



Wadebridge Town Council

Minutes of the Council meeting held on Wednesday 7 December 2016 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, A Richardson, P Starling, T Rush & P Tofi.

Public Present: Julie Raynes, Marc Dingle (PA16/10507), parishioners from Wadebridge and surrounding parishes as attached (in relation to Agenda item 5.a.i. and item 13 and Cornwall Councillors Karen McHugh & Steve Knightley.

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'.

272/16 Apologies – apologies were received from Cllrs; Bassett & Hyland.

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

273/16 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*)

- Cllrs Rush & Tofi both declared an interest in Agenda item 13 as members of the Royal British Legion.
- Cllr Jones declared an interest in Agenda item 14 as Chair of Wadebridge Chamber of Commerce.

c) Dispensations

- With reference to Agenda item 13 (Royal British Legion), the Town Clerk advised that Cllr Tofi had been issued with a dispensation in September (Minute 179/16) which remains valid until May 2017. The dispensation permits Cllr Tofi to speak on matters relating to the Royal British Legion but not to vote.
- Cllr Rush has been issued with a dispensation to speak on matters relating to the Royal British Legion but is not permitted to vote. The dispensation will remain valid until May 2017.

- Cllr Hyland has been issued with a dispensation to speak on matters relating to Concern Wadebridge but is not permitted to vote. The dispensation will remain valid until May 2017.

274/16 Minutes of Last Meetings –

A query regarding Councillors names being included at Minute 268/16 was raised – no amendment to be made.

- *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.*

275/16 Public Participation –

- **Members of the Public –**

Mr Grenville Stanbury (PA16/10641) advised details of the emerging Neighbourhood Plan on behalf of the Land Supply team in respect of planning application PA16/10641. Mr Stanbury referred to several Land Supply documents and a separate application previously submitted and advised a comprehensive listing of proposed dwelling figures.

Mr Fincham (Progress Land – PA16/10641) advised that discussions with NHS England are due to take place in respect of medical facilities on an area of land opposite the proposed development.

Jared Ely (agenda item 14, Royal British Legion) addressed Members on the British Legions request that the Town Council take on the administration of the annual Remembrance Parade and the gathering outside the Town Hall on 11 November. Some of the points noted included; the importance of both events within the community and the high attendance, Royal British Legion members are dwindling and concerns that the Remembrance period will not continue unless the Town Council take on the administration required.

Major (Retd) Harris advised Members on the organisation of past parades and the benefits that the parade brings to the community including many groups and organisations coming together.

David Danning (Trelawney Garden Centre) addressed Members in respect of planning application PA16/10641 including concerns with the location and size of the proposed development, water discharge / run off and the effectiveness of the current flood defence scheme (eastern edge of the site).

Steve Kessell (PA16/10641) advised Members that he supports the proposal due to the inclusion of affordable housing and self-build opportunities and that he feels proposals for development within the town will create overcrowding. Mr Kessell referred to the volume of traffic crossing the Old Bridge – the annual charity collection by the Lions Club was used as an example and also the proposed development of Land off Trevanion Road.

Steve Knightley (as a member of the public) advised Members of the details of agenda item 14, the Santa Fun Run.

7.24pm, Steve Kessell left the meeting.

- **Reports from Cornwall Councillors –**

Steve Knightley addressed Members in respect of planning application PA16/10641 stating that whilst the proposal has benefits he does not support the scheme as the site is not included as a potential development site within the emerging Neighbourhood Plan which allocated sites based on the original public consultation undertaken.

Karen McHugh, in reference to Mr Kessell's comments regarding the proposed development of Land off Trevanion Road, advised details of an appeal which has been submitted by the developer. The appeal options and their respective procedures were advised - either a public enquiry or an informal hearing. Cllr McHugh confirmed that she would like to work with the Town Council as necessary.

Cllr Pennington advised that Scott Mann MP feels a public enquiry would be the preferred option. Potential legal costs were also raised - concerns that Cornwall Council may be reluctant to proceed with a public enquiry.

Karen McHugh confirmed that it is the Planning Expectorate who will ultimately decide the process.

7.34pm, Mr Buchanan & Mr Fincham left the meeting.

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

- i. **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 650m² of A1 convenience retail use, up to 150m² of A3 cafe use and up to 450m² of D1 community space; up to 1,300m² 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 Treworder Lane; a network of streets and footways on the Application Site and associated development.

7.38pm, Mr Fincham returned to the meeting.

7.39pm, Mr Ely left the meeting.

Members debated this application at length taking into consideration comments received in the Public Participation session and details of the emerging Neighbourhood Plan which identifies the site as not suitable for development. In addition it was noted that the emerging Neighbourhood Plan holds little, if any, weight with Cornwall Council at this time. The advantages and disadvantages of the proposed scheme were discussed and it was noted that there are additional applications submitted or due to be submitted for similar schemes including Outline Consent at Land at Bodieve (PA16/10942) which is due to be considered at next Full Council meeting.

