



# Wadebridge Town Council

## Minutes of the Full Council meeting held on Wednesday 29 January 2020 at 7pm in the Pavilion Building, Egloshayle Playing Fields

**6.30pm TOWN HALL, WADEBRIDGE**

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

**Public Present :** Cornwall Councillor Robin Moorcroft (Wadebridge West) and sixteen 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'.

**1218/20 Apologies** were received from Cllr John Leach.

- It was **RESOLVED** to accept apologies from Cllr Leach due to illness.

**1219/20 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 Cooper-Waite declared an interest in item 9.a.i. as known by the applicant.
- Cllr Pennington declared an interest in item 9.a.i. as a friend of the applicant.
- Cllr Fletcher declared an interest in item 9.a.i. as an acquaintance of a Rivendell resident.

c) **Dispensations** – Cllr Welch requested a dispensation for agenda item 9.a.ii., planning application PA20/00014 as a resident of Bodieve. Cllr Welch would like to be able to summarise the public comments submitted to the planning portal and from residents.

- It was **RESOLVED** to award a dispensation to Cllr Welch who is permitted to speak on the item but not to partake in any voting.

**1220/20 Minutes of Last Meeting** – The Minutes of the meeting held on the 15 January 2020 were **RESOLVED** to be a true record of the meeting and were signed by the Mayor.

## 1221/20 Public Participation

- Public :

~~8.34pm~~  
**6.34pm** Cllrs; Pennington, Fletcher and Cooper-Waite left the meeting.  
Cllr Moorcroft declared an interest and left the meeting.

- A member of the public spoke on planning application PA19/10752 reiterating comments made at the previous Full Council meeting and referred also to the draft Neighbourhood Plan.
- A member of the public addressed the meeting on planning application PA19/10752 reading from the comment that had been uploaded to the planning portal (copy attached including photographs).
- A member of the public spoke on planning application PA19/10752 advising concerns with the impact to the environment including soil erosion which will lead to issues with the wetlands. Concerns were also raised regarding the disruption to the eco system including trees, notably mature oaks.
- The applicant for planning application PA19/10752 provided information relating to the previous comments made in the public session. It was confirmed that issues and concerns have/will be addressed by professional contractors. The applicant advised a response to accusations regarding the removal of trees and invited the public to assess the site regarding this. Has owned the site for 30 years and has undertaken controlled burns for maintenance in accordance with the Deeds. Referred to an accusation of torching the land.
- The second application referred to the land being owned for many years as land to keep chickens who do peck at the ground species - referred to accusations regarding this.
- A member of the public relayed details of when he originally bought the land which he had previously rented. He referred to the building of Rivendell and the river being diverted to accommodate the houses. Details of the river originally running through the gardens was advised and a specific garden in Rivendell was referred to including the impact to an oak tree originally on a slope and the claiming of land beyond the stream. Advised he now keeps poultry on other sites and provided details of historic complaints regarding the keeping of cockerels and a possible return of poultry and cockerels to the application site in the future if need be.

~~8.49pm~~  
**6.49pm** Cllrs; Pennington, Fletcher and Cooper-Waite returned to the meeting.

Cllr Moorcroft returned to the meeting.

- Stephen Knightley addressed the meeting on planning application PA20/00014, on behalf of the client. Details of the history of the site were advised and of a photograph which had been forwarded to the Mayor, showing an historic building on the site until 1953. The clients brief and comments received regarding the proposal were referred to. It was confirmed that there had been a duck pond on the site which is now drained.

**6.53pm, Stephen Knightley left meeting.**

- Reports from Cornwall Councillors :

- **Cllr Moorcroft (Wadebridge West)** advised that a resident has enquired of the possibility of installing a bench outside the sorting office. Would the Town Council consider maintaining the bench if Cornwall Council installed it ?

The Clerk advised this would need to be made as a formal request for Member's to consider. It was noted that the Town Council already has a large number of benches to be maintained.

6.55pm, two members of the public left the meeting.

- Reports from the Police (tabled) : Report for the period 29 October 2019 - 28 January 2020 was tabled and **received**.

6.56pm, A member of the public left the meeting.

**1222/20 Finance :**

- a. Accounts for payment – None.

