



**MINUTES OF THE 938th MEETING OF BUDOOCK PARISH COUNCIL HELD ON MONDAY 28<sup>th</sup> SEPT 2020  
HELD VIRTUALLY ON MICROSOFT TEAMS**

**PRESENT:** Cllrs Andrew Bastin, John Bastin, Bennett (Chairman), Grounds, Hart, Hennell, Heritage and Palmer.

**IN ATTENDANCE:** Miss T Hladkij, Clerk; and 1 member of the public.

**20-47 PUBLIC PARTICIPATION**

None

**20-48 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE**

None submitted

**20-49 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25**

None were declared.

**20-50 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS**

None

**20-51 TO RECEIVE AND APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON 27<sup>th</sup> JULY 2020 AND THE CHAIRMAN TO SIGN THEM.**

It was proposed by Cllr Hart and seconded by Cllr J Bastin and:

**RESOLVED** that the minutes of the Council Meeting held on the 27<sup>th</sup> July 2020 are received and approved.

On a vote being taken this was unanimously approved.

The Chairman to sign them.

**20-52 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA *(for information only)***

There were no matters arising.

**20-53 TO RECEIVE AND APPROVE THE END OF YEAR AUDIT REPORT FOR THE YEAR ENDING 31<sup>ST</sup> MARCH 2020**

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

**RESOLVED** and accepted the End of Year Audit report for the year ending 31st March 2020.

On a vote being taken this was unanimously approved.

**20-54 TO RECEIVE THE AGAR RESULTS**

No response has yet been received other than the acknowledgement of receipt therefore it will be deferred till October 2020

**20-55 TO RECEIVE A REPORT FROM THE CORNWALL COUNCIL DIVISIONAL MEMBER**

Councillor Bastin reported on the following-

CGR Update a meeting has taken place last week with more planned. The final rubber stamping of recommendations will take place in an extraordinary meeting mid-November.

CNP met with two main topics - Volunteer Cornwall and Social Services both gave an overview of how their work has changed since COVID-19 which included a review of local support groups who have risen to the challenges. Cornwall Council gave a comprehensive overview of the Local Outbreak Management Plan (LOMP).

#### **20-56 TO RECEIVE A NEIGHBOURHOOD PLAN UPDATE.**

The Regulation 16 consultation period ended on 3 September 2020. A total of 15 comments were received with 5 of these proposing changes. All concerned environmental/climate change issues. The documents can be viewed through the Planning Portal PA20/00003/NDP. The Parish Council will ultimately need to vote on changes to the Plan. The proposed changes seek to strengthen the text rather than delete/add policy.

The examiner, Deborah Mc Cann, started working our Plan immediately following the end of the consultation period and we now await feedback which will be to both Cornwall Council and ourselves.

As this will require the Parish Council to vote it is proposed to do this at an Extraordinary Meeting, date to be confirmed

#### **20-57 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**

**PA20/00464 APPROVED Applicant: Mr G Beconsall Location: 1 Condor Cottages Trewen Road Budock Water Cornwall TR11 5DY Proposal: Proposed new dwelling, garden amenity area and car parking within existing garden plot Parish : Budock**

**PA20/05018 APPROVED Applicant: Mr And Mrs K Dale Location: Anskiber Barn 4 Higher Argal Farm Higher Argal Argal Falmouth Proposal: Proposed single storey extension Parish : Budock**

**PA19/04533 APPROVED Applicant: Mr Risely Location: Penmorvah Manor Hotel Penjerrick Hill Budock Water TR11 5ED Proposal: Proposed conversion and extension of existing office accommodation to form additional self-contained unit of holiday accommodation. Parish : Budock**

**PA20/05455 APPROVED Applicant: Mrs Hannah Fox Location: Tylanner Penwarne Mawnan Smith TR11 5PG Proposal: Application for various works to trees subject to TPOs: T1 T2 -prune branches as shown. T3 T4 canopy lift. Parish : Budock**

**PA20/06721 Prior approval not req'd (AF/TEL/DEM) Applicant: Western Power Distribution Location: Land at Kergilliack Road Hill Head Penryn Cornwall Proposal: Prior notification to install new ground mounted substation. Parish : Budock**

**PA20/01898/PREAPP Closed - advice given Applicant: St Budock Church Location: St Budock Cemetery St Budock Church Budock Water Cornwall TR11 5BZ Proposal: Pre-application advice for Community Hall. Parish : Budock**

**PA20/01581 APPROVED Applicant: Mr Charles White Location: Os Field 5900 Menehay Farm Falmouth TR11 5BY Proposal: Works to Trees see Report and Plan EV-2217-1-A-TWAppn Rev A dated July-20 subject to a Tree Preservation Order(TPO). Parish : Budock**

