



DRAFT MINUTES – NOT RATIFIED UNTIL SIGNED BY THE CHAIRMAN

MINUTES OF THE 894TH MEETING OF BUDOOCK PARISH COUNCIL HELD AT BUDOOCK VILLAGE HALL ON MONDAY 25TH JULY 2016

PRESENT: Cllrs Bastin (from 8pm), Bennett, Mrs Clark, Fairbank, Geraty, Gibson, Hart (Chairman), Hennell, Heritage and Palmer.

IN ATTENDANCE: Mrs L Iddon, Clerk;

16-76 SAFETY PROCEDURES

The Chairman explained the safety procedures.

16-77 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Cllr Bastin sent apologies for his anticipated late arrival due to attendance at a meeting in Penzance.

16-78 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

Cllrs Palmer and Geraty declared a non-registerable interest in agenda item 16iv.

Cllr Mrs Clark declared a non-registerable interest in agenda item 12.

On his arrival at the meeting Cllr Bastin declared a non-registerable interest in agenda items 16i and 16ii.

16-79 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

Cllr Palmer requested a dispensation for agenda item 16iii as the applicant is a close neighbour. This was granted – agreed he would abstain from voting on this item.

16-80 TO RECEIVE AND APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON THE 27TH JUNE 2016 AND THE CHAIRMAN TO SIGN THEM

It was proposed by Cllr Mrs Clark and seconded by Cllr Hennell and:

RESOLVED that the minutes of the Council Meeting held on the 27th June 2016 are received and approved.

On a vote being taken this was approved with 1 abstention.

16-81 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA (for information only)

There were no matters arising.

16-82 TO RECEIVE ANY UPDATES FROM THE POLICE

There was no Police attendance.

The next scheduled Community Speed Watch training is scheduled for 10am on Thursday 4th August.

Cllr Geraty queried whether there had been any information on the date of the next Police Liaison Meeting. The Clerk will make enquiries.

16-83 PUBLIC PARTICIPATION / COMMENTS ON ITEMS ON THE AGENDA

There were no members of the public present at this meeting.

16-84 TO RECEIVE UPDATES ON NEIGHBOURHOOD PLAN ISSUES AND DISCUSS NEXT MOVES

The Clerk reported that the spreadsheet of address labels of all properties in the parish has now been received – a total of 722 addresses. The next moves are to get quotations for printing 800 flyers and then to get the addresses produced in label format. The aim is to deliver the flyers by a combination of hand delivery and post before the end of August.

It was proposed by Cllr Fairbank and seconded by Cllr Bennett and:

RESOLVED that a cap of £500 is put on the total expenditure for the first public consultation of the Neighbourhood Plan.

On a vote being taken this was agreed unanimously.

16-85 TO CONSIDER THE PURCHASE OF GRANITE POSTS TO PROTECT THE WAR MEMORIAL PLAQUE

Cllrs Bennett, Fairbank and Hart have sourced some suitable posts – pictures of these were shown to the meeting. It was proposed by Cllr Fairbank and seconded by Cllr Geraty and:

RESOLVED that 3 granite posts be purchased at an agreed cost of £170 + VAT each

On a vote being taken this was agreed unanimously.

16-86 TO CONSIDER AND AGREE PUBLICATION PURCHASES AS REQUESTED BY THE CLERK

The Clerk informed the meeting that a new edition of 'Arnold-Baker on Local Council Administration' has now been produced. This is an essential publication for all Parish and Town Councils. The 20% discounted cost to us through SLCC is £73.60. Also there is a new publication – 'Being a good employer' which is recommended – this has a cost of £2.20 + postage. Two copies of this would be needed – one for the Employer and one for the Employee. As there is only £34 left in the current publication budget the Clerk requested that the Council agree this extra expenditure.

It was proposed by Cllr Fairbank and seconded by Cllr Heritage and:

RESOLVED that the Parish Council meet the cost of 1 copy of Arnold-Baker and 2 copies of 'Being a Good Employer'.

