

ILLOGAN PARISH COUNCIL

Minutes of the Devolution Committee held at Penwartha Hall, Illogan on Monday 10th February 2014 at 7.00pm.

PRESENT: Councillors Ekinsmyth (Chairman), Ms Cadby, Mrs Ferrett, Ford, Holmes, Mrs Loxton and Pavey.

ALSO PRESENT: Ms S Willsher, Clerk, Mr P Simons, Mr R Bowman one member of the public

The Chairman explained the safety procedures.

DC14/02/1 TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Richardson and Mr A Rowe.

DC14/02/2 MEMBERS TO DECLARE DISCLOSABLE PECUNIARY INTERESTS AND NON-REGISTERABLE INTERESTS (INCLUDING THE DETAILS THEREOF) IN RESPECT OF ANY ITEMS ON THE AGENDA AND ANY GIFTS OR HOSPITALITY OVER £25

There were no interests declared.

DC14/02/3 TO CONSIDER APPLICATIONS FROM MEMBERS FOR DISPENSATIONS

There were applications from members for dispensations.

DC14/02/4 PUBLIC PARTICIPATION

There were no comments from the public.

DC14/02/5 TO RECEIVE AND APPROVE THE MINUTES OF THE MEETING HELD ON THE 16TH DECEMBER 2013 AND THE CHAIRMAN TO SIGN THEM

It was agreed to defer this item until the next meeting.

DC14/02/6 TO RECEIVE THE SURVEY ON THE CHANGING ROOMS AND PUBLIC CONVENIENCES, AGREE FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

Members discussed the survey and the recommendations from the surveyor including asbestos, annual electrical and gas inspections and drainage easements etc. Mr Simons said that there had been a further development since the survey was completed; Cornwall Council went to the changing rooms on the 3rd February 2014 and condemned the boiler. As a result there

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was no hot water at all to enable people to wash their hands let alone have a shower.

It was proposed by Cllr Holmes, seconded by Cllr Pavey and:

DC14/02/6.2 RESOLVED: that the survey is received and that the Clerk writes to Cornwall Council to request any information they have regarding asbestos and copies of all annual inspections including gas and electrical.

On a vote being taken the matter was approved unanimously.

DC14/02/7 TO RECEIVE CORNWALL COUNCIL'S RESPONSE TO THIS COUNCIL'S ASSET TRANSFER PROPOSAL FROM FOR ILLOGAN PARK, AGREE A RESPONSE, ANY FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE

Members discussed Cornwall Council's response in detail including the responsibilities and liabilities with a short term lease. Members queried whether the Cornwall Council officers had full delegated powers to agree transfer of the asset and the amount of money from the Devolution Pot that was passed to parish and town councils. The Clerk said that she had asked Cllr Wilkins, as Cornwall Councillor, to make enquiries; she was waiting for his response.

It was proposed by Cllr Holmes, seconded by Cllr Bentley and:

DC14/02/7.2 RESOLVED: to receive Cornwall Council's response to this Council's Asset Transfer Proposal Form, to send the following reply by letter, sent recorded delivery and to write to Cllr Wilkins as Cornwall Councillor asking that he monitors the situation and ensure that a response is received in the specified time scale:

Dear Scott

Thank you for your email providing feedback from the Devolution Management Group meeting.

Illogan Parish Council would again like to offer Cornwall Council £1.00 for the freehold of Illogan Park and formally request that Cornwall Council forwards an offer for the Park and sends the appropriate paperwork to this Council's solicitor to enable proper and productive negotiations to commence and the freehold to be transferred.

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Illogan Parish Council would like to confirm that they sought reliable professional advice from a suitably experienced contractor regarding capital expenditure for the demolition and rebuilding of the changing rooms, public conveniences and an office for the parish council including meeting space. The demolition and rebuild costs are based on preliminary proposals and a site visit to the area. Illogan Parish Council has sought further independent advice from another experienced, professional person who has confirmed that the capital cost of £100,000.00 is a realistic cost.