**1223/20 Correspondence**

- a. The following correspondence for information was **received**:
  - i. **Neighbourhood Policing Newsletter** – Bodmin & Wadebridge (January 2020).
  - ii. **Cornwall Council** – Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic; BB3314 – Wadebridge to St Minver; 3-14 February 2020 (0800 – 1700 hours weekdays only).
  - iii. **Cornwall Council** – Town & Parish Council Bulletin – January 2020 – Community Governance Review.
  - iv. **Cornwall Countryside Access Forum** – Agenda for meeting to be held 28 January 2020.
- b. Correspondence for response –
  - i. **Cornwall Council** – Consultation Notification: Cornwall Design Guide & Cornwall Streetscape Design Guide.
    - Noted.
  - ii. **Cornwall Council** – Affordable Housing Team.
    - *It was **RESOLVED** to meet with the Housing Team.*
  - iii. **Concern Wadebridge** – Request to place advertising in the Town Council Car Parks.
    - Members discussed advertising consent in general on Town Council land. Concerns were raised with setting a precedence and the difficulties with monitoring advertising.
      - *It was **RESOLVED** not to permit the request.*
- c. The following Minutes and Agenda from Outside Committees was **received** for information : There was no action required –
  - **Padstow Harbour Commissioners** – Minutes of meeting held on Thursday 19 December 2019.

**1224/20 Committee meetings** – None.

**1225/20 Egloshayle, St. Breock and Wadebridge Neighbourhood Plan** – None.

**1226/20 Planning –**

- a. **Applications** – Details and relevant information for each application was presented for Members consideration. *It was **RESOLVED** to make the following responses:*
  - i. **PA19/10752** : Land East of 36 Wellington Place, Construction of two dwelling houses and associated Works.
    - 7.01pm, Cllrs Cooper-Waite, Pennington and Fletcher left the meeting.
    - Cllr Moorcroft left the meeting.

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



Cllr Welch summarised information regarding the planning history of the site and where the site sits within both the original draft and the revised ratified Neighbourhood Plan including relevant policies. It was noted that it would be the responsibility of the applicant to apply for a rural exemption site.

Members considered the information provided, comments received during the Public Session and those uploaded to the planning portal as part of their debate. Policies from the ratified draft neighbourhood were referred to. It was noted that whilst Cornwall Council may not give any weight to the emerging Neighbourhood Plan, Wadebridge Town Council has supported this and it should therefore be taken into consideration.

The Mayor allowed the applicant to provide further information. This led to a controversial debate regarding the Town Council's role within the planning process and its position in relation to the emerging Neighbourhood Plan.

The Mayor reminded the meeting that the emerging Neighbourhood Plan is a community document and has been ratified by the Town Council. It was clarified that whilst the outline application previously submitted had been supported by the Town Council there is a query as to whether Members were aware that the draft Neighbourhood Plan showed the site to be outside of the development boundary. Policies have since been amended but the site remains outside of the development boundary.

Cllr Welch drew the debate to a conclusion.

- It was **RESOLVED** that Members do not support the application for the following reasons :
  - i. The application still fails to satisfy Reason 1 of the original refusal by Cornwall Council.
  - ii. It was up to Cornwall Council to verify that Reason 2 had been satisfied by the Environmental Report
  - iii. As the development is outside the Development Boundary the application still fails to satisfy the 2017 ratified Neighbourhood Plan.
  - iv. It is questionable that the application would meet the emerging (draft) Neighbourhood Plan although Policy SD02 had been added to allow amendment at the Settlement Edge

*Members asked that the application is considered by Cornwall Council against the emerging neighbourhood plan and Policy SD02, Development Proposals on the Edge of the Settlement Boundary and also as a Rural Exemption Site.*

**7.24pm, Cllrs; Cooper-Waite, Pennington and Fletcher  
returned to the meeting.  
Cllr Moorcroft returned to the meeting.**

- ii. **PA20/00014** : Land South of Great Bodieve Farm, Bodieve, Conversion of barn with small extension to the rear and one side, creating a 3 bedroom dwelling with off street parking and turning.

Cllr Welch addressed the meeting in order to summarise public comments. He advised that the Cornwall Council Notice had only been displayed in the past five days and feels that some residents have not had time to express their feelings. Several comments were referred to.

The Mayor circulated the photograph that Stephen Knightley had referred to in the Public Session.

Members debated the proposal and information available including where the site sits within the emerging Neighbourhood Plan.

- It was **RESOLVED** that Members do not support the application.

**Cllr Welch was excluded from voting.**

iii. **PA20/00248** : Land South of Belle Vue, Higher Lane, Egloshayle, Proposed detached house. **SUPPORTED.**

iv. **PA19/11239** : Pengwyth, New Park Road, Demolition of existing single skin extension to rear, and replacement with ground floor extension which wraps around both north and west elevation, creating a kitchen diner to the rear and a downstairs shower room and porch to the front of the property. **SUPPORTED.**

b. **Decisions** – The following decisions as received from Cornwall Council were noted :

i. **PA19/09585** : Clean Earth Energy, Camel Trail Café and Public Conveniences Camel Trail, Eddystone Road, Extension of the existing café and public conveniences, with the northeastern walls of the structure moving further outward, within the existing cafe areas, to facilitate a larger indoor seated area. **APPROVED.**

ii. **PA19/08462** : Land East of the Carpet Trader, Trevanson Street, Proposed Development of Containers for a mix of Class A useage. **WITHDRAWN.**

**1227/20 Wadebridge Library & Information Service** – None.

**1228/20 Wadebridge BMX Skatepark** – The Clerk provided an update on the following points :

- Looking to provide perimeter surface and quotes will be available at next meeting.
- Clarification is required on whether planning permission is needed for an additional surface.

