

TINTAGEL PARISH COUNCIL



‘Tintagel’s Great Seal’

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26th March 2021

Minutes of the Virtual Meeting of Tintagel Parish Council

Thursday 25th March 2021

This was an Informal Meeting

Present: Cllr Flower (Chairman), Cllr Flower, Cllr Goward, Cllr Dale, Cllr Pearse, Cllr Harper, Cllr Coshall and Cllr Callcut. Also, Cllr Fairman, (Cornwall Council), Cllr Jordan (Cornwall Council), Mr Oliver Jones (Cormac) and Mrs Tina McGrath (Cornwall Council), Carolyn May (Parish Clerk)

Members of the Public: fifteen

Apologies: Cllr Brooks

Discussions

The Chairman handed the conduct of the meeting over to the Clerk.

The Clerk opened the discussion by thanking everybody for attending. The purpose of the discussions to be entered into related to the parking issues at both Trethevy and Bossiney, although it was possible that other issues would be highlighted during the course of discussions. It was emphasised that those who wished to speak would be permitted to do so.

The Clerk highlighted the importance of identifying the whole problem and the need to formulate a forward plan to deal with the issues under discussion. It was emphasised that there is no absolute fix and that it was possible to only work with the options that are available.

Invitation to members of the public to speak:

Mrs Susan Weight (Trethevy Resident)

Mrs Weight commenced by thanking the Clerk and the Parish Council for setting up the meeting. She added that a positive step had recently been taken by the management at St Nectan's Glen, who had placed new signage at the bottom of the lane leading to the attraction, clearly highlighting that the road is a 'Private Road'. Mrs Weight thanked those responsible for that action.

Mrs Weight described the parking issues in the area of Trethevey, advising that problem extended from Bossiney to Rocky Valley (to the two car parks). Motorists are habitually parking their vehicles on the road between the two car parks, and all of the way along the verge (up to the caravan park) - when it is busy. This restricts visibility to residents who are trying to manoeuvre into the private lane.

Motorists and their passengers habitually open their vehicle doors, into the traffic flow, then walk back along the road with their children/ dogs etc. On one day alone, Mrs Weight counted sixty-five cars parked in this manner.

Despite the County Council having placed parking restrictions at the site for a month in 2020, motorists continued to park at the site, removing the bollards in order to enable entry.

Mrs Weight stated that she had received a letter from the Solicitor who represents St Nectan's Glen, in which it is claimed that the car parks for the attraction holds forty-seven vehicles. This claim is disputed, as there are rubbish bins, a mini-bus tractors and staff cars parked at the site. The Solicitor is also seeking to rely on a video recording, taken by a Councillor, to maintain that there are no parking issues at the site.

The Clerk intervened at that juncture, in order to clarify the reasons for the video. It was highlighted that;

- The video was recoded as evidence of the parking issues at Bossiney;
- The video was produced as evidence to be provided to Mr Oliver Jones, in relation to a request for such evidence;
- The request for such evidence was made during a meeting between Cllrs Brooks, Goward and Jordan and Mr Jones;
- The Clerk had been advised that the parking issues at Bossiney, on occasions, impacted on Trethevey;
- The video was shot on one damp Sunday, during lockdown, and covered the areas referred to.

- Cllr Brooks merely commented that (on that particular day) there were no vehicles at Trethevey, whilst the problem was severe at Bossiney. This video does not constitute evidence of the non-existence of a problem at Trethevey.

Mrs Weight stated that the Solicitor for the Glen was seeking to rely on the video as evidence, to support an application for an alcohol licence.

Tess Beaumont (Trethevy Resident)

Mrs Beaumont asked if she might add that the parking problems at Bossiney and at Trethevey are a little different. Although the situation can merge into one at particularly busy times, the issues at Trethevey are not solely the result of issues at Bossiney. Rather, the issues at Trethevey are largely about the lack of parking for St Nectan's Glen.

Mr Roget Wickett (resident/ landowner of Bossiney) – via Cllr Barry Jordan

The problem is not about the day of the video there were 14 vans all surfers. The problem at Bossiney only arises when the tides are right, and they flock there to surf. That group does not even utilise Mr Wicketts' car park when it opens for the summer -which only costs £1 for all day.

When there are no suitable surfing conditions, there are no parking problems at the location.

There is, however, an on-going problem outside Londis, in Tintagel itself.

