



Wadebridge Town Council

Minutes of the Full Council meeting held on Tuesday 24 April 2018 at 7pm in the Main Hall, Wadebridge Town Hall

Present : Cllrs; J Fletcher, E Gill, S Gill, L Gliddon, A Jones, J Kennedy, J Leach, L Mitchell, P Mitchell, A Pennington, D Rowe & V Swift.

Public Present : Cornwall Councillors Karen McHugh (Wadebridge West) & Steve Knightley (Wadebridge East), Cornwall Councillor Steve Rushworth & 14 Members of the public.

In Attendance : Anne Minnis (Town Clerk & Minute 672/18.b. & c.) and Beverley Collins (Minutes Clerk).

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'.

656/18 Apologies – None.

657/18 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 declared an interest in agenda item 11.b.ii, as a member of Wadebridge Tennis Club.

c) **Dispensations** – None.

658/18 Minutes of Last Meeting – *The Minutes of the meeting held on the 28 March 2018 were RESOLVED to be a true record of the meeting and were signed by the Mayor.*

659/18 Public Participation –
Members of the Public :

- **Diane Dingle** addressed the meeting on the Merriman Ltd planning applications outlining her concerns including those relating to; facilities at the football ground which have already been improved to a high standard, other sites which have development schemes approved, the proposals will cause issues to highways and traffic flow, neighbouring area is designated and there will be an impact to the surroundings and tourism. Feels development should be spread and infrastructure must be considered. Mrs Dingle thanked the Steering Committee for responding to her earlier correspondence regarding provision of maps at the consultation events.

- **Terry Gardner** voiced his concerns with the Merriman Ltd proposed developments and the negative impact to the area and infrastructure including education and medical services.
 - **Trevor Wiltshire** addressed members on the Merriman Ltd planning applications and highlighted issues with the availability / access of documents on the Cornwall Council planning portal notably the Environmental Impact documents. The Mayor reminded the public that the website is a Cornwall Council facility rather than Town Council.
 - **Cllr Steve Rushworth** referred to the petrol filling station application at the Tesco site (St. Breock Parish) advising that he will be raising objections to the Cornwall Council Planning Committee relating to traffic issues. The Mayor advised this item is not included on the meeting agenda and therefore cannot be discussed.
 - **Steve Cudmore, Chairman Wadebridge Football Club** addressed the committee on proposed development by Merriman Ltd. Mr Cudmore referred to the clubs comments advised at a previous Town Council Planning Committee meeting. Mr Cudmore highlighted the clubs historic and current involvement in respect of the Bodieve application and advised reasons why the club is involved and support the proposal including; better highway layout, the financial aspect to the club, an all-weather pitch will improve facilities and the close relationship with the school. The Football Club feels the proposal is good for the town but does understand objections received.
 - **Dave Abbiss, Head of PE (Wadebridge School)**, advised full support from the school for the Merriman Ltd. applications. Mr Abbiss highlighted the positives and benefits to the school and referred to the importance and promotion of fitness and health. As a resident of Wadebridge he can understand objections but feels the scheme is very good for the school.
 - **Jim Holt, Highway Consultant** circulated two plans to Members relating to highway options for a new road scheme. Mr Holt referred to issues with road layout / roundabout area and advised details of both options - option A is the proposed scheme. Referred to discussions held with Highways / Cornwall Council and referred to other schemes proposed by developers. Option B shows the scheme to be submitted and how it will be delivered if the strategic link road north of A39 comes forward.
 - **Mr Gardner** asked, through the Chair, if the proposed pitch is 3G or 4G.
 - **Mr Cudmore** advised he is unsure but is aware it is the latest option and a specialist design and meets rugby training requirements for the school.
 - **Mr Gardner** advised that Eric Buchanan (resident) has looked at research into 3G pitches where reports highlight various issues including a negative financial aspect.
 - **Mr Cudmore** provided details of the Football Club and School forming a committee to consider and prove the ability to run a business and meet the financial and legal requirements.
 - **Angela Warrick (Situ8)**, referred to responses made to the five issues raised by the Town Council on highways, South West Water, Sport England, education and landscaping. Ms Warrick advised Sport England's position on the Bodieve application confirming that the proposal now satisfies the exception policy E4. However Sport England maintain a holding objection whilst other matters are looked at – details were provided. Details of various conditions to be met were advised including the current status on landscaping, education and an agreement to off-site contribution to open space which has been reached.
- In relation to the Gonvena application Ms Warrick summarised the consultee responses received and the developer's position on landscaping, open space and noise issues relating to Daften Diecasting. Other points referred to included; the principal of development, the development boundary as in the draft Neighbourhood Plan at the time of the application being submitted, impact of comments submitted from last consultation. Ms Warrick advised that a comment via the current consultation will be submitted and details of the proposed highway route / scheme and that a forthcoming consultation event will be notified.

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The Town Clerk advised members of the public present that all comments relating to planning applications should be submitted to the planning portal as it is imperative that public comments are registered by Cornwall Council.

Cornwall Councillors :

- **Cllr McHugh** referred to the Network Panel meeting advising the availability of a highways network budget of £50,000 for smaller schemes – Clerks have interest forms and the five neighbouring (network) Cornwall Councillors will consider applications and prioritise schemes to go forward.
Confirmed that Cornwall Councillors have voted in favour of the Stadium for Cornwall funding.
Fernbury Terrace update – out to tender for electrical work at the bottom of the hill where an illuminated sign is legally required. Southern Electric is the designated contractor to undertake the works with an eight week turn around period. The experimental traffic regulation order is agreed as a trial for up to twelve months with a review after the first three months.
- **Cllr Knightley** referred to a meeting on the draft parking review for Wadebridge – a two week statutory consultation is expected to start at the end of May with the scheme being implemented toward the end of 2018 - 50% plus of those who respond must be in favour for the scheme to go ahead – will be disappointing if the scheme does not get approval.

