult to run – look at Tresmeer.

What is it bringing to our village? If we wanted a pub we would move to be near a pub.

Quiz evenings can continue at the school – it makes sense – the use of the facility is good and it meets our requirements.

There used to be pool tables etc.

We only had the afternoon club in the Warbstow News document when I looked back. The school needed the use more for the nursery facility. It was funded by a grant – I tried to find out from the CC where it came from. It was Sport England funding, 'Space for sport and art development' that paid for the facility which means it was a grant for Warbstow Community Primary School. Sport England Lottery Grants do not fund public plans.

Licence for alcohol would be a problem for the hall I don't know if that would work. There is a place at Lewannick with Snooker, pool darts but they struggle with the finance they also struggle with committee members. If some don't like each other they do not attend. 11pm at night there is a problem with traffic. Not a lot of the income can be based on the alcohol licence. We cannot afford to take on a building like that. It worries me.

Vote:

Do we support the project taking into consideration all of the information we have heard tonight.

If we vote no tonight it cannot be discussed for another 6 months.

For : 0

Against: Chair proposed, seconded by Cllr Shute, all in favour.

Do we review it in 6 months?

For: Chair – seconder Cllr Bolt 3 in favour

Against: 1 against

Final thought:

Otterham have a committee – could Otterham be approached to request support information and how difficult it is to run? Next time this comes up – whoever is the Chairman of Otterham could be invited to provide information to us.

**Meeting finished at 8.46pm. Next meeting 7th April at 7.30pm
Annual Meeting - 12th May at 7.30pm**

Approval of Minutes:

Date:

DRAFT