7.42pm, Major (Retd) Harris left the meeting.

Members made the following observations –
Concerns with the proposal include;

- The density of the scheme due to the number of dwellings on the site.
- School provision is not sufficient and does not provide for the wider area.
- There does not appear to be a Cornwall Council strategy acknowledging that future development may result in a requirement for additional school spaces.
- Provision of secondary school spaces is not addressed.
- Road layout in that the proposed crossing is in no way sufficient or safe for the proposed scheme – members would suggest an alternative solution is considered eg. bridge, tunnel, roundabout.
- General concerns that the proposed scheme will have a negative impact on the current infrastructure including medical facilities, hospital places and transport.
- Social housing is not provided for.

Merits of the proposal include;

- A phased development approach
 - Provision of a school.
 - Self-build plots.
 - Affordable housing element.
- It was **RESOLVED** to defer a decision until after consideration of PA16/10942 but in the meantime to submit observations as discussed.

Cllr Pennington abstained.

7.58pm, remaining members of the public left the meeting with the exception of Julie Raynes, Marc Dingle, Cllrs McHugh & Knightley.

- ii. **EGLOSHAYLE PARISH - PA16/10655**: Kathryn Mear, Land East of Jewsons, Bodieve Business Park, Gonvena Hill, Advert Consent; 6 Premier Inn banded signs for new hotel and two totem signs. **SUPPORTED subject to a restriction to the time of illumination.**

Members would suggest that the signs are not permitted to be illuminated after 11pm.

- iii. **ST BREOCK PARISH - PA16/10414:** Tollgate Service Station, Redevelopment of the petrol filling station, including a new sales building, replacement of underground tanks, pump island and canopy, alterations to the forecourt, car parking, soft landscaping and boundary treatments. **SUPPORTED.**
 - iv. **PA16/09613 :** Mr Alan Weeks, Wadebridge Concern for the Aged, John Betjeman Centre, Southern Way, Internal refurbishment and external renovation and repairs. Demolition of existing lean-to sunroom and construction of its replacement. **SUPPORTED.**
 - v. **PA16/09614 :** Mr Alan Weeks, Wadebridge Concern for the Aged, John Betjeman Centre, Southern Way, Listed building consent for internal refurbishment and external renovation and repairs. Demolition of existing lean-to sunroom and construction of its replacement. **SUPPORTED.**
 - vi. **PA16/10507 :** Mr Marc Dingle, Hayes Cottage, Bodieve, Small ground-floor extension to rear of the property. **SUPPORTED.**
 - vii. **PA16/11194 :** Mr J Pomeroy, 1 St Giles Drive, Works to tree subject to a TPO - T1 Holm Oak - crown reduction, T2 Beech - thin the side of the tree, T3 Beech - crown reduction and T4 Yew - pruning and height reduction. **SUPPORTED.**
- b. **Decisions** – Members noted the following Cornwall Council planning decisions:
- i. **PA16/08765 :** Mr & Mrs M Waters, 27 Egloshayle Road, Side extension to provide utility, W/C shower room and study. **APPROVED.**
 - ii. **PA16/09019 :** Dr Shaun O'Hanlon, 71 Molesworth Street, Creation of hardstanding to the rear of the property to include repositioning of wall. **WITHDRAWN.**
 - iii. **PA16/09646 :** Mrs Sarah Pascoe, St Michaels Cottage, Gonvena, Felling of mature Sycamore tree. **APPROVED.**
- c. **For Notification** – Members noted the following information received :
- i. **PA16/02978/PREAPP :** Mr William Frisby, Rutherford House, Chapel Lane, Pre-application advice for erection of pitched roof with rooms to form 2 flats with existing office space included in flats. **CLOSED – ADVICE GIVEN.**
 - ii. **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. **APPLICATION IS WITHIN A CONSERVATION AREA AND WILL BE DECIDED UNDER DELEGATED AUTHORITY.**

277/16 Mayor's Report (tabled) – Available next meeting.

278/16 Clerk's Report (tabled) – Tabled and **received**. Members noted the following :

- **2017/18 Precept** – A draft budget and precept document was issued to all Members. Members were asked to review and retain the document for the next Full Council meeting (to be scheduled prior to the Christmas break) in order to finalise the Precept.

Members not in attendance will receive the document via first class post.

Hanging Christmas Trees – the Town Clerk advised that the order had not been pursued due to a very high delivery fee which had not been previously advised by the company.

8.06pm, all members of the public left the meeting.