On a vote being taken this was unanimously agreed.

16-87 TO CONSIDER A REQUEST FROM BUDOCK PARISH CHURCH FOR A GRANT TOWARDS CEMETERY MAINTENANCE.

Cllr Mrs Clark left the meeting for this agenda item.

The latest Church accounts were studied and considerable discussion took place on this request.

Cllr Bastin arrived at the meeting at 8pm.

It was proposed by Cllr Fairbank and seconded by Cllr Bennett and:

RESOLVED that a one off good-will donation of £100 is made towards the upkeep of the new cemetery.

This was approved unanimously by all the Councillors present.

Cllr Mrs Clark returned to the meeting.

16-88 TO RECEIVE A REPORT FROM THE CORNWALL COUNCIL DIVISIONAL MEMBER

Cllr Bastin reported on the following:-

- Cornwall Council (CC) continuing to look at changes in Cornwall Councillors' areas – with the aim that they will all have roughly the same number of constituents.
- CC have agreed that they will adopt the 'Living Wage'.
- Cllr Bastin is on the Shadow Cabinet for Localism – he would like our thoughts on whether Parish Council's should have an input into all Pre-Apps.
- Planning need to be informed if we agree to pursue the development of a Neighbourhood Plan.
- There is now a possibility to have a 'Position Statement' with regard to planning in our parish – this will be discussed further as an agenda item in September's meeting.
- Recycling is currently only 35% - a concerted effort is being made for this figure to rise to 50%.
- The IT services in Falmouth Library will still be run by CC after the library is devolved to Falmouth Town Council.
- A pilot project between ramblers and farmers with regard to footpath reinstatement is to be launched by CC.
- The issue of the footpath reinstatement at Tregedna has now been resolved.

16-89 TO RECEIVE CORRESPONDENCE AND AGREE RESPONSES AS APPROPRIATE – (for information only)

The following correspondence was received and noted:-

- Communities and Devolution Bulletins – *Info for Blue Badge holders/Message from Kate Kennally/Stakeholder Survey/Governance Meetings/Libraries + One Stop Shops*
- CPRE – *Request to send letter to local MP re Greenfield development*
- Cornwall Council – *Local Plan – Schedule of Post Hearing Consultations*
- Cornwall Community Foundation – *July update*

- Cornwall Sports Partnership - *July update*
- CALC – *Weekly Updates*
- Cornwall 4 Change – *Petition information*
- Cornwall AONB - *Summer 2016 update*
- Childrens' Hospice SW – *Moonlight Memory Walk – In Falmouth on 1st October*
- Cornwall Council – *Who Decides – Online Poll*
- Derek Walker of Lamanva – *Speed issues at Lamanva and appearance of Lamanva (Argal) X roads*

The Clerk will follow up the issues raised by Mr Walker and let him know the outcome.

16-90 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

Following decisions noted:-

PA16/04374 APPROVED - Budock Properties Ltd - Adjacent to Chymelyn, Trewen Road - Non material amendment for reduction in width of garage to construction of detached dwelling and associated works (PA15/05443).

PA16/04761 APPROVED - Mr & Mrs McCormack - Bosky Way Vicarage Hill - Proposed first floor extension including a Juliet balcony.

Appeal – 16/00090/COND – PP-04057501 - Appeal against conditions 4 and 7 imposed – APPEAL ALLOWED - Rosevallen Bungalow Merry Meet Lane Budock Water - Demolition of existing garage and single storey extension. Building of new integral garage, kitchen extension and rooms in the roof with the inclusion of a Juliette balcony and dormers on the north-west elevation (Resubmission of PA15/02702).

16-91 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

Cllr Bastin left the meeting at 20.35 for agenda items 16i and 16ii.

- i) **PA16/05629** – Erection of two hybrid office/industrial units (B1 class) with car parking and landscaping - Land adjacent to Bickland Industrial Park – Falmouth Developments Ltd.