**PA20/06547 APPROVED Applicant: Mr Mike Carr Location: Tyane Maenporth Road Falmouth TR11 5HJ Proposal: Works to trees namely - T1 Ash - Fell - T2 and T3 Ashes - Crown reduction to a height of approx 6m subject to a Tree Preservation Order(TPO) Parish : Budock**

**PA20/01196 APPROVED Applicant: RJ Walker Page 4 of 39 Location: Land At College Farm College Hill Penryn TR10 8LG Proposal: Application for approval of reserved matters for scheme comprising 121 residential units, open space, play space, associated infrastructure (including retaining structures and works to the highway), internal access, parking, servicing and landscaping Parish : Penryn**

#### **20-58 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

1) PA20/01581 Proposal Works to Trees see Report and Plan 2217-1 dated 02-20 subject to a Tree Preservation Order (TPO). Location Os Field 5900 Menehay Farm Falmouth TR11 5BY Applicant Mr Charles White Taylor Wimpey Grid Ref 178867 / 32351

Budock Parish Council stands by our original comments dated 27th of March 2020.

2) PA20/06721 Land At Kergilliack Road Hill Head Penryn Cornwall Prior notification to install new ground mounted substation. - Western Power Distribution - (Case Officer - Hayley Wray)

3) PA20/06464 Proposal Proposed Holiday Let Location Craignish Maenporth Falmouth TR11 5HN Applicant Mr & Mrs Smith Grid Ref 178852 / 29636 Budock

Budock Parish Council cannot support this latest application based on the following reasons, this is the third application submitted and on each occasion the project has increased in size and scope. The area of balconies have increased substantially from the original application ( PA19/02214 ) as will the visual impact.

The proposed increase of the floor area on the 1st floor and the increase in volume of the basement results in this becoming a very dominant building in this raised location. A particular concern is the basement, with no obvious connection or practical use to the holiday accommodation and begs the question is this covered by the original condition preventing its change of use in the future.

In conclusion Budock Parish Council cannot support this application on the grounds that in an AONB this represents a three story building with an increased exterior entertainment area located on the third floor which will not only have an impact visually, but through the inevitable noise and light pollution have a detrimental effect on the local wildlife.

4) PA20/06484 Proposal Proposed development of a single, self-build dwelling and associated works following demolition of an existing storage building / workshop. Location Land And Buildings North of Lea Cottage.

Parish Council is strongly opposed to this application on the following grounds:

1. Policy 7 2.33 of the Local Plan Open countryside is defined as an area outside the physical boundaries of an existing settlement. We contend that the Cornish hedge on the right-hand side of the main track which serves and provides access to all the existing properties denotes the boundary between the existing settlement and the open countryside. Therefore, the proposed location is in the open countryside. In planning terms, this small collection of properties is described as a straggle development and, as such, further development is not encouraged, as it is both isolated and lacks accessibility and is not considered sustainable.

2. Policy 7 – NPPF Location and Visual Impact The elevated location makes it highly visible on the skyline and will only serve to emphasise how isolated the building would appear, with no natural landscape features helping to reduce its impact. Further, the design and palette of materials contrary to the proposal will not blend with the character of its rural location and fails to meet the aims of the Policy number 60, with regard to local distinctiveness.

3. Policy 27 Local Plan Relates to transport accessibility and it states that all development proposals must be located close to and promote the use of public transport and can be safely accessed from the road network. Highways' advice is that the entrance to this settlement is substandard and the lack of a pedestrian footway weighs against further development This serves to reinforce our view that this is not a sustainable location for further development. Furthermore, with 3 major developments about to commence, all exiting on to this road, will increase the traffic flow on Hillhead Road. This settlement is a considerable distance from any footpath, the road is unlit, and also it is not close to public transport.

4. Rounding Off Policy 1 Local Plan 1.68 This is not appropriate in this situation due to the small number of properties and its isolated location.

5. P.D.L. Policy 1 Local Plan 1.68 excludes agricultural buildings or surfaces which have blended into the landscape in the process of time, which applies in this case.

6. Budock Neighbourhood Development Plan has been submitted to Cornwall Council and is currently nearing the end of the Regulation 16 public consultation period and as such increased weight can be given to the Plan (reference Cornwall Council Neighbourhood Planning Briefing Note: Weight of emerging Neighbourhood Plans).

The proposed development: ? Falls outside the development boundaries specified for Budock ? Falls within a designated "Green Gap" area (Map 1 in the emerging Budock NDP) where development will not be supported.

