



# Wadebridge Town Council

## Minutes of the Council meeting held on Wednesday 21 December 2016 at 1pm in the Main Hall, Wadebridge Town Hall

**Present:** Cllrs; C Buchanan, E Gill, H Hyland, A Jones, M Kendall, J Leach, A Pennington, A Richardson, P Starling, T Rush & P Tofi.

**Public Present:** Members of the public as per signing in sheets (attached).

**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'.

### **288/16 Apologies** – apologies were received from Cllrs; Bassett & Hawken.

- *It was RESOLVED to accept apologies from Cllr Bassett who had a family commitment.*
- *It was RESOLVED to accept apologies from Cllr Hawken who had work commitments.*

### **289/16 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** – The Town Clerk advised that Cllr Hyland has a dispensation awarded due to a registered interest in agenda item 5. The dispensation allows Cllr Hyland to discuss matters but does not permit inclusion in any vote undertaken. Noted that agenda item 5 does not require a decision to be made.

### **290/16 Minutes of Last Meetings** – *The Minutes of the meeting held on the 7 December 2016 were RESOLVED to be a true record of the meeting and were signed by the Mayor.*

### **291/16 Public Participation –**

- **Members of the Public –**

**Mr Buchanan** addressed members in relation to the timing of the meeting. Agenda item 5, Neighbourhood Plan was referred to, some of the points raised included; would be helpful if documentation is published for resident's information as the community is currently not aware of the status of the draft plan, length of time taken on the work and lack of information published. Mr Buchanan suggested that the Town Council consider issuing a quarterly report in the North Cornwall Advertiser for update purposes.

**The Mayor** thanked Mr Buchanan for his suggestions and advised the usual procedure for Town Council meetings including that pre-Christmas meetings have been required during the day on several occasions in the past. The Mayor advised that agenda item 5 is to receive documentation and information only.

**Paul Redfern** (Bodieve resident regarding PA16/10942) addressed Members from an independent perspective in relation to his objections to the application. Mr Redfern referred to the emerging Neighbourhood Plan - appreciative of work undertaken. Mr Redfern advised his concerns with the application, some of the points raised included;

- Negative impact on infrastructure and character of town - would like reassurance that these will be addressed.
- Road leading from Wadebridge to Polzeath has a high volume of traffic especially in summer period – this may have been underestimated.
- New link road - serious problems will remain as this is the only access to Rock area.
- Would like residents of Bodieve to have an input through the process.

**Helen Rawe** advised the following ;

- The location is misnamed as the site is not at Bodieve.
- Is a single or double lane road proposed ?
- Concerns with loss of trees and water run off.
- Traffic exiting Bodieve is linked with traffic light system at Trewornan Bridge – will this be mitigated ?
- Referring to both of the larger proposal being considered – concerns with traffic and development outside of the bypass area and impact on the current infrastructure.

**Terry Gardiner** (resident) addressed Members noting in his opinion Wadebridge is expanding in the way Bodmin has. Mr Gardiner raised concerns with the current infrastructure which needs to be addressed if the Government's housing quota is to be met. Noted that the proposed development at Sladesbridge will keep traffic out of the town area.

- **Reports from Cornwall Councillors** – apologies from both Cornwall Councillors were *received*.

Cllr Pennington read comments received from Cllr Knightley in relation to planning applications PA16/10942 and PA16/10641.

## **292/16 Egloshayle, St. Breock and Wadebridge Neighbourhood Plan (meeting notes and information pack circulated with agenda) –**

Cllr Tofi queried the item in the meeting notes relating to accepting the new boundary which he feels is not in accordance with the Steering Committee's Terms of Reference and should be by resolution of respective Councils. The Mayor advised that the agreement made by the Steering Committee is an administrative decision as part of the ongoing workload. Members were referred to the procedure notes as circulated with the agenda which sets out the next stages of the project including the timescale for an informal consultation and submission of comments from respective councils. Cllr Tofi asked for assurance that a meeting will be held for members to discuss the Neighbourhood Plan. The Mayor advised that, in accordance with the correct procedure, this will be the case. Members were reminded that the Plan is a community document.

Cllr Pennington asked why the boundary has been extended to include sites 25 and 30 when site 3 has already identified the strategic value. Members briefly discussed the application previously submitted by Merriman.

Cllr Hyland asked that it is recorded that a request has been made for a meeting to be held in order that Wadebridge Town Council discusses the Neighbourhood Plan. The Mayor reiterated that each Council will be a consultee and have the opportunity to submit views and comments at the informal consultation stage as set out in the procedure notes circulated with the agenda. The Town Clerk clarified that specific meetings will be held in order to submit a comment via the correct procedure and also reminded Members that they can submit comments independently as residents.

