

LISKEARD TOWN COUNCIL

AT A MEETING of the **PROPERTY COMMITTEE** held in the Council Chamber on Tuesday 10 March 2015 at 7.30 pm there were present:

The Mayor - Councillor Phil Seeva Ex-officio

The Deputy Mayor - Councillor Jane Pascoe Ex-officio

Councillor Ian Goldsworthy - in the Chair

Councillors: Sally Hawken, Adam Hodgkins, Sue Pike, Tony Powell, Hella Tovar and Christina Whitty

Town Clerk - Mr Steve Vinson

Minute Clerk - Mr Stuart Houghton

Facilities Manager - Mr Tony Misson

Member of the Public - Mr Adrian Vine, secretary of the Pengover Allotment Association

The Chairman advised those present of Housekeeping matters

679/14 PUBLIC SPEAKER

Mr Vine addressed the Committee about an item in the Minutes of the January 2015 meeting when a suggestion about building on the Pengover allotments was mentioned.

He had researched the Council's legal responsibilities for the allotments and had inspected the deeds for the land, the 1928 Allotments Act and current legislation.

The land was sold to the Borough Council in 1928 for the purpose of being allotments, under the 1928 Allotments Act, and, under current legislation, the Town Council would need to satisfy the specified criteria to obtain the permission of the Secretary of State to use the allotment land for other uses.

He stated that the allotments were well used, were easily accessible to the users and the waiting list had recently dramatically reduced, therefore, they were not surplus to requirements and did not match the criteria for disposal.

680/14 APOLOGIES

No apologies were required.

681/14 DECLARATIONS OF INTEREST

No declarations of interest, Declarable or Non-Declarable were made.

682/14 MINUTES OF MEETING HELD ON 10 FEBRUARY 2015

Councillor Hawken proposed, Councillor Whitty seconded and the Committee **RESOLVED** that the Minutes of the meeting held on the 10 February 2015 were **APPROVED**.

683/14 TOWN CLERK'S REPORT FOR INFORMATION

The Town Clerk's report had been circulated and was noted.

1. Rapsons Field

The Town Clerk reported that checks were ongoing on the ownership of the boundary of the Multi use games area at Rapsons. So far ownership of the boundary had not been discovered.

2. Market Stalls

The Facilities Manager reported that some interest in purchasing the stalls had been made, but they remained unsold. The vendor would split them into smaller lots. Some remedial work had been made to the stalls at a cost of £166, this sum would be deducted from the value of the sale. The season for markets was approaching and hopefully this would see an increase in the interest in the market stalls.

684/14 BUDGET REPORT TO 28 FEBRUARY 2015

The budget report, as circulated, was discussed.

The wages line was showing an overspend due to the way the superannuation was requested by Cornwall Council and the allocations for toilet cleaning. The Westbourne toilets line showed a saving.

The grant for the toilets from Cornwall Council had not been used this year, it could be moved to an Earmarked Reserve.

The Town Clerk reported that the toilets had been subjected to a considerable amount of vandalism in the year; the possibility of replacing the existing fittings with stainless steel, to reduce vandalism, was being considered.

The Chair proposed, the Deputy Chair seconded and the Committee **RESOLVED** to **RECOMMEND** to Council that the grant received from Cornwall Council, for toilet maintenance, be transferred to an Earmarked Reserve for repairs, improvements and dilapidations.

685/14 HOT DESK

Details for the proposal were given with the Town Clerks report; his main intent was that he proposed to use the Members room for this, which could provide income and assist networking in South East Cornwall. It was anticipated that it would only be used by one person for one or two days a week.

.2.

393/14

Property Committee 10 March 2015

There would also be the possibility that the person using this room would want to hire other rooms in the building for meetings.

Councillor Pike proposed, Councillor Hawken seconded and the Committee **RESOLVED** to **RECOMMEND** that the Council **ADOPT** the principle of hot-desking, the actual use to be determined when details of requirements were known.

