



**MINUTES OF THE 841<sup>st</sup> MEETING OF BUDOOCK PARISH COUNCIL,  
HELD AT BUDOOCK VILLAGE HALL, ON MONDAY 27<sup>TH</sup> JUNE 2011**

**PRESENT:** Cllrs Bastin (Chairman), Mrs Clark, Gibson (from point mentioned), Hennell, Mrs Perham, Cotton, Hart and McCabe (from point mentioned).

**IN ATTENDANCE:** Mrs Moore, Clerk; Councillor N Hatton (from and until point mentioned); three members of the public; Ms Nicholls, Cornwall Council Planning Officer; representatives from Midas Construction, W C Rowe and CSA Architects.

**C3119 TO ACCEPT APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Fairbank..

**C3120 DECLARATIONS OF INTEREST**

**a) In Items on the Agenda**

Councillor Bastin declared a prejudicial code of conduct interest in the planning application for Land adjacent to Bickland Industrial Park.

Councillor Mrs Perham declared a personal code of conduct interest in the planning application for Land adjacent to Bickland Industrial Park.

**b) Of gifts of a value of more than £25**

There were no declarations of gifts of a value of more than £25.

Councillor Bastin said that he would bring the planning application for Land adjacent to Bickland Industrial Park forward as there were representatives and members of the public who would like to comment. It was agreed that Cllr Hart would chair the meeting during this item.

Cllr Bastin left the room and Cllr took the Chair.

Cllrs Gibson and Hatton entered the meeting at this point at 7.32pm.

**C3121 To Consider Planning Application - PA11/04308 – Midas Commercial Developments Ltd, Land Adjacent to Bickland Industrial Park, Bickland Water Road, Falmouth – Erection of an industrial building (B2 use class) 12 hybrid office/industrial units (B1 use class) together with estate roads, landscaping and public footpaths**

The representative from CSA Architects gave an overview of the proposed scheme. He showed drawings of the current and proposed site

layout. There were some issues they were aware of on the site including the existing footpath, Cornish hedging, well established trees, root protection areas and other constraints.

Cllr McCabe entered the meeting at this point at 7.35pm.

He said that there was a fine balance between increasing commercial space and maintaining the rural area. He said that:

- The footpath would be diverted which would straighten it. Access to the footpath would be maintained throughout the development works.
- The Cornish hedge would remain intact apart from two vehicular links.
- The speculative industrial units proposed for the lower part of the site would have a high proportion of office space. They were designed to high environmental standards and the carbon footprints were reduced by 10-15%.
- The new access to the Bickland Water Road had been discussed with Cornwall Council Highways.
- As much of the Cornish hedge, trees and the original footpath as possible would be maintained.
- The area for manoeuvring HGV vehicles needed to be fairly flat. The soil moved to create a flat surface would lower the industrial units.
- Vehicular movements would be in the centre of the building mass to enclose and reduce noise.
- They did not envisage too many frequent deliveries to the industrial units.
- The proposed units would be the next step from the industrial units at Trelever as the businesses there grow.

The representative from WC Rowe said that he was born, raised and still lived locally. He said that W C Rowe was a successful business employing five hundred and sixty people, the number of employees increased annually. It was hoped that 25,000 pasties would be produced per week. W C Rowe was a family business. They buy locally produced products and spend thousands of pounds supporting the local community. W C Rowe had outgrown their current site. There were growth opportunities available which would promote Cornwall. The proposed extension to the building would create a minimum of fifty to sixty jobs on the next one to two years.

The representatives then answered relating to:

- Potential future development of a housing estate in the vicinity
- Empty units on other business parks in the area
- The need for the twelve speculative units
- Other potential sites/factories in Cornwall
- Increased traffic and current congestion on the Bickland Water Road
- Impact on neighbours
- The designation of the land

Representatives from Midas Construction, CSA Architects and W C Rowe left the meeting at this point at 8.15pm.

Further to an in depth discussion it was proposed by Cllr Hennell, seconded by Cllr McCabe and:

**C3121.2**                **RESOLVED** that Budock Parish Council object to this application as it is a green field site in an AGLV and it would increase congestion on the Bickland Water Road and they feel that there is no need and that an alternative site should be sought.

On a vote being taken the matter was approved unanimously.

Three members of the public left the meeting at this point at 8.22pm.

Ms Nicholls left the meeting at this point at 8.24pm.

Cllr Bastin returned to the room and resumed the Chair.