Cllr Tofi again referred to the procedure leading to the referendum. The Mayor and Town Clerk referred back to the procedure document which advises the timescale. The Town Clerk was asked when the referendum will take place – she advised that a date had not been set but she would expect it to be no earlier than April 2017.

- Steering Group meeting notes – Notes of the meeting held 13 December 2016 were **received**.
- Update from Steering Group Members – documentation as circulated was **received**.

## 293/16 Planning

### a. Applications - *It was RESOLVED to make the following responses:*

- i. **EGLOSHAYLE PARISH - PA16/10942** : Mr David Clark, Wyndthorpe Estates Ltd, Land at Bodieve, Bodieve, Application of Outline Consent for the construction of up to 450 No. dwellings including provision of a new link road, site access, associated car parking, landscaping, open spaces, footpaths, cycle ways, noise mitigation and associated infrastructure (all matters reserved except for means of access).

Members debated information received at length including that relating to the emerging Neighbourhood Plan and comments from Cornwall Councillor Knightley. The difficulty of assessing the application without reference to PA16/10641 was highlighted. Cllr Jones referred to facts in relation to planning procedure including the Cornwall Council Local Plan, the housing quota allocated to Wadebridge and the current infrastructure for the town.

Members voiced concerns on several matters including;

- The proposal for the new road – notably the layout, potential issues with traffic / transport and pedestrians. Members would like analysis information of the proposed link road to show there are proven benefits.
  - Impact on the current infrastructure especially in relation to education / school places and medical / health services.
  - Detailed analysis of a transport plan is required.
  - Expense of works required for new road and sewerage may affect the affordable housing levels.
  - Increase in housing figure (350 to 450).
  - Site is outside the development boundary.
  - Land was originally designated for employment.
  - Impact to the environment.
- *It was RESOLVED that the proposal is not accepted as it currently stands due to the concerns raised in discussion.*

**Cllr Pennington abstained.**

**1.46pm, a member of the public left the meeting.**

- ii. **EGLOSHAYLE PARISH - PA16/10641**: Mr Graham Fincham, Progress Land (Wadebridge) Ltd., Land North of Higher Church Park, Egloshayle, Application for Outline Consent for a mixed-use neighbourhood of Wadebridge, comprising : up to 600 dwellings; 0.5 Form Entry Primary School; Local Centre comprising up to 650m<sup>2</sup> of A1 convenience retail use, up to 150m<sup>2</sup> of A3 cafe use and up to 450m<sup>2</sup> of D1 community space; up to 1,300m<sup>2</sup> of B1 employment use; Cycle and car parking; open space and green infrastructure; sustainable drainage system; new primary and secondary accesses from the A389 and Trewoderer Lane; a network of streets and footways on the Application Site and associated development.

Members debated details of the application, comments included :

- The proposal may assist with the infrastructure needs.
- Additional traffic may be kept to the outskirts of the town.
- Proposal for a new school is not sufficient to meet needs.

- Shares space may raise safety issues.
- Proposed crossing is not sufficient and raises safety issues.
- *A proposal was made and seconded to support the application subject to modifications to the road / crossing proposal.  
2 votes in favour.*

**Cllr Pennington abstained.**

*The proposal fell.*

**1.52pm, several members of the public left the meeting.**

A brief discussion took place regarding the timing of the meeting and the preference for larger planning applications to be considered at separate meetings which has been the case in the past when possible. Members were reminded that the meeting was necessary in order that Members agree the 2017/18 Precept and to transact the planning application business within Cornwall Council's response time and that the meeting time and date had been notified at the previous meeting. Reference was made to difficulties arising with councillor attendance and unscheduled meetings being quorate especially over busy periods which include Christmas and through the summer holidays.

- iii. **PA16/11267** : Mr & Mrs Pascoe, St Michaels Cottage, Gonvena, Extension including glazed rooflights and internal alterations. **SUPPORTED.**
- iv. **PA16/10610** : Mr & Mrs David and Lynne Williams and Brindley, Land East of Green Hill Villas, Green Hill, Outline application for up to two dwellings and associated residential curtilages. **SUPPORTED.**