686/14 SEAGULLS

Details of experience of Looe and Truro Councils were contained in the Town Clerks report, which indicated that measures taken had been ineffectual. Truro Council's preferred approach was for the public to be educated, via their Websites and the Newsletters on how to prevent attracting the seagulls, which included the use of seagull proof rubbish bags.

The Deputy Mayor proposed, Councillor Hodgkins seconded and the Committee **RECOMMENDED** that the Council use the Website and Newsletter to provide information on how to manage the seagull nuisance.

687/14 OBJECTIVE SETTING

The Town Clerk's report contained papers for this item.

The Communication and Engagement Committee had recommended some changes to the draft list of objectives which included a Heritage item. The Property Committee considered that this would include the Council owned buildings.

Councillor Hawken proposed, The Mayor seconded and the Committee **RECOMMENDED** that the proposed description for the Heritage item be;

HERITAGE

To protect and enhance the Civic Heritage of the Town, and to promote and develop the Council's assets for the benefit of the Community.

688/14 CORRESPONDENCE

A letter had been received from Mr Vine, secretary of the Pengover Allotment Association, who addressed, the Committee earlier in the evening. The letter was included with the Town Clerks report.

The Town Clerk advised the Committee on the legal position, and what would need to be done if they considered using part of the Pengover allotment for other purposes.

Councillor Hawken thanked Mr Vine for his research into the history of the allotments and his earlier presentation.

The Chair said that the Committee had not discussed this matter in any detail, or made any decision on it; it had been raised in discussion purely as a potential option open to the Council, when the future of the Maudlin Farm land was known. If any proposal was made, in the future, about the allotments, full consultation would be held with the allotment holders.

The Planning Committee was to receive a reserved matters presentation from Persimmons Homes on the 17 March 2015, they anticipated that this might also include information for additional allotments.

Councillor Hawken asked that a reply be sent to Mr Vine to state the Councils current situation that no formal proposal or decision had been made about the Pengover Allotments.

689/14 DATE OF NEXT MEETING

It was agreed that the next meeting would be held on Tuesday 14 April 2015.

5. Clerk's Report – For Information – Property 10th March 2015

Meeting & Action	Update	When
P Sept Set up Public Hall working group to consider use.	Public Hall working group met and considered range and scope of issue. Report at agenda Item 7 regarding Hot Desking in the Members Room.	TC Mar 2015
P Sept Allotments – improve untidy plots by inspection and follow up.	5th January additional plot given up by previous plotholder. This is a large plot. There are 6 individuals and couples on the allotments waiting list. One expression of interest dating back to 2010, 3 from 2013, 1 in 2014 and 1 in 2015. Plot let. See attached letter from the Allotments Association under Agenda 10. Correspondence.	TC Mar 2015
P Dec	Maudlin Farm Amenity Land – Cornwall Council have been notified of the Town Councils views. These have been passed onto the Bank dealing with case.	TC Mar 2015
P Feb 2015	Following approval at Feb Council an application has been made to the Government under its Rural Community Energy Fund for £19,750 to support a Liskeard Town based renewable energy assessment and business plan programme. Letters of support were submitted by the Town Forum and the Liskerret Centre.	TC Mar 2015

7. Hot Desk use of the spare desk/phone line/broadband connection in the Members Room – to consider whether Council would be willing to allow the use of the spare desk in the Members Room on a fees and cost payment basis.

There are two desks in the Members Room. The room has a telephone line and broadband connection. It has been suggested that this might prove suitable for use as a hot desk for hire on a fee paying basis. If the concept is approved by Council a fee for the hot desk could be set to cover a proportion of broadband and telephone costs. Should it prove necessary this might also cover the use of photocopying and stationery.

Interest has already been expressed in this possible arrangement by the new South East Cornwall Local Area Action Group. This will cover an area from Torpoint to St Austell and Liskeard would prove a good central location to base their proposed one member of staff. The set up will eventually administer a £1.7 million programme of regeneration grant moneys for the area. They have already booked one year's worth of meetings in the Long Room for their board meetings. It is hoped that the benefits to us and the Town as a whole would be:

- Increased income from the letting of office hot desk and meeting room space in the Public Hall
- Increased knowledge and awareness of the Liskeard Town and the various regeneration projects put forward by local partners. This might well increase the number of local projects receiving funding under the next programme.

Recommendation: That the Council RESOLVES to adopt the principal of the hot desk proposal.

8. Seagulls – Discussion It has been suggested that it might be worth a general discussion on the issue of seagulls. Contact has been made with Sara Mason at C.A.L.C. with a view as to which Town Councils might have a good approach to the issue. It was advised that Looe Town Council and Truro City Council would be worth contacting.

Looe Town Council report that they have previously tried both egg oiling and egg pricking and found them not to be effective. They have considered the use of birds of prey. It has been suggested that the use of a birds of prey might well disturb the birds away to another part of the town.

For the last 5 years Looe Town Council have been using false eggs weighted with sand. The contractor they currently use is also that retained by the MoD to deal with the seagull issue at HMS Raleigh. The contractor tackles 70 – 80 houses per year. Looe Town Council wait until the birds have started nesting and then call in the contractor. The contractor usually place 2 to 3 eggs per nest and returns in the season to check. The annual cost to Looe Town Council is £2,000. This does not include the false eggs which have been purchased and owned by the Town Council. The Town Council involved the Guides in the actual filling of the hollow egg with sand. This has the benefit of helping to educate young people on the issue of seagull control.

Truro City Council The Clerk at Truro City Council used previously to be an environment health specialist including dealing with landfill sites. His advice was that seagulls are very clever and very aggressive. He gave examples of the seagulls waiting in adjacent fields until the landfill staff went home and then descending within minutes to commence feeding. He also recounted seagulls attacking birds of prey when the birds of prey used were of the smaller species. His advice is that food sources need to be controlled as this is always what attracts vermin. Hence, Truro City Council try to encourage the wider community to modify their buildings and food waste disposal to make the city less attractive to seagulls. Attached is the page from their website regarding seagull control. It should be noted they do not undertake any form of

egg pricking, oiling, false egg placement nor use birds of prey.

Liskeard Town Council The Town Council has previously used:

- egg oiling – which was organised by the County Council on their own building stock and the Town Council took part. This only lasted for one year.
- weighted false eggs – the Town Council obtained and still has weighted false eggs for use on the Public Hall. They were used in conjunction with an initial batch of seagull spikes. The weighted false eggs were only used for a year. The seagull spikes were extending and the roof silver lined to deter seagulls from landing.
- Seagull scarer – this is still in the clock tower of the Guildhall. It appears that there were complaints from adjacent residential properties about the volume and timings of the noise.

Conclusion The availability of food appears key to attracting seagulls. The Town Council could modify the seagull control guidance of Truro City Council and put it on its website and make the information available to the Chambers of Commerce, Traders Association and South East Cornwall Tourism Association businesses.

Re-use of the seagull scarer if it has previously upset residents is not advisable. We do have some weighted false eggs. That might help reduce the cost of using that method. We do not have an approved budget for such measures which needs to be considered if the Committee consider that we should initiate any form of active control beyond an information notice.

9. LISKEARD COUNCIL DRAFT OBJECTIVES Following the last meeting of Council an objective setting workshop was held. The results have been collated and are reproduced below. These give a good range of themes for the Council to consider. The Service Committees have been asked to take a look at the objectives and see what changes need to be made.

The activities of the Property Committee fit under certain headings but could be more precisely named. For example, under:

1. Improve Social and Leisure Facilities in Liskeard – mention could be made of our own Rapsons Multi Use Games Area, Thorn Park and not least the space provided in the Public Hall for letting to a whole range of activities.

2. Boost Prosperity and Increase Employment Opportunities in Liskeard.
- mention could be made of our 6 business units in the Guildhall. etc.

Task Consider the key areas for comments and change in 1 – 8 below.

Proposed text of objectives is shown in bold and capitals. Bullet points under each objective are contents of post-it notes from the workshop for further information.

The idea is for a set of broad objectives to establish the overall direction to May 2017. These will be backed up by more detailed operational plans.

Key areas for comments/changes:

a) Are these the right areas for our objectives? Do we need to add any others, especially around maintaining current Town Council functions?

b) Do we want to change the precise wording of any of the objectives?

1 IMPROVE SOCIAL AND LEISURE FACILITIES IN LISKEARD

- Better place. Evening social. Activities A. Families B, Youth C. Young Professionals
- To redefine the town as a positive place.
- Community more youth facilities
- Improve play equipment and spaces
- Put on more activities in Westbourne Gardens
- Continue the work started for creating a play area on Maudlin site
- Things that might bring in people and provide for community e.g. play centre

2 BOOST PROSPERITY AND INCREASE EMPLOYMENT OPPORTUNITIES IN LISKEARD

- Promote town to inward investors to create jobs
- Boost prosperity. Promote Liskeard as a key hub for business and tourism in SE Cornwall
- To reinstate Liskeard's position as a true market town
- Hub of the area
- To increase employment opportunities
- Prosperity. Employment
- Promote. Better place to live work and play. Boost prosperity
- May 2017 Provision of employment opportunities
- Focus on moving forward conditions to improve employment opportunities
- No more houses without real jobs
- To attract less traditional employment
- Listen to the business community
- Liskeard better place. To attract new businesses to the town

3 MARKET WHAT LISKEARD HAS TO OFFER TO LOCAL PEOPLE, BUSINESSES AND VISITORS

- Advertise. To promote –radio / mags / brown signs !
- Market the town more widely
- Good use of websites
- Use websites to promote community groups and events
- Encourage everyone to look at the website more
- Good use of websites
- Market the town more widely

- Promote the town to encourage visitor numbers e.g. our world heritage site walking centre ?
- Boost prosperity. Promote the virtues of Liskeard as a tourist destination
- Promotion comes from good marketing. What is our identity?
- Attract more visitors to Liskeard
- Work with local businesses to promote town centre
- Identity. Give back/renew town ID
- Promote Liskeard. To find a/the distinctive USP for Liskeard and market it ruthlessly. (Branding in other words)
- “Liskeard means business”
- We are a market town but hopefully with a 21st Century twist

4 ACHIEVE THE WISHES OF THE COMMUNITY ON LAND USE THROUGH THE NEIGHBOURHOOD PLAN

- Use the Neighbourhood Plan to help in economic regeneration
- Make the neighbourhood plan work
- Achieve by 2017. Put in place the Neighbourhood Plan
- Drive forward the Neighbourhood Plan for a community-validated vision of the town
- Achieve the wishes of the community through the Neighbourhood Plan

5 ENGAGE AND COMMUNICATE WELL WITH LOCAL PEOPLE AROUND KEY ISSUES

- Communicate and engage with the disconnected
- Listen to our community about what they feel strongly about even if we might feel in disagreement e.g. parking issues
- Create smarter quicker ways of engaging public
- Councillor photos in Town Crier so they know who we are!
- Community. Social media – getting people used to “doing it for themselves”.
- Devolution means getting local people and businesses to do what CC used to do

6 WORK EFFECTIVELY WITH OTHER ORGANISATIONS, BUILDING THE COMMUNITY AND INCREASING LOCAL RESILIENCE

- Resilience. Focus on youth. Nurture our 18-25 year olds – using RIO etc.

- More resilient. Reduce dependency on external resources e.g. by encouraging a community-wide renewable energy scheme
- Resilient
- Communicate with – schools,shop,businesses
- Listen
- Strengthen the partnership across public, private and voluntary sector
- Support other organisations and groups when they are doing something beneficial to the town
- Stronger sense of community – give people some “ownership” of the town through community schemes such as share issues for energy scheme
- Bring together those working on health and well being especially of the vulnerable in one shared plan
- Identify organisations and businesses with resources (land, money, knowledge) that we can work with for the benefit of the town

7 GEAR UP THE TOWN COUNCIL'S INTERNAL ORGANISATION TO ACHIEVE OUR AIMS

- Town Council more effective. Vision and longer term objectives.
- Focus on a limited number costed priorities to ensure they are achieved
- May 2017 Get gold Quality Award (and Power of Competence)
- Spend more time on innovation
- Research what other towns have done
- Councillors use their time more effectively

8 WORK TOGETHER WELL AS A TEAM OF COUNCILLORS AND STAFF

- Team work between the members
- TC being effective. Enjoy our differences
- That we have fairly and honestly represented our community (electorate) and not just personal ambitions.
- To accept that we have different views but we work together

10. Correspondence – Allotments Association (see attached)



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Events Diary

There are no Council events currently listed.

