



Wadebridge Town Council

Minutes of the Full Council meeting held on Wednesday 15 January 2020 at 7pm in the Pavilion Building, Egloshayle Playing Fields

Present : Cllrs; H Cooper-Waite, J Fletcher, E Gill, L Gliddon, M Hollamby, L Mitchell, P Mitchell, A Pennington & I Welch. **Absent :** Cllr T Clare.

Public Present : Cornwall Councillor Steve Knightley (Wadebridge East) and fifteen members of the public.

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

Housekeeping – The Mayor welcomed everyone to the meeting and 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 by a member of the public.
- That the meeting is being recorded by Wadebridge Town Council.
- 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'.

1197/20 Apologies were received from Cllrs; Robyn Harris, John Leach and Trevor Wiltshire.

- *It was **RESOLVED** to accept apologies from Cllr Harris due to a work commitment.*
- *It was **RESOLVED** to accept apologies from Cllr Leach due to a conflicting social engagement.*
- *It was **RESOLVED** to accept apologies from Cllr Wiltshire due to a work commitment.*

1198/20 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*) –

- Cllr Pennington for item 8.b.iii. as a Director of WREN.
- Cllr Cooper-Waite for item 11.a.vi. as known by the applicant.
- Cllr Louise Mitchell for item 8.b.i. as Secretary of the Allotment Society.
- Cllr Philip Mitchell for item 8.b.i. as Chair of the Allotment Society.

Also declared :

- Cllr Gill declared an interest at item 8.b.i. as an allotment holder.
- Cllr Pennington declared an interest in the Public Session for item 11.a.vi. as a friend of the applicant.
- Cllr Fletcher declared an interest during the Public Session for item 11.a.vi. as an acquaintance of a Rivendell resident.

c) **Dispensations** – None.

1199/20 Minutes of Last Meeting – *The Minutes of the meeting held on the 11 December 2019 were RESOLVED to be a true record of the meeting and were signed by the Mayor.*

1200/20 Public Participation

- Public :
 - A member of the public spoke on planning application PA19/10752 advising their professional background in biology teaching (pre-university level). Concerns highlighted included; building on a sloping hillside, loss of integrity with removal of vegetation, the stability of the hillside which may slide into the valley and water run-off/ drainage from the proposed properties. The current situation with the wet-lands was referred to and ecological issues regarding the food chain including disruption to food sources for animals in the area which is a thriving wetland / woodland at the moment. Believes this will be severely disrupted if the development goes ahead and the eco-system cannot be re-built.
 - A member of the public spoke on planning application PA19/10752 advising that the proposal is misleading in respect of affordable housing and the self-build aspect - concerns that the build will require professional builders. There are errors in the Ecology report where facts have been ignored. Believes that the proposal is out of proportion and the site is within a floodplain where habitat has been destroyed including trees removed and areas torched. Referred to reports stating that the conservation of the area will be looked after but believes it is being destructed. Issues with the timing of the report were advised as believes this was manipulated to look like there was no habitat in the area.
 - A member of the public spoke on planning application PA19/10752 advising that notification of the full planning application has not been received. Points referred to included; that the site is not included in the Neighbourhood Plan so would query as to why able to go ahead, the location is part of the green corridor and is not for development, this is an important buffer site between Wadebridge and the protected status of the Camel Trail. Raised concerns of where this would lead if allowed to go ahead. Referred to need for afford housing in Wadebridge but believes this is not in that range and is not an asset to the town.
 - A member of the public spoke on planning application PA19/10752 referring to the housing costs and believes the properties are not affordable.
 - The applicant for planning application PA19/10752 provided Members with written notes which were also read to the meeting (notes attached). Points advised included; confirmed that a professional Ecology Assessment of the site has been completed, all concerns raised from the pre-application have been addressed, a full flood survey has been carried out and there are no concerns with critical drainage and that there were no flooding concerns when Rivendell was built. Additional points included; referred to the definition/meaning of 'self-build' and 'affordable', confirmed the build is for land-owners only and that costs have been considered, properties are not for sale or financial gain, that the grounds have not been torched but have been maintained in line with deeds, no trees removed.
 - A member of the public referred to the Ecology survey being completed when the land was dormant.

The Mayor advised this is not within the Town Council's remit but Cornwall Council will consider points such as this when compiling their report.

- Cllr Pennington declared an interest in this item as a friend of the applicant.
- Cllr Fletcher declared an interest in this item as an acquaintance of a Rivendell resident.