After discussion it was proposed by Cllr Geraty and seconded by Cllr Hennell and:

RESOLVED that the following comment be submitted:- *Budock Parish Council object to this application as this would lead to overdevelopment of the site; and would result in the loss of car parking spaces.*

This was unanimously approved.

- ii) **PA16/05631** – Modification of Condition 2 on appeal decision APP/D0840/A/12/2172374 dated 25.10.12 [Erection of an industrial building (B2 use class), Vehicle Parking for W.C.Rowe (Falmouth) Ltd and 12 hybrid office/industrial units (B1 use class) together with estate roads, landscaping, public footpaths and vehicle parking for W.C.Rowe (Falmouth) Ltd – PA11/09595] to amend the design and layout of Unit F to comprise 3 hybrid office/industrial units (B1 use class) – Land adjacent Bickland Industrial Park – Falmouth Developments Ltd.

After discussion it was proposed by Cllr Fairbank and seconded by Cllr Gibson and:

RESOLVED that the following comment be submitted:- *Budock Parish Council object to this modification as we can see no need for additional B1 units on this site, especially bearing in mind the previously approved (on appeal) units have still not been built after 4 years despite the applicant stressing that there was an essential and immediate need for them.*

This was unanimously approved.

Cllr Bastin returned to the meeting at 20.52.

- iii) **PA16/05770** – Proposed demolition of redundant agricultural building and construction of a building for a holiday let - Barn at Roscarrack, Roscarrack Road, Budock Water – Mr and Mrs Lucas.

A discussion took place and observations made during a recent site meeting were considered.

It was proposed by Cllr Bennett and seconded by Cllr Heritage and:

RESOLVED that the following comment be submitted:- *Budock Parish Council support this application with the condition that the velux windows are sited on the other side of the building - so as to avoid them overlooking the neighbour's property. Also the following conditions that were attached to the previous expired application for this building (PA11/02179) should also be imposed on this application:-*

3. *The development hereby permitted shall only be used as holiday accommodation and shall not be occupied as a person's sole or main place of residence. The owner/operators shall maintain an up to date register of the names of all owner/occupiers of each individual unit on the site, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.*

Reason: To accord with the Development Plan housing policies under which continuously occupied dwellings would not normally be permitted on the site in accordance with policy E7 of the Draft Kerrier District Local Plan 2004.

6 *The holiday unit hereby permitted shall not be used at any time other than for purposes ancillary to the main dwelling house sited immediately to the west of the holiday unit hereby approved.*

Reason: To ensure that the development is not used unlawfully as a separate unit of accommodation on a site where dwellings would not normally be permitted.

On a vote being taken this was approved with two abstentions.

Cllrs Geraty and Palmer left the meeting for agenda item 16iv.

iv) PA16/05865 – Conversion of existing stables into dwelling and erection of new timber stable block - Land adjacent to Roscarrack Cottage, Roscarrack Road, Budock Water – Mr S Lampshire.

After discussion it was proposed by Cllr Hennell and seconded by Cllr Gibson and:

RESOLVED that the following comment be submitted:- *Budock Parish Council object to this application as it did the previous, extremely similar application of PA15/04235. The location is outside the acknowledged village boundary. This application seeks to have approval for a new dwelling in the countryside which is not in accordance with para 55 of the NPPF. The building as it stands has no redeeming features that would warrant it's conversion into a house. Other recently approved applications in the immediate area are replacements on existing residential sites; and also all on the opposite side of the road from this application.*

On a vote being taken this was approved with one abstention.