**7.36pm, A member of the public left the meeting.**

- Negative social media comments regarding the site were noted.
- A meeting is arranged to discuss additional minor works with the Contractor.
- The Parks Department has undertaken work to ensure the access gate now fully opens to allow emergency access if needed.

**1229/20 Chamber of Commerce** – It was **RESOLVED** to appoint Cllr Harris as the Town Council representative.

**1230/20 Mosaic on Co-Op Flower Bed** – Cllr Wiltshire advised details of the decaying mosaic and asked Members for comments on how to address this.

Cllr Wiltshire said he is happy to work on this project along with the Parks Department. Cllr Gliddon advised that her husband will also help.

- It was **RESOLVED** to permit Cllr Wiltshire to undertake and manage repair works to the mosaic. Cllr Wiltshire to liaise with the Amenities Manager.

Repair / preservation options were discussed along with the need for a planned maintenance schedule for this area, including works to maintain the flower bed and notice board. It was suggested to meet with the Co-Op Manager to discuss this matter. Noted that the Co-Op have community funding available.

**1231/20 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** – Cllr Philip Mitchell advised details of last meeting including; discussion around access from the Camel Trail to the skatepark, meetings will now be held twice-yearly and that the business licences are due to be substantially increased by Cornwall Council.

7.47pm members of the public left the meeting.

- b) **Cemetery** – None.
- c) **Christmas Lights** – There was brief discussion around lack of refreshments at the take-down. Cllr Wiltshire advised he is working to re-number / tag the lights. Cllr Hollamby advised he will redraw the sketches provided by Davey Electrical Services into a CAD format.
- d) **Christmas Panto 2019** – None.
- e) **Climate Change Emergency** – The Mayor asked Cllr Harris is she felt there was a problem with communication on this project. Cllr Harris advised she has been asked on several occasion when the Town Council is going to start this. The Clerk reminded the meeting that working group members must take equal responsibility for their groups and referred Members to the Councillor Handbook. Also noted that this item had in fact been discussed and progressed at last meeting.
- f) **Flowers for Wadebridge** – None.
- g) **Remembrance Parade** – None.
- h) **Toilets** – None.
- i) **Town Council Events** – None.
- j) **Town Hall Improvements** – None.
- k) **Website** – Cllr Pennington reminded the meeting that this group is now just herself and Cllr Hollamby due to Terri Clare's resignation.
- It was **RESOLVED** to appoint Cllr Welch to the working group.
- l) **Police Partnership** – None.
- m) **VE Day 75** – Notes of meeting held 29 January 2020 were tabled and **received**. It was confirmed that the film choice for the open-air cinema is The Great Escape (PG). The proposal to hold a variety show in the Town Hall on Sunday 10 May 2020 was discussed.
- Recommendations to Full Council :**
- It was **RESOLVED** to permit a variety show performance by Perceval Entertainment in the Main Hall on Sunday 10 May 2020.
  - It was **RESOLVED** to provide free of charge access to Perceval Entertainment from Saturday 9 May 2020 through Sunday 10 May 2020, 11pm.
  - It was **RESOLVED** that the working group arrange publicity, ticket printing and sales, bar and catering for the show.
  - It was **RESOLVED** to charge entry to the show in order to cover associated costs.
  - It was **RESOLVED** to donate any unused monies equally between a military charity of the Town Council's choice and the Royal British Legion Poppy Fund.
  - It was **RESOLVED** to approve the quote from Skylight Cinema.
  - It was **RESOLVED** to approve purchase of associated items relating to the open-air cinema event.
- n) **Wadebridge Transport** – None.

7.59pm, The Mayor thanked everyone for attending.  
All members of the public and Cllr Moorcroft left the meeting.

**1232/20 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. **Notice Board Replacement** – Quotes not available – deferred to next meeting.

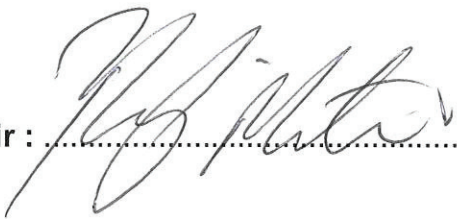
- It was **RESOLVED** to re-instate Standing Order 1.c.

**1233/20 Dates of Next Wadebridge Town Council meetings** – The Clerk advised that a draft meeting schedule would be circulated to all Members and confirmed at next meeting.

Meeting closed at 8.04pm

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

Chair : .....



Date : .....