Cornwall Council has made the assumption that the provision we have made for the demolition and rebuilding of the changing rooms is insufficient when they do not know the design or materials that this Council are planning to utilise.

All of the capital costs included within the Parish Council's proposals was obtained from experienced professional contractors who are currently completing work in the appropriate fields and they have based their costs on the Council's preliminary proposals.

Illogan Parish Council put a lot of time and effort into researching and gaining suitable and sufficient initial estimates for inclusion in their proposal and therefore does not feel that it would be beneficial to re-profile the financial elements included in the aforementioned proposal at this stage. Illogan Parish Council are fully aware of budgetary and time restraints and will complete a full programme of works and will fully consider and implement a phased delivery of the project over a suitable time frame.

Illogan Parish Council will seek early planning advice at the appropriate time. As you will have noted from this Council's proposals, public consultation is an extremely important and key element of the project. When members are satisfied that the freehold of Illogan Park will be transferred to the Parish Council they will draw up plans on the layout of the whole area, design of the buildings, play equipment and all elements of the Park and will consult parishioners and users of the Park to gain their thoughts, ideas and preferences. Members do not feel able to draw up plans at this stage to enable them to seek pre-application advice from Cornwall Council's Planning Department as they do not want members of the public to feel that the Parish Council are not interested or are not listening to them or that the plans are already agreed before their opinions are sought. There are currently buildings on the site and if the Parish Council is unable to obtain planning permission for other facilities or design of building they will demolish what is there and rebuild the same style of building on the same footprint.

The suggested option of a short term lease is not at all feasible. The Football Club and Rugby Club are unable to obtain the grant funding if Illogan Parish Council only have a short term lease. **IF** Illogan Parish Council were going to consider a short

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term lease **ALL** of the buildings, play equipment, pitches, hedges and all other elements of the Park would have to be brought up to a good standard of repair prior to any such lease being signed.

Members of Illogan Parish Council would like to reiterate that a lot of hard work and research has been put into their proposal and members are happy that the information contained in the proposal is correct and accurate.

The grant funding that the Football Club and Rugby Club are able to contribute to the project is subject to Illogan Parish Council having the freehold of Illogan Park. The funding bodies have ring fenced the grant funding for both the Rugby Club and Football Club subject to Illogan Parish Council securing the freehold. The ring fenced grant is in serious jeopardy of being withdrawn unless they have evidence that the transfer of the freehold to Illogan Parish Council is progressing and that there is an estimated completion date.

The project proposed by Illogan Parish Council will secure the future of Illogan Park, the Football Club and Rugby Club for generations to come. The Council would urge Cornwall Council to support Illogan Parish Council in the project and not cause the grant funding to be lost.

Illogan Parish Council is fully prepared to seek further grant funding and to adopt a phased approach to the project. Members already have ideas of how they could raise additional funds.

This Council have requested £70,000.00 from the Devolution Capital Pot as it is as a direct result of Cornwall Council's complete failure to maintain the park and buildings that has left the Park in such an appalling condition. As an example only last week on the 3rd December 2014, Cornwall Council went to the changing rooms and have condemned the boiler, leaving the Football Club and Rugby Club with no hot water effectively making the changing rooms completely unusable and Cornwall Council have refused to do anything about the condemned boiler. When considering the budget for the Devolution Capital Pot and also the capital costs to bring the Park up to a good standard £70,000.00 is not a significant sum of money.

Illogan Parish Council has spent a lot of time and effort discussing and considering all aspects and implications of taking over the freehold of Illogan Park. The Parish Council are confident that they are able to manage the budgets, the project and the Health and Safety requirements to a high standard.

Illogan Parish Council looks forward to hearing from you within 14 days of receipt of this letter

Kind Regards

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Sarah Willsher
Clerk to Illogan Parish Council

DC14/02/8 DATE AND TIME OF NEXT MEETING

The next meeting of this committee would be held on a Monday
10th March 2014, 7pm in Penwartha Hall, Illogan.

There being no further business the Chairman closed the meeting at 8.00pm.

Signed: Chairman

Date: