



# Wadebridge Town Council

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## Minutes of the Council meeting held on Wednesday 1 February 2017 at 7pm in the Main Hall, Wadebridge Town Hall

**Present:** Cllrs; C Buchanan, E Gill, N Hawken, A Jones, M Kendall, J Leach, A Pennington, P Starling, T Rush & P Tofi. Cllr Bassett was absent from the meeting.

**Public Present:** Cllr Karen McHugh (Cornwall Council), Cllr Steve Knightley (Cornwall Council), Sgt. Andy Stewart (Police) & Graham Smith (Press).

**In Attendance:** Anne Minnis (Town Clerk) & Beverley Collins (Minutes).

**Housekeeping** – The Mayor advised of evacuation routes in case of an emergency (there were no hazards to note) and reminded all those present of the following:

- That the meeting may be filmed or recorded.
- Members and members of the public to turn mobile phones to silent.
- Should a Member or member of the public wish to film or photograph the meeting please sit in the 'Film/Photograph Area'.
- Members of the public, children or vulnerable persons who do not wish to be filmed or photographed please sit in the 'No Film/Photograph Area'.

**301/17 Apologies** – apologies were received from Cllrs; Hyland & Richardson.

- It was **RESOLVED** to accept apologies from Cllr Hyland who had a conflicting work commitment.
- It was **RESOLVED** to accept apologies from Cllr Richardson who had a family commitment.

**302/17 Declarations of Interest –**

**a) Pecuniary Interests** (*To declare those interests which have been declared on your Register of Interests relevant to the Agenda of the meeting. Whenever the item is being discussed, including public participation, Councillors must leave the room and not take part in the discussion and decision*) – None.

**b) Non Registerable Interests** (*To declare non registerable interests at the start of the meeting or whenever the interest becomes apparent. When the item is being discussed, including public participation, Councillors must leave the meeting and not take part in the discussion or decision*) – None.

**c) Dispensations** – None.

**303/17 Minutes of Last Meetings** – *The Minutes of the meeting held on the 21 December 2016 were **RESOLVED** to be a true record of the meeting and were signed by the Mayor.*

**304/17 Public Participation –**

- **Members of the Public** – Sgt. Stewart gave a brief update on the article reported in the press which includes reference to a four year program to reduce PCSO's by approximately half the current number and priority being given to larger cities and towns (not Wadebridge). It was noted that little information other than that reported is made available. Sgt. Stewart advised he has concerns that the area will lose some PCSO's but confirmed that a police presence remains and officers can be called on as and when necessary. The importance of reporting any issue was re-iterated as this will ultimately justify a response unit being able to attend.

Anti-social problems around the Co-Op and park areas were highlighted. Sgt. Stewart also advised of the policing issues at the 2016 Remembrance Parade and similar problems are expected for the 2017 event – officers will make every effort to cover the parade but issues may arise. Sgt. Stewart thanked the Council for its continued support.

**Draft Neighbourhood Plan** – Sgt. Stewart confirmed that he has received the consultation documents. The impact to infrastructure including policing was raised as an area of concern.

The Mayor asked if a response could be formally submitted please and thanked Sgt. Stewart for his time.

• **Reports from Cornwall Councillors -**

**Cllr McHugh** advised the following points :

- i. Has received several reports of anti-social behaviour, including vandalism, in the Southern Way and Library area – she is continuing to advise residents that the issues must be reported to the Police.
- ii. Redrow development appeal was expected late 2016 but has not yet been registered. There has been a suggestion that a new application for a small development without provision of a school may be submitted.

**Cllr Knightley** advised several points including :

- i. Endorsed Cllr McHugh's comments in relation to anti-social behaviour and vandalism. Aspects of the judicial system were briefly discussed with Sgt. Stewart.
- ii. Advised the proposed development of the Sainsburys site was refused by the Strategic Planning Committee despite the officers recommendation. It was noted that the Town Council has voted to not support any of the proposed larger developments so far.
- iii. Meeting, as ward member, with the planning officer regarding proposed development of the site at Ball Roundabout – understands that a revised proposal will be submitted soon.
- iv. Neighbourhood Plan – query with the site at the football pitch. Debated inclusion in the plan and reference was made to both the old NCDC plan / saved policies and the new Cornwall Council Local Plan which includes the site as employment land – Cllr Pennington noted that the Neighbourhood Plan has to be compliant with the Cornwall Council Local Plan.

Cllr Kendall asked Sgt. Stewart if it is possible to prioritise issues in Southern Way due to residents being elderly and worried about reporting issues to the Police. Sgt. Stewart again stressed the importance that issues must be reported as priorities are worked out on statistics which are created from reports received – priority areas must be backed-up by data. A suggestion to create a cascade system where residents have a list of people willing to make a report on their behalf was briefly discussed.

**305/17 Committee meetings** – to receive minutes and adopt recommendations where applicable:

- **Finance & General Purposes Committee (Minutes circulated with Agenda)** – *It was **RESOLVED** to receive Minutes of meeting held 16 January 2017.*

**Recommendation to Full Council - Fin 052/17, Internal Audit –**

- *It was **RESOLVED** that Hudson Accounting Ltd be appointed as Internal Auditor for 2016/17.*

**306/17 Egloshayle, St. Breock and Wadebridge Neighbourhood Plan:**

- i. Notes of last Steering Committee meeting (circulated with Agenda) – Notes of the meeting held on 5 January 2017 were **received**.
- ii. Draft Plan currently at informal public consultation stage (documents circulated to all members via email prior to meeting) – The Mayor gave a precis of the Neighbourhood Plan process and where the project currently stands and advised that the meeting had been called as several Members had requested additional meetings so that the draft plan can be discussed.

Members were urged to submit comments both independently and via any groups which they have an involvement in. Comments forms are available on the Town Council's website with paper copies available in the Library and the Town Hall Foyer.

Members debated various aspects of the documentation circulated and it became apparent that a major concern is development within the boundary and the impact this will have on the town. Members also noted that more time is needed to read the documents in order to formulate a comment.

Several Members advised that they are unhappy with the content of the draft plan and could not support the draft plan in its current form. Some of the reasons include;

- Extension of the boundary due to negative impact on the town.
- Consider that preference has been given to St Breock and Egloshayle residents. Concerns that Wadebridge has not been represented at Steering Committee level and the draft plan is not fitting for Wadebridge residents and therefore not right to move forward.
- Suggestion to delay a Neighbourhood Plan until a boundary review has been considered.

Both negative and positive comments were made including;

- Issues with some of the policies.
- Against extension of the boundary to include land north of the Ball Roundabout - negative impact to infrastructure including road / transport and access road due to potential increase in traffic.
- Proposed new link road to Rock cannot be guaranteed.
- Traffic is not highlighted within the draft plan.
- Importance of acknowledging; the potential weight applied once the plan is complete and the policies within the document.
- Difficult task for the working groups to satisfying the housing quota within the space available.
- Compromise may be required in order to move forward.
- Housing quota increased from original 800 - concerns with impact to infrastructure.
- Potential that the network area housing quota will be added to the quota and therefore the plan may not best serve Wadebridge residents.
- Concerns that Wadebridge will become a building site for the next ten years.
- Draft Plan has been created from comments submitted from previous consultations which the Town Council has been aware of.
- Town Council members have had the opportunity to get involved with the project and been made aware of the on-going work.
- Neighbourhood Plan groups include non-professional members who have worked well on a difficult project.
- Wadebridge is a hub town and will benefit from development.
- Town Council has discussed a boundary review previously - Council tax contribution and Community Infrastructure Levy should be looked into.
- Housing quota will be applied and difficult to fit the quota within the current boundary.
- Important to understand that the Government will decide on development if a Neighbourhood Plan is not in place – community will have no say in what or where development will be.
- Concerns that the content is from several years ago and that the plan must reflect today's thoughts not those from last few years.
- Informal consultation is being held to gather up to date thoughts from the community in order to revise the draft plan.
- Survey is biased and leading.

- Town needs to develop so as not become neglected – the development level may come from those proposals which development of infrastructure / facilities.
- Sensible proposals should be considered objectively by the Town Council.
- Provision for education to be addressed.
- Reference to views from individual councils should be removed.

**7.50pm, Sgt. Stewart left the meeting.**

The Mayor clarified that whilst members of the community are welcome to attend the Full Council meeting on 8 February 2017 any address made within the public session cannot be accepted as an official comment to the informal consultation as comments must be submitted in writing for evidence purposes. It is the comments received which will form any review / amendment of the draft plan.

Members discussed work carried out by the Steering Committee, some Members voiced concerns with the process querying lack of input from respective council's in particularly in relation to the boundary change to the map and, leading on from this, what steps are being taken to remove sites within the boundary to compensate for any development which gains approval on the boundary of the town eg. Sladesbridge site.

Land north of the Ball Roundabout and the proposed new link road - how this came to be included in the draft plan and the demographics were briefly debated. Noted that inclusion came from comments received at previous consultation – some members queried this.

Town Councillors who sit on the Steering Committee stressed the difficulties with finding space within the town to fulfil the housing quota (approximately 800 new homes are still to be approved) and questioned where Members would suggest development is best placed if the current proposed boundary is not accepted.

Is the Town Council's preferred option for the housing quota to be achieved in one single development rather than in-fill / pepper pot development ? Noted that once the Plan is a legal document and the housing quota is met it will be much harder for any further development to be approved. Additionally, Town Council representation, when necessary, at Strategic Planning Committee meetings was noted as the appropriate way to contest, debate and/or support future applications using the adopted Neighbourhood Plan as a legal planning reference.

Members debated advantages and disadvantages of sites, including the Sladesbridge proposal, incorporating separate facilities and services.

Some Members queried why the comments / survey form does not ask the community which of the two larger proposed development would be preferred – that is proposed development at Sladesbridge or the proposed development at the Football Club location.

Provision of new roads by Cornwall Council even without new housing was raised. Cllr Knightley clarified that Cornwall Council will not build new roads unless there is first new housing.

A query as to what happens to any comments submitted regarding the draft plan was voiced.

Steering Committee members felt this comment highlighted that there is a lack of trust from some Town Council members and assured the Town Council that all comments submitted are taken into consideration and will be included in the Consultant's analysis of the informal consultation. Comments previously submitted have been logged and will be included.

The Mayor and Steering Committee members reiterated that the Plan is a community document and that it is important to hold the informal consultation as this will allow the draft plan to be revised where necessary before moving forward to the next stage. A further chance to submit comments will come in the Regulation 14 consultation which spans a six week period.

Suggestion to undertake a Survey Monkey consultation based specifically around the two larger development proposals not included within the current survey was made. It was noted that the current comment / survey form has space to highlight any concerns or points of view.

The Town Clerk confirmed that the current comments form / survey was created by the Steering Committee and the Consultant and that no changes can be made to the consultation documentation now that it is underway.

It was highlighted that the majority of comments made had been mainly negative and specifically around the development boundary which may be revised once the consultation analysis is complete. Steering Committee members stressed that the work undertaken to reach the current stage has included investigation of a range of topics, such as natural habitation, to which, disappointingly, comment has not been made.

The Mayor thanked all Members for their input and reminded them that they have a responsibility to now ensure that the community is aware of the consultation and the importance of submitting comments via the correct procedure.

**307/17 To note dates of the next Wadebridge Town Council meetings**

- **Finance & General Purposes Committee** – Monday 6 February 2017
- **Full Council** – Wednesday 8 February 2017
- **Full Council** – Wednesday 22 February 2017

Meeting closed at 8.37pm

**Signed as a True and Accurate Account :**

..... **Chair :** ..... **Date:**