Mrs Jane Avis (Bossiney)

Mrs Avis agreed that the parking problem at Bossiney was particularly bad when the surfing conditions were good. However, she added that there can also be problems when the tide is low and it is a nice day, as large numbers of people tend to visit the beach. The manner in which visitors park in the area is dangerous.

Vehicles are parked with their wheels on the pavement and people walk up the road up from Rocky Valley et cetera. This causes problems for busses which are trying to pass and for people trying to get out of my driveway. Visitors literally park across part of the driveway. To check for moving traffic, it is necessary to be on the other side of the road before you can even see if anything is coming. It is dangerous and something needs to be done before somebody is killed.

Mr Philip Broad (Landowner)

Mr Broad was invited to address the meeting in respect of a proposal formulated to alleviate the problem at Trethevey.

- He advised the meeting that he is the owner of the car park at the bottom of Genver Lane/ main road. This land is leased, from Mr Broad, by St Nectans' Glen in order that free car parking can be provided to their visitors.

- Last year, when COVID restrictions were in place in the local farmer, opened up his field and charged for parking at the site.
- Rather than just do this, Mr Broad started looking at alternatives. The problem seems to be that there are far too many cars and not enough official car parking available.
- Possible extension of the parking area into one of the fields behind the existing car park – requires Planning Permission and stoning out of the area so it could be used all year round and not just in the summer.
- This would require a substantial investment and it is suggested that pay and display machines would be installed to help fund the same.
- Currently the two existing car parks seem to cope with all of the attending vehicles, for around eight months of the year, therefore cars would only really use an overflow car park for four months of the year, which we hardly make it worthwhile and financially viable.
- However, if Mr Broad could charge for parking in the whole of his existing car park, and the extension, it would make the project more viable. Consequently, the waterfall would have access to more off-road parking and no cost to them, with an added bonus of not having paid rent to Mr Broad. In theory, the problem vehicles would, in fact, pay for the solution to the parking issues, by funding the building of the extension.
- Back in early February 2021, Mt Broad discussed the proposal with Tanya, the manager at the Waterfall and David Havercroft, the finance manager. They seem quite interested agreeing that motorists generally have to pay the park everywhere in Cornwall and agreed that their business did need more space. However, the proposal would have to be considered by Mr Guy Mills, the owner, before anything thing could be agreed.
- Mr Broad also spoke with his planning advisor who felt that the proposal was sensible but warned that one never can be sure with Planning Departments. He said that currently planning is taking about 10 weeks to determine, so it would be be very tight as to whether Mr Broad could finalise anything before the summer holidays.
- However, Mr Broad was advised that he would be able to open a car parking site under the ‘56 days’ rule, which would enable vehicles to park off-road. Although this would not work if there was to be a wet summer. As with the field is on a slope and vehicles and would have difficulty getting out.
- Mr Mills had alluded to a joint venture between the parties.
- Mr Broad felt that it would be sensible to approach the Parish Council, in order to ascertain that body’s views on the proposal. He spoke with Cllr Goward who seemed supportive of the idea, as there had been several complaints about parking issues at Trethevey. Cllr Goward then passed Mr Broad’s details to the Clerk, who then invited Mr Broad to attend the meeting and put forward his idea.
- Mr Broad produces a map, detailing the areas that the plans alluded to the proposed extension would measure roughly 150 feet by 50 feet and hold up to 30 cars.

- Mr Broad proposes to remove approximately 6 inches of soil, and fill the area with stone, compacted to make a hard standing area, with a hammerhead turning area. Because the site lies within an ANOB, Mr Broad may have to install an earth bank and plant trees, in order to fulfil any obligations in that respect.
- However, if the Planning Officers state that the surface should be tarmac, then Mr Broad would not consider proceeding with the project, on the grounds that such a requirement would render the same unviable, due to expense.
- It is proposed that the extension would be accessed through the existing car park, which in turn joins the highway, using the two existing entrances situated at either end. Placing the extension in the chosen field, ensures that, with the lie of the land running down towards Rocky Valley, the annex would be better hidden from the road and from most of houses in the vicinity. It would however be in full view to those coming down Bossiney Hill by the Willow Park entrance.
- Once lockdown is lifted and people can travel, they will be coming to Cornwall. If we thought that last year was bad, this year will be far busier, all we can really do is try and put measures in place to try and reduce the impact visitors have on our lives and communities. It is feared that, if cars keep parking on the verges of the road, it is only a matter of time before there is a road accident - or worse.