7. In conclusion: This application seeks to build in the open countryside. Further development in this area is not supported by the N.D.P. It is not a sustainable location. Its location on the skyline makes it highly visible and fails to meet the aims of the NPPF. It is not rounding off as previously explained. It is not P.D.L. as explained. The Demolition of the workshop that is admitted does not have LPA has no bearing on the application and therefore no relevance. It is located well outside the settlement boundary. With regards to the N.D.P. statement contained, we contend that the agent's comment in the design and access statement are at odds with the advanced and recognised stage this document has achieved and the weight it now carries.

5) PA20/06547 Proposal Works to trees namely - T1 Ash - Fell - T2 and T3 Ashes - Crown reduction to a height of pprox 6m subject to a Tree Preservation Order(TPO) Location Tyane Maenporth Road Falmouth TR11 5HJ Applicant Mr Mike Carr Grid Ref 179012 / 30921 PA20/06547

In the absence of a Tree Officers report in aiding us to reach a balanced and informed decision on this application Budock Parish Council response is the following. Budock Parish Council has no objections to this application

6) PA20/06555 Proposal Works to trees namely - T1 Lime - Pollard - T2 Sycamore - Fell - T3 Ash - Fell - subject to a Tree Preservation Order(TPO) Location Silverkat Cottage Argal Manor Kergilliack Falmouth Applicant B Phillips Grid Ref 176816 / 32763 PA20/06555

In the absence of a Tree Officers report in aiding us to reach a balanced and informed decision on this application Budock Parish Council response is the following. Budock Parish Council do not support this application on the grounds that these trees have a TPO on them and the reasons for felling are not justified.

7) PA20/06595 Eglos Cottage Budock Water Falmouth Cornwall TR11 5BZ Outline application for construction of a dwelling house with parking and amenity with all matters reserved. - Mr A Bastin –

Budock Parish Council supports this outline planning application in principle based on the information provided at this stage.

8) PA20/01898/PREAPP St Budock Cemetery St Budock Church Budock Water Cornwall TR11 5BZ Preapplication advice for Community Hall. - St Budock Church

9) PA19/10381 Proposal: Detailed planning application for the erection of 133 residential dwellings (including affordable housing) with associated access, estate roads, car parking, infrastructure and open space Location: Pen Bethan Hillhead Road Kergilliack Budock Applicant:

Budock parish council seek to reinforce our original comments dated the 6th of January 2020, in particular the site entrance, and the lack of a traffic management plan on the approach to this and the adjoining development.

Budock parish council has consistently sought to bring to the attention of Highways and Planning, that there is an absence of an overall traffic management plan that takes into account the increasing traffic volumes on Hillhead Road and Kerrgilliack road and the approaches, in addition there will be four new developments which will be feeding into this area and this needs to be recognized and addressed.

This is further supported by Penryn Town Councils Concerns about the increase in traffic heading down Hillhead Road towards Eastwood Road.

10 ) PA20/01196 Proposal: Application for approval of reserved matters for scheme comprising 121 residential units, open space, play space, associated infrastructure (including retaining structures and works to the highway), internal access, parking, servicing and landscaping Location: Land At College Farm College Hill Penryn TR10 8LG Applicant: RJ Walker RJ Walker

Budock Parish Council has nothing further to add other than to reinforce our concerns about Traffic and pedestrian safety on Hillhead Road.

11) PA20/06773 Proposal Reserved matters application following outline approval PA18/02967 for 37no. dwellings (including affordable housing) and open space Location Land At Kergilliack Road Falmouth TR11 4JN Applicant Ms Georgina Hayman Coastline Housing Grid Ref 178519 / 33464

Budock Parish Council support the overall design and layout of the proposed site, and support the aim to provide a mixture of affordable homes for locals in an area where property values are relatively high, this also meets the aims of NDP which is now well advanced and is carrying greater weight.

There are however two areas of concern which we take issue with.

Firstly the site entrance, it is a matter of record that Budock Parish Council objected to this location in the original application and contrary to the design and access statement there were and still are objections to this location, a better and more acceptable solution would be to move it closer to Hillhead where there is a large grass verge.

Secondly the proposed cycle path that exits onto Hillhead Road, despite assurances that this would be removed from the application Coastline clearly failed to do this .Our reasons for objecting to its inclusion are as follows.

The site will be populated with young families ( the chances of an accident with tragic consequences should be paramount in its refusal )

It will exit onto an unlit road

There is no speed restrictions on this section of Hillhead

There is no pavement and the road is narrow

It will require the removal of 4 number trees and a long section of hedgerow and will dramatically alter the local character of the area.

As a condition of approval it is imperative that a traffic management plan is agreed and implemented by Coastline and its contractors, this should include the following , Agreed start times- on site parking for workers vehicles- construction and delivery vehicles must not wait in Kergilliack Road or Hillhead road.