- Reports from Cornwall Councillors :
 - **Cllr Moorcroft (Wadebridge West)** – Cllr Knightley gave apologies from Cllr Moorcroft.
 - **Cllr Steve Knightley (Wadebridge East)** advised the following :
Has attended several meetings as an elected member of the regional body for flooding and climate change and will be attending the Network area meeting on Thursday 16 January 2020 where the Environment Agency will be giving a refresher talk on this. Previous comments from a talk around six years ago were referred to including projected facts and figures.

The planning application for the Football Club site was approved over a year ago but none of the Section 106 agreements for the four parcels of land have yet been signed. The new Chair is considering taking this back to planning for refusal. Cllr Knightley advised he has discussed this matter with the Mayor.

Library surgeries will start again from Friday 17 January 2020 (every 3rd Friday of the month) and advised that Cllr Moorcroft also intends to hold surgeries.

Referring to PA19/10752, Cllr Knightley said that Rivendell had been a former allotment site and was at river level and he feels that the residents comments are not a good argument in relation to the application. Cllr Knightley will discuss this with Cllr Moorcroft (Ward Member).

The Clerk asked Cllr Knightley to contact the office as soon as possible regarding his surgery bookings as they are currently not confirmed.

- Reports from the Police (tabled) : None.

1201/20 Mayor's Report- The Mayor gave an update on his Christmas visits to both Highpoint lodge and St Breock care homes which were very enjoyable.

1202/20 Clerk's Report (tabled) –
Item 1 – Members discussed the information available and felt that food businesses should not be permitted in the skatepark area.

1203/20 Finance :
a. Accounts for payment – December 2019 (tabled) – *It was **RESOLVED** to make payment of £101,607.35 as presented.*

1204/20 Correspondence

- a. The following correspondence for information was **received**:
 - i. **Business Cornwall** – Dec 2019/Jan 2020; Issue 136.
 - ii. **Languieux** – No. 322; Jan/Feb 2020.
 - iii. **Cornwall Council** – Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic; Trenant Vale; 28 - 30 January 2020 (09:30 to 16:30 hours); Western Power Distribution.
 - iv. **Cornwall Council** – Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic; A39 between Wadebridge & Valley Truckle; 27 – 31 January 2020 (19:00 to 07:00 hours);CORMAC.
 - v. **South West Business Insider** – Vol.14; No.1; January 2020.
 - vi. **Cornwall Council** – Communities & Devolution Bulletin; December 2019.
 - vii. **Cornwall Council** – Standards Committee update.
 - viii. **Cornwall Council** – LIS Newsletter; December 2019.
 - ix. **Cornwall Council** – Wadebridge & Padstow Community Network Meeting; Agenda for 16/01/20 meeting and notes from 13/11/19 meeting.
 - x. **Citizens Advice** – Cornwall Update; Winter 2019/20.
 - xi. **Cornwall Council** – Stakeholder Meetings regarding proposed changes to Cornwall Council off street Parking Place Order.

b. Correspondence for response –

7.36pm, Cllrs; Philip Mitchell & Louise Mitchell left the meeting.

Cllr Gill declared an interest and left the meeting.

i. **North Cornwall Pest Solutions** – seeking permission to have access to the hedge at the north of the allotments due to the farmer wanting to *remove* a rabbit population that are damaging his crops.

- Members debated options to control the rabbit population and advice from the Senior Groundsman was relayed.
- *It was **RESOLVED** not to allow culling of rabbits on town council land.*

7.39pm, Cllrs; Philip Mitchell, Louise Mitchell and Gill returned to the meeting.

ii. **Work Experience** – request from a Brannel School Pupil, Year 10 (St Austell) for a work experience placement.

- Members noted the pupil is not from a Wadebridge School. The Clerk advised there is further information available and asked that this item is deferred to Confidential Matters. **AGREED TO DEFER.**

7.40pm, Cllr Pennington left the meeting.

iii. **WREN** – request to use lower Town Council or Library car park to promote Electric Vehicles at a date to be agreed in May 2020.

- *It was **RESOLVED** to support the request in principle with the Clerk and Amenities Manager having delegated authority to agree necessary details including a suitable location.*

7.44pm, Cllr Pennington returned to the meeting.

iv. **Wadebridge & Camel Estuary Practice** – 45-day notice period for application on dispensing.

- Members have no objections to the application.

c. The following Minutes and Agenda from Outside Committees was **received** for information : There was no action required –

i. **Padstow Harbour Commissioners** – Minutes of meeting held on Thursday 21 November 2019.

ii. **Camel Trail Partnership** – Minutes of meeting held on 25 September 2019.