Cllrs Geraty and Palmer returned to the meeting.

v) PA16/05872 – The construction of a single dwelling to replace the existing residential caravan – Lamanva Shed, Lamanva – Mrs G Tann

After considerable discussion it was proposed by Cllr Hennell and seconded by Cllr Bennett and:

RESOLVED that the following comment be submitted:- *Budock Parish Council object to this application as it did to the extremely similar application of PA15/09327. It seeks to build a new house in the countryside which is not in accordance with para 55 of the NPPF, and is contrary to the criteria attached to sustainable development in rural areas. None of the special circumstances that are described in para 55 are met by this application and the proposed dwelling will not enhance or maintain the vitality of the communities of Lamanva and Treverva. There is still confusion over drainage issues on this site. The Foul Drainage Assessment Form states that existing non-mains foul drainage systems will not be used, while the plan shows a link to the existing septic tank. We understood that planning for a septic tank for this site has in fact been turned down several times.*

A further concern is that the sight lines for the egress from the site are not adequate on a road with existing speeding issues. Also the visible impact of a dwelling would be considerably greater than that of the existing caravan.

On a vote being taken this was approved with one abstention.

vi) PA16/06244 - Single storey rear extension and loft conversion with rear dormers. Juliet balcony on the rear elevation – 2, Condor Cottages, Trewen Road – Mr Smith.

After discussion it was proposed by Cllr Fairbank and seconded by Cllr Bennett and:

RESOLVED that the following comment be submitted:- *Budock Parish Council support this application. [It was noted though that the site plan with this application showed the position as 2, Condor Villas rather than 2, Condor Cottages].*

On a vote being taken this was approved with one abstention.

- vii) **PA16/06251** – Formation of sports pitches and green space play area – Former Budock Hospital site – Mr Wallis.
Considerable discussion took place on this taking into account the other consultee comments.
It was proposed by Cllr Hennell and seconded by Cllr Mrs Clark and:

RESOLVED that the following comment be submitted:- *While in favour of a new sports ground being developed Budock Parish Council cannot support this application until the issues raised in the detailed Tree Officer's report are resolved.*

On a vote being taken this was approved with one abstention.

16-92 TO NOTE PLANNING ENFORCEMENT COMPLAINTS RECEIVED BY CORNWALL COUNCIL

No new complaints have been received. An update is awaited on the recent Pendra-Loweth cases.

16-93 REPORTS FROM COMMITTEES AND REPRESENTATIVES

- i. **Footpaths & Rights of Way** – There are still a number of issues with footpaths in the Sparnon / Kergilliack areas. The Countryside Ranger for our area is aware and plans to visit the area.
- ii. **Budock Village Hall** – A glass panel in the rear Fire Door has been damaged and replaced. Quotations are being obtained for decoration of the hall and to have the floor sanded. It has been agreed to purchase new chairs, without metal legs to try and avoid floor damage in the future.
- iii. **Treverva Village Hall** – The Village Hall Committee are going forward with the running of a Neighbourhood Watch for Treverva. A 'Welcome' letter is being formulated for new residents of the area. The Hall's Insurance provider have asked for a revaluation of the hall.
- iv. **Playing Field** – The Playing Field Committee has the required work to the overhanging tree in hand.

16-94 TO RECEIVE STATEMENTS OF PAYMENTS, RECEIPTS AND BANK RECONCILIATIONS SINCE THE LAST MEETING

These were received.

16-95 TO APPROVE THE PAYMENT OF ACCOUNTS SINCE THE LAST MEETING

It was proposed by Cllr Geraty and seconded by Cllr Hennell and: -

RESOLVED that accounts totalling **£692.13** for the month of July are approved for payment.

On a vote being taken this was approved with one abstention.

16-96 COUNCILLORS' AND CLERK'S ITEMS - including Agenda items for next meeting.

The Clerk stated that the bimonthly Finance Check is due in August and it is planned to have the Parish Council's Annual Report produced by the end of August.

Agenda items for the next meeting were identified as follows:-

- To discuss the 'Position Statement'
- To consider quotations for fixing the granite posts in front of the memorial plaques.
- To further discuss the Community Award.

16-97 DATE AND TIME OF NEXT MEETING

This will be held at 7.30pm on Monday 26th September 2016 at Budock Village Hall.

There being no further business the meeting closed at 9.38pm

Signed:26th September 2016

Chairman