Final Comment Budock Parish Council has consistently sought to bring to the attention of both Highways and Planning, that there is absence of an overall traffic management plan that takes account of the increased volumes of traffic on Hillhead Road and Kergilliack Road and the approaches, in addition there are four new major developments all feeding into this area and this urgently needs to be recognized and addressed.

12) PA20/07152 Proposal Works to tree subject to a tree preservation order - Partial crown reduction of one Oak tree Location Fernwood Merry Meet Lane Budock Water TR11 5DP Applicant Mr Peter Vitai Grid Ref 178207 / 32193

Budock Parish Council has no objections to the crown reduction work on the single Oak tree shown in the documentation and would advise the work be carried out by a competent professional.

13) PA20/07407 Belle Vista Hillhead Road Kergilliack TR11 5PA Divide the current 8-bedroom bungalow into two separate units. One 5 bedroom and one 3 bedroom. Both to have their own amenity space, driveways and off-road parking with variation of condition 2 in respect of decision PA18/08191 - Mr C Paffett

Budock Parish has no objections to this application but would seek to remind the applicant of the aims of the NDP, this is to where practical include solar panels, enhance insulation in existing properties, air or ground source heating, water harvesting and car charging points.

14) PA20/07459 West Wood Lamanva Penryn TR10 9BJ Demolition of existing shed and construction of new carport. - Mr & Mrs Pike -

Budock Parish Council has no objections subject to conditions that prevents it use for other than the intended use described in this application

## 20-59 REPORTS FROM COMMITTEES AND REPRESENTATIVES

**Community Speed Watch** – At present D&C police are re starting the system. However, at present we can only muster two members so insufficient to resume at Treverva. An appeal for volunteers has produced no extra hands so the future of the group is uncertain.

**Treverva Village Hall** – Still closed with little chance of opening any time soon. Since Chairman resigned, we have appealed for a new chair and members. So far one volunteer as short-term Chairman and 3 volunteers to serve on the committee. The AGM has been postponed until further notice.

**Budock Village Hall** – Nothing to report, there have been no meetings since last month.

**Playing Field** – With regard the opening of the playground, it is currently held up by a requirement from the insurance company for daily cleaning. This is been chased and we are hoping to agree with the insurance company that users clean the equipment themselves while we provider the cleaner/sanitiser.

**Footpaths and rights of way** – As we do not have a footpath rep at present all councillors were asked to note any problems and report them to the clerk.

## 20-60 TO RECEIVE AN UPDATE ON THE COUNCILLORS ELECTIONS

The Chairman gave an update on the current situation regarding the two vacant seats and reported that Cornwall Council Electoral Services now take charge of the process.

## 20-61 WEBSITE UPDATE EXPLAIN DELEGATED COSTS FOR 23<sup>RD</sup> SEPTEMBER 2020 AND THE NEW WEBSITE

The Accessibility statement WCAG2.1 Compliance has been completed and advertised and quotes are been sought for a new website which will be fully compliant.

## 20-62 EXPRESSION OF INTEREST FOR FUNDING FROM THE COMMUNITY NETWORK PANEL

An expression of interest has been submitted to the Community Network Scheme for a traffic calming survey to be undertaken in Budock Water Village.

## 20-63 ADDITIONAL DOG BINS IN THE PARISH

Costs have been investigated for additional dog bins to be placed within the parish, locations are being investigated.

## 20-64 BUDOCK VAS UPDATE

The process has been started with Cornwall Council and we await their invoice then an installation date from the contractor.

## 20-65 DISCRETIONARY FUND RECEIPT FROM JOHN BASTIN

Thanks, were given to Cllr J Bastin for the purchase of IT equipment to enable virtual council meetings.

## 20-66 TO APPROVE THE PAYMENT OF ACCOUNTS FOR THE MONTHS OF AUGUST 2020

It was proposed by Cllr Hart and seconded by Cllr J Bastin and: -

**RESOLVED** that accounts totalling **£1,182.01** for the month of August 2020 are approved for payment.

On a vote being taken this was unanimously agreed.

**20-67 TO APPROVE THE PAYMENT OF ACCOUNTS FOR THE MONTHS OF SEPTEMBER 2020**

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

**RESOLVED** that accounts totalling **£1,240.27** for the month of September 2020 are approved for payment.

On a vote being taken this was unanimously agreed.

**20-68 DATE AND TIME OF NEXT MEETING**

The next scheduled virtual meeting will be held on Monday 26<sup>th</sup> October 2020 by virtual communication commencing at 7.30pm.

**There being no further business the meeting closed at 8.21 pm**

Signed: .....26<sup>th</sup> October 2020

Chairman