**C3122 TO RECEIVE A REPORT FROM THE CORNWALL COUNCIL WARD MEMBER**

Cllr Hatton reported that:

- He felt that it was useful for the Cornwall Council planning officer to hear the concerns first hand regarding the planning application for Land adjacent to Bickland Industrial Park.
- TPO orders had been submitted for 'Dark Lane'
- There were no contentious issues that he was aware of that involved Budock
- Solar Farms – the application at Crill had been withdrawn due to the stance of the Parish Council and local community. Thirty one applications had been received by Cornwall Council and had all been approved. There were six sites under construction. He had seen one field of solar panels and it looked similar to the fields of polythene for potatoes. Some of the solar panel companies were challenging the government's review of the feed-in tariffs. Solar

farms that were connected to the national grid by August 2011 would receive the original tariff and after that they would receive a reduced tariff up until April 2012. There were no further applications pending consideration.

Councillor Hatton left the meeting at this point at 8.30pm.

### **C3123 TO RECEIVE A REPORT FROM THE POLICE**

The Clerk spoke to the report forwarded by the police in their absence. Since the last report on the 23<sup>rd</sup> May 2011 there had been two crimes reported in the parish. There was a report of a young male sat in an insecure car in the village in the early hours one day, nothing was taken, however a nearby car had small change removed. There was also a call about an unpaid bill for a meal at a hotel. There was an incident one morning where two cars were in a minor collision and a junction box was damaged in the village. There was one report of antisocial behaviour involving two young teens on small motorbikes out at Argal Dam. Last month's theft of metal from the Church at Budock had been followed by three further reports of theft of roofing lead. These were from school roofs at some point in the last six months in Falmouth and the rural surround not Budock. Parishioners were again reminded that the high value of metal was still an incentive for theft and the police were encouraging people to keep any scrap metal out of sight of would be thieves if possible and convenient.

### **C3124 PUBLIC COMMENTS ON ITEMS ON THE AGENDA.**

There were no members of the public present.

### **C3125 TO CONFIRM MINUTES OF THE LAST MEETING**

#### **a) Meeting of Budock Parish Council, 23<sup>rd</sup> May 2011**

It was proposed by Cllr Cotton, seconded by Cllr Hennell and:

**C3125.2**                    **RESOLVED** that the Minutes of the Council Meeting held on 23<sup>rd</sup> May 2011 be approved with as a true record with the above amendment and duly signed.

On a vote being taken the matter was approved unanimously.

#### **a) Annual Parish Meeting, 23<sup>rd</sup> May 2011**

It was proposed by Cllr Mrs Clarke, seconded by Cllr Hennell and:

**C3125.2**                    **RESOLVED** that the Minutes of the Annual Parish Meeting held on 23<sup>rd</sup> May 2011 be approved with as a true record with the above amendment and duly signed.

On a vote being taken the matter was approved unanimously.

### **C3126 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA**

The Clerk said that Cornwall Council had advised that an application would have to be made to the Land Registry to find out the ownership of 'Dark Lane'. There would be a cost implication. Members asked the Clerk to contact the Land Registry and confirm the ownership of 'Dark Lane'.

The Clerk said that BT had confirmed that they had retained the responsibility for the electricity supply in the Treverva telephone kiosk and this Council would not receive any bills for electricity.

### **C3127 TO RECEIVE THE INDEPENDENT INTERNAL AUDITORS REPORT AND CONSIDER THE RECOMMENDATIONS**

The independent internal auditors report was circulated to members.

Cllr Hart said that he had spoken to the Budock Village Hall Committee regarding the VAT on the heating oil. It was agreed that the Hall Committee would pay the oil invoices direct. #

It was proposed by Cllr Hart, seconded by Cllr Mrs Clarke and:

**C3127.2**                    **RESOLVED** that the Fidelity Guarantee Cover is increased in line with the auditors recommendations and that Budock Village Hall deal with the oil invoices directly.

On a vote being taken the matter was approved unanimously.

### **C3128 TO APPROVE THE COUNCILS INSURANCE ARRANGEMENTS**

The Clerk said that to increase the Fidelity Guarantee Cover the Council needed to approve the insurance arrangements. The insurance arrangements are reviewed by the Office & Finance Committee and agreed with the recommendations made by them. Cllr Hart said that he had looked into the insurance cover held by the Council. It was agreed that the ownership of Budock Village Hall was confirmed. The computer and printer needed to be removed from the policy as it had been written off. It was agreed to defer this item to the July meeting.

### **C3129 TO DISCUSS THE WORK COMPLETED BY THE LANDOWNER ON THE FOOTPATH FROM CONDOR**

Cllr Gibson said that the work had not been completed by the landowner. The path sloped away slightly. Members asked the Clerk to notify Cornwall Council that the path had been cleared. Cllr Gibson would thank the person who completed the work on behalf of the Council.