1205/20 Committee meetings –

i. **Finance & General Purposes Committee (tabled)** – *It was **RESOLVED** to receive the Minutes of the meeting held Monday 13 January 2020.*

Recommendation – Fin 206/20, Precept 2020/21 –

- *It was **RESOLVED** to accept a precept figure of £524,401 for 2020/21 (an increase of 9.5% on the 2019/20 precept figure of 478,905).*

1206/20 Egloshayle, St. Breock and Wadebridge Neighbourhood Plan – Cllr Pennington stated that she is disappointed that the Town Council cannot do more to support locals who wish to build houses. Referring to the built-up area boundary and the development boundary Cllr Pennington asked if an application could be a rural exception site? The Mayor confirmed an application could if it met the criteria.

1207/20 Planning –

a. **Applications** – Cllr Pennington, Chair of Planning Committee, presented details and relevant information for each application for Members consideration. *It was **RESOLVED** to make the following responses:*

i. **PA19/10279** : 25 Trevanion Road, Construction of single storey extension to rear to provide ground floor WC. **SUPPORTED.**

- ii. **PA19/10494** : Regal Cinema, The Platt, Replacement of existing sign above the main entrance doors, installation of white LED lights to underside of canopy, changes to external exit doors and internal improvements to Screens 1 and 2. **SUPPORTED.**
- iii. **PA19/09932** : Land North East of 100 Egloshayle Road, Proposed new dwelling. **SUPPORTED, subject to highways approval and that the dwelling is at an approved distance from neighbouring properties.**
- iv. **PA19/10334** : 13 Trevanion Road, Partial demolition of wall and outbuilding to form rear entrance parking area. **SUPPORTED.**
- v. **PA19/10802** : 34 Treguddock Drive, Fell two Hawthorn trees. **SUPPORTED.**
- vi. **PA19/10752** : Land East of 36 Wellington Place, Construction of two dwelling houses and associated Works.
7.53pm, Cllrs Cooper-Waite, Pennington and Fletcher left the meeting.

Cllr Welch, Deputy Chair of the Planning Committee took this item.

The Mayor clarified that the site is not within the Neighbourhood Plan built-up area boundary and will need to meet criteria if it is to be considered as an exception site.

Details of the application, where it sits within the draft Neighbourhood Plan and comments received in the public session were considered. It was agreed that further information and advice is required before a comment can be submitted.

- *It was **RESOLVED** to defer this application pending further information.*

The Mayor thanked members of the public for attending the meeting in relation to this application and advised that a meeting will be arranged as soon as possible and that this will be notified in the usual way and open to the public.

8.04pm, Cllrs; Cooper-Waite, Pennington and Fletcher returned to the meeting.

- b. **Decisions** – The following decisions as received from Cornwall Council were noted :
 - i. **PA19/08512** : 5 Mill Close, Bespoke single storey lean-to extension to be constructed to the rear of the existing dwelling. **APPROVED.**
 - ii. **PA19/09180** : 19 Whiterock Close, Extension of existing roof over garage with extension of rear dormer. **APPROVED.**
 - iii. **PA19/08807** : 5 Winwell Field, Works to trees covered by a Tree Preservation Order, namely remove limbs on the ash tree that grows out of the wall next to the boundary of the TPO area. TP017/00012. **APPROVED.**
 - iv. **PA19/08803** : Land North east of Copperfield, Bodieve, Reserved Matters application for the construction of a dwelling following outline consent PA19/05106 dated 13/08/2019. **APPROVED.**
 - v. **PA19/09192** : Skyber, Dunveth Farm, Proposed single storey extension to existing dwelling. **APPROVED.**
 - vi. **PA19/09244** : 65 Foxdown, Proposed alterations and extension to convert garage to guest room. **APPROVED.**
 - vii. **PA19/09661** : 7 St Giles Drive, Ash (T14) - Crown reduce to previous cuts - from 16m to 11m (5m approx.). Excessive shading and dominance over small garden. Ash (T17) - Crown reduce to previous cuts - from 16m to 11m (5m approx.). Excessive shading and dominance over small garden. **APPROVED.**
 - viii. **PA19/09633** : 5 Whiterock Terrace, Whiterock Road, Listed Building Consent for replacement of existing roof covering and rainwater goods and conversion of outbuilding into living accommodation. **APPROVED.**