**Cllr Rush against the resolution to support.**

**1.58pm, several members of the public left the meeting.**

**b. Decisions** – Members noted the following Cornwall Council planning decisions:

- i. **PA16/08780** : Mr Michael Alken, Regency Arcade, 23 Molesworth Street, To provide a waste/recycling bin storage room with an external door formed by lowering the sill of a window on the south end of the east elevation. Altering the shop store to accommodate a disabled toilet and store. **APPROVED.**
- ii. **PA16/08883** : Miss Jo Bond, St Austell Brewery, Molesworth Arms Hotel, Listed Building Consent for the conversion of existing function room and cloakrooms to 4 letting bedrooms with en-suite facilities and alterations in connection therewith. Removal of existing canopy and refurbishment of existing glazed lean to canopy. Unblocking of existing original openings and infilling with new windows and doors (alterations to Approved Application No. PA15/11994). **APPROVED.**
- iii. **PA16/10252** : Mr G Pope, 8 Cliff End Park, A two-storey side extension (with cellar for storage) to form an annexe for a family member and associated changes to host dwelling. **APPROVED.**
- iv. **PA16/08846** : Mr & Mrs Wheatman, Land North of 3 Tower Hill, Egloshayle, Application for a 3/4 bed detached house and garage with studio (application to supersede PA14/04000 which was approved on 18 June 2014). **APPROVED.**
- v. **PA16/09805** : Mr & Mrs Bullen, 12A Camelside, Replace all French Doors and windows with replacement double glazed units. **APPROVED.**
- vi. **PA16/10574** : Mr & Mrs L Cooper, 29 The Culver, Proposed demolition of existing conservatory and construction of a single storey annexe extension, along with widening of driveway and associated works. **APPROVED.**

- c. **For Notification** – Members noted the following information as received :
- i. **PA16/10992** : Mrs Diane Britain, 109 Egloshayle Road, Works to trees in a Conservation Area, namely – T1 black poplar – crown reduce by 3 metres and fell T2 eucalyptus tree. **Decided not to make a TPO (TCA apps)**.

**294/16 Finance**

- a. Accounts for payment – None.

**295/16 Correspondence**

- a. The following correspondence for information was **received**:
  - i. **Scott Mann MP** – copy letter from Scott Mann MP to Cornwall Council requesting a full hearing for the Redrow appeal on PA16/02955.
  - ii. **Camborne Town Council** – letter with regard to Camborne Recreation Ground.
  - iii. **Business Cornwall** – Issue 106 December 2016/January 2017.
- b. Correspondence for response – None.
- c. Minutes from the following Outside Committee were **received** –
  - i. **Padstow Harbour Commissioner** – Meeting notes 17/11/16.
  - ii. **Camel Trail Partnership** – Meeting notes 21/09/16.
  - iii. **Camel Trail Partnership** – Agenda 07/12/16.

**296/16 Precept 2017/18 (information issued 7 December 2016) –**

- *It was RESOLVED to accept Option 8 as presented to set a precept of £385,282 for 2017/18.*

**297/16 Wadebridge Health Provision** – As previously discussed, all Members have received a link to a website in order to view and submit comments on the Sustainability and Transformation Plan (STP).

Cllr Tofi voiced concerns with the local health care provision and suggested the Town Council facilitate a meeting with local providers to discuss provision of the service. It was noted that the surgeries are run as private businesses.

Members debated health care provision raising concerns that the real issue lies with the very limited hospital service across the County which will be stretched further given the additional housing quotas set.

Members were reminded that the Town Council can submit a comment to STP and that individual comments can also be submitted via the link circulated – deadline is February 2017.

- *It was RESOLVED that Councillors provide the Town Clerk with comments so that a response can be submitted to the STP on behalf of Wadebridge Town Council and that this response is copied to both the local MP and Minister for Health.*

**2.07pm, several members of the public left the meeting.**

**298/16 General Power of Competence (information circulated with agenda)** – Members thanked and congratulated the Town Clerk for attaining CILCA.

- *It was RESOLVED to adopt the General Power of Competence as presented.*

**299/16 Working Groups** – the following updates were **received** :

- a) **Wadebridge Library & One Stop Shop** – Ongoing.
- b) **Waste Incentive Neighbourhood Scheme (WINS)** – Ongoing.
- c) **BMX/Skatepark** – Meeting to be arranged for New Year.
- d) **Flowers for Wadebridge** – Ongoing.
- e) **Christmas Lights** – Positive comments received and noted Facebook comments and photographs.

- f) Town Hall Improvements – To meet in January 2017.*
- g) Town Hall Events – Cllr Starling thanked those members who attended the event on Saturday 17 December 2016 and those members of the community who assisted.*
- h) Toilet Working Group – To meet February 2017.*

**300/16 To note dates of the next Wadebridge Town Council meetings**

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

Cllr Hyland requested that the Strategic Traffic Policy is included as an agenda item for next meeting.

Cllr Kendall queried the timing of the meeting. Previous comments were reiterated.

Meeting closed at 2.13pm

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

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