



## St MINVER LOWLANDS PARISH COUNCIL

### NOTES OF A MEETING WITH HIGHLANDS AND CORNWALL COUNCIL

#### HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

**ON WEDNESDAY, 27<sup>th</sup> JANUARY 2016**

Lowlands	Cllr. Mrs Carol Mould (Chairman) Cllr. Mrs Gail Webb	Cllr. Brian Gisbourne	Cllr. Mrs Angie Morgan Mrs Thompson (Clerk)
Highlands	Cllr. Vicky Darnell Cllr. Brian Lane	Cllr. Mark Dingle Cllr. Brian Owen	Cllr. Harvey Lander
CC	County Cllr. Joyce Duffin	Mr Jon James	Ms Anna Druce

Minute	AGENDA ITEMS
WC01/16	<u>Apologies for Absence</u> – none.
WC02/16	<p><u>Business Case</u> – Mr James said a business case had been made and is currently with the Director. It contains charging and dealing with defects.</p> <p>Mrs Thompson reminded Mr James that in his email he had said the business case was: <i>“to enable CC to transfer facilities and investment required <b>to generate income so that Cornwall Council can run WC facilities like Roscarrock</b>”.</i></p> <p>Mr James was asked what would happen if the PCs didn’t take them on. He said charging alone wasn’t likely to be enough to cover the running costs. Cllr. Duffin said there would be no money from April 2016.</p> <p>Mr James confirmed that the grants, offered to Parish and Town Councils in 2011, had been rescinded and were no longer being paid to those Councils who had taken them on then.</p> <p>Cllr. Mould said the New Polzeath WCs, stands alone, with no additional land. Whether or not to take them on is a decision for Highlands PC.</p> <p>In the case of Coronation Gardens WCs, Cllr. Mould said the storage area could be made smaller. She could see no reason why the store could not be moved, given that it is only a wire and post structure. Mr James said the arrangement with Cory, granting them use of the store, is contractual.</p> <p>Cllr. Gisbourne said considering the usage the income could be in excess of £20K. The running cost figures produced by CC are so erratic, he posed the question: “How do they know the income won’t cover the running costs?” Realistically Members need to know the precise costs. Cllr. Gisbourne was adamant that the income should meet the running costs. Mr James did not share this opinion.</p> <p>Cllr. Darnell queried why the expansion of the car park couldn’t be used to cover the running costs. She pointed out that the precept had been set and this put the PC in an untenable position. How could Members be expected to come to a decision, when all they had were unsupported figures? There was no certainty that government would not put a cap on precepts in future years. She urged the PCs to look to CC to cover any shortfall.</p> <p>Cllr. Morgan pointed out that PCs are not in a good position to run the WCs. CC should have the knowledge to calibrate the Pay as You Go (PAYG) doors to make sure the running costs are covered. She said CC should run them and see if there is a shortfall. This would be a much more realistic way forward. She did not believe PCs have the capacity or knowledge to run such well used facilities. As the WCs enjoy such a high level of usage, it should pay for itself.</p> <p>Mr James said the issue was funding – CC simply doesn’t have any money. He said charging alone wouldn’t be enough to meet the running costs.</p>

	<p>Cllr. Duffin asked if the PC would be willing to meet any shortfall. The Clerk queried if CC's figures could be trusted.</p> <p>Cllr. Webb asked if CC had looked at using the land around as a business opportunity. Mr James confirmed this had not been done.</p> <p>Cllr. Darnell emphasised the danger of a cap on the precept. Cllr. Mould asked how long it would be before residents balk at CC's rates going up annually, together with larger PC precepts, because PCs are being asked to cover the offloaded services.</p> <p>Mr James said it would be possible to make a 20p surcharge on the New Polzeath car park, but this would only apply to the current political regime. Future regimes could rescind such a decision. Mr James said this would not apply to Coronation Gardens as the WCs are not in the car park.</p> <p>Cllr. Gisbourne clarified the utility bills, cleaning charges, would be paid by the PC if they were to take over ownership of the WCs.</p> <p>Mr James said he will look into the possibility of moving the store.</p> <p>Cllr. Duffin asked would the local businesses be willing to assist. Cllr. Darnell pointed out that businesses already pay very high rates.</p> <p>Cllr. Mould said PCs were being asked to take on more and more – public WCs, paperless planning, libraries, One Stop Shop, with more to follow.</p> <p>Cllr. Morgan asked who among Members has the time and expertise to run the WCs. Cllr. Dingle asked what would happen to any profit from the PAYG doors. Would it be shared with the two PCs, seeing as how CC is expecting the PCs to meet any shortfall?</p> <p>Cllr. Darnell said if CC installed PAYG doors and ran them for a year, with accurate figures, the PCs would be in a better position to know what was involved.</p> <p>Mr James explained the overage clause. If PCs develop the plot and generate an income, CC would not be pursuing a slice of any profit. It would come into being if, for example, the value of the building as a WC was £20,000 and the PCs sold it for building land, then the overage clause would apply.</p> <p>Cllr. Owen sought confirmation that Eco toilets were installed. Mr James confirmed they were. Mr James confirmed that PAYG doors would be installed. He will speak to Cory to see if it would be possible to move the store and / or reduce the size.</p> <p>Mr James said even if it was agreed to put a 20p surcharge on the New Polzeath car parking charge, this couldn't come into force until the new Parking Places Order is made in June.</p> <p>Cllr. Darnell asked if the PCs could have monthly figures.</p> <p>It was clarified that the decision by Lowlands and Highlands to work together in principle on the Polzeath and New Polzeath WC project applied to acquiring the freehold.</p> <p>Cllr. Duffin and Mr James left the meeting at this point.</p> <p>Cllr. Morgan said CC running the WCs with the PCs picking up any shortfall was better than the PCs running it themselves.</p> <p>Cllr. Owen asked if the PCs were missing a trick. He suggested that a beach-hut type facility could be let to earn income. Cllr. Mould said that was a massive project.</p> <p>Cllr. Lander did not believe CC will close the WCS.</p> <p>Cllr. Darnell suggested capping the PC's contribution if there is a shortfall and reconsider taking them on again in 12 months.</p> <p>Cllr. Mould asked if it could be viable to have one / two people, shared between Polzeath and New Polzeath, to collect the money and keep the premises clean.</p> <p>Those present will take to their PCs that CC install PAYG doors, CC to run them for the next financial year. The PCs to be provided with regular income and running cost figures. The PCs to agree a grant of up to £5,000 from each PC towards any shortfall.</p>
<p><b>WC03/16</b></p>	<p><u>Wadebridge Library / One Stop Shop</u> – Ms Druce explained there would be 40% cut to the budget across the county, which will become effective from April 2017. Only about 15-20% of users are from Wadebridge.</p>

	<p>Adjacent PCs are being asked if they would be willing to contribute to the running costs. There is a current shortfall of £85,000.</p> <p>Cllr. Durnell said when they have some figures, it could be considered further.</p> <p>Ms Druce clarified 'Library Service' covered all aspects, including computers. She said Wadebridge TC manage CC's car park and half of the income goes to CC. This could be put towards the Library / One Stop Shop and amounts to £6,000.</p>
<b>WC04/16</b>	<u>Next Meeting</u> – Monday, 15 <sup>th</sup> February 2016 at 6pm.
<b>WC05/16</b>	<u>Meeting Closed</u> – 14.41pm.