- 1208/20 Wadebridge Library & Information Service** – None.
- 1209/20 Wadebridge BMX Skatepark** – The Clerk provided an update on the following points;
- Wear and tear on some areas – contractors being contacted regarding this.
 - Bridge works ongoing – no feedback received as yet.
 - Options to create a pathway around the skatepark – obtaining quotes and for landscaping
 - Access from car park – will liaise with Cornwall Council as several car park spaces at the access point require hatching to allow for emergency access.
 - Graffiti on the bin.
 - Thanked Cllr Wiltshire for clearing the sign of mud
 - Looking to fence the pond area to create a wildlife area.
- 1210/20 Adult Fitness Equipment** – *It was **RESOLVED** to undertake a parishioner survey.*
- 1211/20 Chamber of Commerce** – None.
- 1212/20 Cemetery Fees (circulated with agenda)** – *It was **RESOLVED** to approve the amended fees in line with The Social Fund (Children’s Funeral Fund for England) Regulations 2019.*
- 1213/20 Christmas Pantomime 2020** –
- i. *Members discussed the 2019 event including the financial aspect. Cllr Gliddon and the Clerk were thanked for their input and work to deliver the pantomime.*
 - *It was **RESOLVED** that the Town Council deliver a Community Pantomime in December 2020.*
 - ii. *Dates –*
 - *It was **RESOLVED** to hold the pantomime between 2–5 December 2020.*
 - *It was **RESOLVED** that the Tuesday dress rehearsal performance is opened to members of the community who would find attending a regular public performance challenging.*
 - iii. *Structure - The Clerk and Cllr Gliddon provided information relating to the structure and roles and skills required to deliver a successful event. The suggestion is that a working committee is formed, with each member taking responsibility to deliver a specific part of the production.*
 - *It was **RESOLVED** that the Clerk and Cllr Gliddon have delegated authority to structure the event accordingly.*
- 1214/20 Climate Change Emergency**
- i. *Community Group – It was **RESOLVED** that the working group members will lead a wider Community Group to address the Climate Change Emergency.*
 - ii. *Nominations for membership of a Community Group -*
 - *It was **RESOLVED** to nominate Charlotte Barry of Camel CSA.*
 - *It was **RESOLVED** to nominate Tony Faragher of WREN.*
 - iii. *Carbon Audit for Wadebridge – The remit of an audit for Wadebridge was debated.*
 - *It was **RESOLVED** to obtain quotes for a Carbon Audit for Wadebridge. Working group to investigate and refer back to Full Council.*
 - iv. *Community Group to consider measures currently being taken in Wadebridge to address the Climate Change Emergency – The working group members confirmed they are addressing this.*
 - v. *Community Group to carry out a Community consultation event(s) to identify a number of project areas to address the Climate Change Emergency - The working group members confirmed they are addressing this.*

- 1215/20 Working Groups-** *It was **RESOLVED** to appoint new members were required.*
Updates from working groups were provided with relevant meeting notes being **received** and Members considered recommendations made:
- a) *Camel Trail* – None.
 - b) *Cemetery* – None.
 - c) *Christmas Lights* – meeting required.
 - d) *Christmas Panto 2019* – None.
 - e) *Climate Change Emergency* –
 - Cllr Welch was appointed to the working group.
 - Terms of Reference were circulated and **accepted as presented**.
 - f) *Flowers for Wadebridge* – None.
 - g) *Remembrance Parade* – None.
 - h) *Toilets* –
 - Cllr Hollamby was thanked for liaising with SWW in relation to drainage issues at The Platt.
 - i) *Town Council Events* – None.
 - j) *Town Hall Improvements* – None.
 - k) *Website* – None.
 - l) *Police Partnership* – None.
 - m) *VE Day 75* – None.
 - n) *Wadebridge Transport* – None.

8.29pm, The Mayor thanked everyone for attending and confirmed that the next planning meeting will be notified for public attendance. All members of the public and Cllr Knightley left the meeting.

- 1216/20 Confidential matters** – *It was **RESOLVED** to suspend Standing Order 1.c., so that the Press and Public be excluded from the meeting for the following item of business because of the confidential personnel nature of the business to be transacted - Public Bodies (Admission to Meetings) Act 1960 –*
- a. **Community Governance Review** – Currently at the public consultation stage.
 - b. **Mower Replacement** – *It was **RESOLVED** to accept the quotation for a replacement mower at a cost of £8,500 with a trade in of £4,000 and reserved budget available.*
 - c. **Creative Hub Meeting (notes circulated with agenda)** – *It was **RESOLVED** to receive the notes of the meeting held 18 December 2019.*
Members discussed the points raised.

Deferred item – Minute 1204/20.b.ii., Work Experience – the Clerk advised details of the request and the difficulties with offering a placement on this occasion.

Agreed that the Clerk will contact Cornwall Council (Education & Learning) to discuss the background to work placements and to liaise with the candidate regarding this.

- *It was **RESOLVED** to re-instate Standing Order 1.c.*

1217/20 Dates of Next Wadebridge Town Council meetings

- Finance & General Purposes Committee - 7pm, Monday 3 February 2020.
- Full Council – 7pm, Wednesday 12 February 2020.

Meeting closed at 9.01pm

Signed as a True and Accurate Account:

Chair :

Date :