279/16 Committee Meetings –

- **Finance & General Purposes Committee (tabled)** – *It was **RESOLVED** to receive the Minutes of meeting held 5 December 2016.*

280/16 Finance

- a. Accounts for payment (tabled) – *It was **RESOLVED** to make payment of £95,864.58 as presented.*

281/16 Correspondence

- a. The following correspondence for information was **received**:
- i. **Churches Together Wadebridge** – thanking the Town Council for the recent grant awarded.
 - ii. **Kingfisher Media** - Welcome to Bristol guide.
 - iii. **UK Bodysurfing Championships C.I.C** – to promote the UK Bodysurfing Championships 2017.
 - iv. **South West Business Insider** – Vol.10 No.10 December 2016.
 - v. **Cornwall Council** – Cornwall Guide to Winter Wellbeing 2016/17.
 - vi. **Cornwall Council** – Cornwall Local Plan Strategic Policies 2010-2030 (adopted November 2016).
 - vii. **Cornwall Council** – Sustainability and Transformation Plan (STP).
Members were advised of a link from the Cornwall Council website in order that Councillors may submit a response individually.
- b. The following correspondence for response was received (information circulated with Agenda). *It was **RESOLVED** to make the following response:*
- i. **Cornwall Council** – 2017 Off Street Parking Orders (2017 Orders) public consultation.
 - *It was **RESOLVED** to respond that the Town Council is not in favour of the proposal.*
- c. Minutes from the following Outside Committee were **received**. None.

282/16 Egloshayle, St. Breock and Wadebridge Neighbourhood Plan – The Mayor advised that the Steering Committee is due to meet on 13 December 2016. Cllr Jones reiterated the ongoing difficulties faced by the Neighbourhood Plan team and Cllr Starling reminded Members that the Plan is based on evidence gathered from the community. Members debated several elements of the Plan including inconsistencies with the proposed development boundary and the difficult position created by Cornwall Council with regard to respective housing quotas for Wadebridge and the neighbouring parishes.

283/16 Wadebridge Health Provision – Cllr Tofi raised concerns with limited health care provision locally and throughout the County. Members were advised details of discussion from the December Area Network meeting (notes awaited) and reminded that comments can be submitted on the Sustainability and Transformation Plan (STP) via the Cornwall Council website.

- *It was **RESOLVED** to re-discuss the matter and agree a response to Cornwall Council at next Full Council meeting when Members will have viewed the December Area Network meeting notes.*

284/16 Royal British Legion (RBL) – Information including expected costs and a workload breakdown was tabled and discussed. Cllr Tofi addresses Members on behalf of the Royal British Legion reiterating earlier comments from the Public Session. Members debated the request, some of the points noted included :

- Concerns regarding workload and costs which are currently unknown.
- Importance of the events within the community.
- The request is not for a limited period but as a long term solution.
- RBL Wadebridge Branch representative(s) to be included in any working group formed.
- Concerns that input will cease should the Wadebridge branch fold.
- Wadebridge Veterans Association will assist if the Wadebridge branch folds.

8.25pm, Cllrs Rush & Tofi left the meeting.

Members further debated the advantages and disadvantages of taking on the administration as requested. The Town Clerk advised that she would recommend that a working group is formed with outside representatives being co-opted from the RBL and other interested groups such as the cadets and the Rector. It was noted that the working group must be fully prepared to assist the office in order to sustain the proposed workload.

Cllr Starling proposed that the Town Council take on the organisation of the annual Remembrance events with a full working group in place as discussed.

Cllr Gill seconded.

Cllr Leach proposed an amendment to include that the arrangement is for a three year period.

Cllr Gill advised he would not agree to this amendment (as per Standing Orders).

Members voted on the original proposal.

- *It was **RESOLVED** that the Town Council take on the organisation of the annual Remembrance events with a full working group in place as discussed.*

8.55pm, Cllrs Rush & Tofi returned to the meeting.

Cllr Jones left the meeting.

285/16 Wadebridge Chamber of Commerce – The Town Clerk advised that a risk assessment and insurance documentation have been received. Members discussed the request.

- *It was **RESOLVED** to permit to the request as presented.*

8.56pm, Cllr Jones returned to the meeting.

286/16 Working Groups –

- Wadebridge Library & One Stop Shop** – Meetings with Cornwall Council to commence January 2017 as previously discussed.
- Waste Incentive Neighbourhood Scheme (WINS)** – Ongoing.
- BMX/Skatepark** – Ongoing.
- Flowers for Wadebridge** – No report.
- Christmas Lights** – Cllr Starling thanked those Members who had helped with the erection of the lights. Cllr Rush advised details of an electrical fault with the lights on the Old Bridge.
- Town Hall Improvements** – No report.
- Town Hall Events** – Cllr Starling advised that the proposed community event for Saturday 17 December 2016 will go ahead.
- Toilet Working Group** – No report.

287/16 To note dates of the next Wadebridge Town Council meetings

- **Full Council** – Wednesday 21 December 2016, 1pm
- **Finance & General Purposes Committee** – Monday 6 February 2017
- **Full Council** – Wednesday 8 February 2017

Meeting closed at 9.07pm

Signed as a True and Accurate Account :

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