The Clerk thanked Mr Broad for his very positive contribution to the discussion and added that she had tentatively discussed the same with the police, who were supportive of the same. She added that Mr Wicket's car park at Bossiney could also be utilised, to relieve problems at that site. However, it is vital that the necessary measures are put in place in order to compel visitors/ surfers to use these facilities, rather than abandon their vehicles on the side of the road.

A straw poll indicated strong support for Mr Broad's proposal.

Mr Oliver Jones (Cormac) Area Highways Manager

Mr Jones stated that Mr Broad's suggestion amounted to a very good proposal when looking at the Trethevey location and what other facilities are available. He added that, last year the County Council was able to implement the Temporary Traffic Regulation Order to the verges in the area. This was made possible under the Code/ Powers granted by Central Government.

There will be an extension to the Temporary Traffic Regulation Orders in relation to Covid and the Government is considering extending that period until the 30th of September 2021, to cover the main holiday season. Therefore, there is a potential to implement Temporary Restrictions again.

But again, relevant stakeholders, and the Parish Council should be supportive of the proposals put forward. In relation to the installation of yellow lines, there is a long drawn out, and complex process to be followed. Because yellow lines are costly, the County Council normally take requests for parking restrictions and keeps them on file then consolidates them as one, making that order legal the only way to do that is through the Community Network Panel. There is a longer term solution through the Community Panel for permanent restrictions but that will not address this summer or the immediate

problems. Therefore, it is appropriate to commence with a Temporary Traffic Regulation Order, as they are available where justified.

Mr Jones acknowledged the parking issues at Bossiney and commented that those issues were slightly different to those at Trethevey, in that many of the vehicles were parked within the 30-mph speed restriction. This amounts to an obstruction issue, which the police could deal with. The manner in which the vehicles were parked prevented access to the footway.

Under the Highways Act it is an offence to cause a wilful obstruction in the free passage of the highways, there is also the Town and Police Causes Act 1847, Section 28, and then the Road Vehicles Construction and Use Regulations, therefore the police could be involved to address these problems.

It was acknowledged that the police are stretched and that parking issues are not the most important matters to command their time. But again, it is possible to use the Temporary Traffic Regulation Order to address the problem, in the short term, if there were future provisions for car parking or seasonal Orders.

The Clerk alluded to the refusal of motorists to adhere to the temporary restrictions, often removing signs to enable them to park their vehicles. She added that whilst the Orders are, effectively, a temporary solution, there was a need to seek a more permanent solution to the problem.

Mr Jones responded by saying that the issue with any Traffic Regulation Order, any signage, any signage that goes down, whether their temporary permanent, is it needs to go hand in hand, with the relevant enforcement. So, when there is an order implemented it needs to be backed up with enforcement and getting reinforcement to the location at the appropriate times.

The Temporary Traffic Regulation Order would be implemented through the Civil Parking Enforcement, which in turn, prescribe the distance of the signing, the appropriate signing and the no waiting cones that are used. Therefore, that Department specifies what needs to go on site. So, procuring attendance at the site, via Civil Parking Enforcement, would work well but that that would incur an additional cost to the Parish Council.

Should Mr Broad's project go ahead, it is anticipated that some official (seasonal) order will still be required, in order to ensure that motorists are obliged to use the facility.

It was **agreed** that the Clerk would submit a request to Mr Jones for the implementation of the TTPO for the 2021 summer season, pending a more permanent solution to the problem.

Mrs Carol Coupe - Perhaps the Glen could consider when visitors are booking/ stopping at the facility, the company (St Nectans' Glen) could post a notice stating that to say that the parking fee will be reimbursed on entrance to the attraction.

Mrs Tina McGrath (Community Network Officer)

If the Parish Council is likely to make an application against the Community Network Highways Budget, it should be borne in mind that the current budget has already been allocated. Therefore, the PC will have to wait for the new administration to decide what the new allocation will be.

Formation of Joint Group to Progress the Matter

The Clerk asked if, as a way forward, there were any of those present willing to work on a group, to take this matter forward. If the matter is not progressed expediently, impetus will wane. The following persons indicated a willingness to assist:

Cllr Norine Harper
Cllr Zoe Coshall
Mrs Susan Weight
Mrs Anne Littlejohns
Mrs Jane Avis
Mrs Tess Beaumont
Mrs Chantelle St. John

The meeting closed at 20.10 hrs.

DRAFT