### **C3130 TO RECEIVE A REPORT FROM THE CHAIRMAN ON THE MEETING HELD WITH GEORGE EUSTICE MP**

Cllr Bastin said that the following items were discussed:

- Localism – Mr Eustice was keen to promote localism. Cllr Bastin said that there was little evidence of localism from Cornwall Council. Mr Eustice said that he would look into it.
- He was concerned with the lack of action being taken to enforce planning permission conditions. He was working to try and change the legislation.
- He gave Cllr Bastin his contact details and asked that members contact him if they have any issues or concerns.

### **C3131 CORRESPONDANCE**

A list of correspondence was circulated to members.

Cllr Bastin said that he had been contacted by Mr Edwards from Roscarrack House requesting a pre-application meeting on the 12<sup>th</sup> July 2011 at 7pm. All members of the Council were invited.

### **C3132 PLANNING APPLICATIONS**

#### **a) To Note Planning Decisions received from Cornwall Council.**

The Clerk reported that the following planning decisions had been received from Cornwall Council:

- PA11/01377 – Ms A Rickard, The Cove Restaurant, Maenporth – Construction of single storey extension on front elevation and retention of raised decking area – CONDITIONAL PERMISSION
- PA10/07708 – Menehay Farm, Roscarrack, Bickland Water Road – Extension of caravan club site and erection of a service building and associated works – CONDITIONAL PERMISSION
- PA11/02868 – Mr & Mrs B Hoskins, Tresooth Bungalow, Penwarne Road, Mawnan Smith – Extension to dwelling – APPROVED

#### **TPO'S**

- Land at The Beeches, Vicarage Hill, Budock Water
- Trehane, Churchtown, Budock Water

#### **b) To Note Planning Enforcement Complaints received by Cornwall Council.**

There were no planning enforcement complaints received.

#### **c) To Consider Planning Applications Received from Cornwall Council**

**i. PA11/04101 – Mr M Gomez, Argal Home Farm, Argal.  
Kergilliack, Falmouth – Various tree works**

It was proposed by Cllr Hart, seconded by Cllr Hennell and:

**C3132.2 RESOLVED** that there are no objections.

On a vote being taken the matter was approved unanimously.

**ii. PA11/03975 – Mr S Lucas, Lower Crill Farmhouse, Roscarrack  
Road, Budock Water, Falmouth – Conversion of redundant  
barn to a dwelling**

It was proposed by Cllr Mrs Perham, seconded by Cllr Mrs Clarke and:

**C3132.3 RESOLVED** that there are no objections.

On a vote being taken the matter was approved unanimously.

**iii. PA10/08826 – Mr M Webster, Tresooth Farm Cottage,  
Penwarne Road, Mawnan Smith – Construction of stables and  
tractor shed**

It was proposed by Cllr Mrs Perham, seconded by Cllr Hennell and:

**C3132.4 RESOLVED** that there are no objections.

On a vote being taken the matter was approved unanimously.

**iv. PA11/04693 – Mr & Mrs P Stephens, Trengwaiton, Trewen  
Road, Budock Water, Falmouth – Construction of extensions &  
alterations to dwelling**

It was proposed by Cllr Hart, seconded by Cllr Cotton and:

**C3137.5 RESOLVED** that there are no objections.

On a vote being taken the matter was approved unanimously.

**C3133 REPORTS FROM COMMITTEES AND REPRESENTATIVES**

**i) Footpaths and Rights of Way**

Cllr Bastin said that on Footpath 7 from Roscarrack to Pond there were rotten slats on the bridge. It was noted that horse riders were taking their horses across the bridge that was designed for pedestrians. It was agreed that the Clerk would report the issue to Cornwall Council.

**ii) Budock Village Hall**

There was nothing to report.

**iii) Treverva Village Hall.**

There was nothing to report.

**iv) Playing Field**

There was nothing to report.

**v) Over 60's Club**

Cllr Clarke said that the weekend in Stratford Upon Avon was enjoyed by forty eight members.

**C3134 FINANCE AND PAYMENT OF ACCOUNTS**

**a) Approval and payment of Accounts**

It was proposed by Cllr Gibson seconded by Cllr McCabe and

**C3134.2**                **RESOLVED** that accounts totalling £674.75 be approved for payment and duly signed.

On a vote being taken the matter was approved unanimously.

**C3135 DATE AND TIME OF THE NEXT MEETING**

The next meeting is to be held on Monday 25<sup>th</sup> July 2011, commencing at 7.30pm, at Budock Village Hall.

**C3136 COMMENTS FROM THE PUBLIC**

There were no comments from the public.

There being no further business the meeting closed at 9.15pm

Signed: .....25<sup>th</sup> July 2011

Chairman