[All Events](#)

The Council > Seagull Control

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Seagull Control

Herring gulls now commonly nest on rooftops in many coastal towns and villages. Roof nesting by herring gulls is a fairly recent phenomenon. Since the 1970's the number of roof nesting gulls has steadily increased, as has the number of complaints received by the Council.

Control of Food Sources

Gulls are fed regularly & will create an artificially high population and encourage further breeding pairs to take up residence in the area. A natural growth rate will be maintained only if the gulls are fed to fend for themselves from natural food sources. You are strongly urged not to feed the seagulls as this will cause more harm in the long term and can also cause unnecessary annoyance to neighbours.

Gulls will also scavenge readily on poorly stored refuse. The Council would therefore urge you that if you are storing any domestic waste outside in black bags, they are stored in plastic or metal dustbins with lids. Alternatively they can be put in a metal cage or similar but be aware that a mouse can get in if the grid of the cage is greater than say 4mm (1/4 inch).

Problems can also be experienced if a black bag (not in dustbin) are put out on collection day. Placing an old carpet/basket over the bag(s) will usually stop the seagulls and the refuse collector will usually leave this behind for further use. Please try not to leave black bags out overnight as these are not only attacked by gulls, but also by other animals including rats and mice, and result in litter being spilt and blown about. The provision of wheelie bins for refuse collection has been stopped in the town area and there are not a viable option at the moment or the amount would increase dramatically. In addition, wheelie bins encourage people to throw away more, at a time when we all need to be minimising the amount of rubbish we generate.

Many people who have gulls on their property find they cause a nuisance, commonly cited problems include:-

- Noise, caused by calling gulls and by their heavy footsteps.
- Mess, caused by their droppings, fouling, sweeping, gardens and carvings.
- Damage to property, caused by gulls pecking at roofing materials and by nests, which block gutters or hold moisture against the building structure.
- Birds can bite and swoop on people and pets. This usually occurs when they feel their chicks are in danger or chicks have fallen from the nest and adult birds attempt to prevent them crawling to harm by frightening away potential threats. Rarely, if ever, does the Herring Gull actually make physical contact. It is a disconcerting experience certainly, but even a raised arm will deter them.
- Blockage of gas flues, valley and parapet gutters by nesting materials. The flues can have serious consequences if gas fumes are prevented from venting properly or if floating occurs as a result of blocked gutters.

Proofing of Buildings

All owners/occupiers of buildings, which have, or may attract roof nesting herring gulls are strongly urged to provide the building with deterrent measures suitable to the individual building. If as many owners/occupiers as possible apply deterrent measures to their buildings, it may be possible to reduce or break up the colonies of birds. Also, deterrents may well provide relief to individual occupiers. After the breeding season when the nest has been abandoned, it can be removed and the following deterrents for next season can be put into place. Please note it is illegal to disturb or remove nests or eggs during the breeding season (usually April - June see Seagull facts overview).

The principal methods of deterrence are:

- Filling of eaves or gable to prevent herring gulls landing.
- Fitting of short spikes, contained in a special plastic base, to nesting locations such as dormer roofs.
- Fitting of long spikes to nesting locations such as chimney stacks.

Gulls and the Law

Gulls are protected under the Wildlife and Countryside Act 1981 - though licences are issued allowing landowners or occupiers to kill certain species or destroy their nests and eggs in order to:

- prevent serious damage to agriculture
- preserve public health or air safety
- conserve endangered birds