7.32pm, Graham Smith left the meeting.

Details of the areas involved were highlighted – majority is in Wadebridge West. Recent Steering Group meetings received a positive response and thanked Mrs Dingle for requesting use of maps – this proved very helpful. Cllr Knightley advised the map is not part of the neighbourhood plan but was displayed for information.

7.34pm Graham Smith returned to the meeting.

Advised difficulties as the division member in discussing the planning applications on the agenda but as the elected ward member he has consulted with parish and town councils and members of the public. Cllr Knightley advised details of the objections and negative comments received on both the applications and road layout proposals. In relation to the Football Club's facilities Cllr Knightley advised he and many members of the public do understand the difficulties with the club needing to use facilities in Bodmin.

Referred to observations recently relayed by the Fire Officer in relations to materials stored at the Daften Diecasting premises and potential difficulties should an evacuation of the area be necessary.

Accepts all comments received but advised he could not currently support the applications.

Cllr Knightley gave apologies for not being able to attend the Annual Town Meeting on Thursday 26 April and advised he has responded to Mark Wilsher who submitted a question relating to the reduction of plastics in Wadebridge which is a scheme he supports.

660/18 Mayor and Deputy Mayor Elect 2018/19

The Mayor advised of Cllr Bassett's resignation from the Town Council.

i. Mayor

7.40pm, member of the public arrived.

Cllr Leach proposed Cllr Philip Mitchell as Mayor Elect 2018/19

Cllr Rowe seconded

- *It was **RESOLVED** to appoint Cllr Philip Mitchell as Mayor Elect 2018/19.*



ii. **Deputy Mayor**

Cllr Gill proposed Cllr Leah Gliddon as Deputy Mayor Elect 2018/19

Cllr Pennington seconded

4 in favour / 7 against

Proposal fell

Cllr Philip Mitchell proposed Cllr John Leach as Deputy Mayor Elect 2018/19

Cllr Louise Mitchell seconded

- It was **RESOLVED** to appoint Cllr John Leach as Deputy Mayor Elect 2018/19.

661/18 Mayor's Report - tabled and **received**. The Mayor highlighted the importance of holding the monthly surgeries.

662/18 Clerk's Report – tabled and **received**. The Clerk clarified details of the following :

- Item 2 confirms the 2018/19 permitted s137 expenditure per parishioner where a town or parish council does not have the Power of Competence.
- Item 1 advises the recent FOI request is now complete. The Clerk confirmed that advice had been taken on this matter and the Town Council had no alternative but to comply with the request.
- Item 6, WINS project – Clerk to investigate as the award received does not match the original expectation.

7.47pm, Cllr Rushworth left the meeting.

663/18 Planning :

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

- i. **EGLOSHAYLE PARISH (Original application 10/05/17, was 146 dwellings) - PA17/03835** : Merriman Limited, Land North of Wadebridge Football Ground, Gonvena Hill, Construction of 143 dwellings, office building, erection of new sports club house, all-weather '3G' pitch and other sports pitches and facilities, associated shared car parking and new pedestrian access to primary school, open space and associated highway works.

Cllr Pennington asked Members to individually advise their position on the application - 8 would not support / 3 would support. A vote was taken :

- It was **RESOLVED** to not support this application.

- ii. **PA17/03837 (Further Consultation)** : Merriman Limited, Land West of Wadebridge Primary School, Gonvena Hill, Outline planning permission for the residential development of up to 300 homes with all matters reserved.

Cllr Pennington asked Members to individually advise their position on the application – 11 would not support. A vote was taken.

- It was **RESOLVED** to not support this application.

7.56pm, several members of the public left meeting.

PA18/02819 : Mr Alan Weeks, Concern Wadebridge, John Betjeman Centre, Southern Way, Demolition of existing lean-to-sunroom and construction of replacement. **SUPPORTED subject to the Historic Environment Team being satisfied with the proposal.**

- iii. **PA18/02820** : Mr Alan Weeks, Concern Wadebridge, John Betjeman Centre, Southern Way, Listed building consent for the demolition of existing lean-to-sunroom and construction of replacement. **SUPPORTED subject to the Historic Environment Team being satisfied with the proposal.**

- iv. **PA18/03127** : Mr & Mrs Michael Langton, Ancarva, 7 Elmsleigh Road, Erection of dormer windows and hipped roof in connection with formation of roof accommodation. **SUPPORTED.**
- v. **PA18/02865** : P & R Wadebridge Developments Ltd, Gluvian House, Gonvena Hill, change of use of Lower Ground Floor void shown on application PA17/01867 to (A1) forming extension of Retail Unit 1. **SUPPORTED.**
- vi. **PA18/03254** : Mr Jake Mills, 1 Higher Whiterock, Single storey extension to side and rear elevation. Dormer provided to allow roof space to be utilised as bedrooms. **SUPPORTED.**
- vii. **PA18/03184** : Mr Christopher Pearce, 42 Foxdown, Proposed bedroom extension. **SUPPORTED.**

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

- i. **PA18/00230** : Mr & Mrs Mark & Caroline Holamby, Netherwood, Gonvena, Works to trees subject to a tree preservation order. Various works to four Beech trees and two Sycamore. **APPROVED.**
- ii. **PA17/09351** : Ms Julia Barton, 5 Cliff Park Terrace, Guineaport Road, Proposed demolition of part of existing single storey extension and construction of new single storey extension and dormer loft extension to dwelling and rebuilding of garden wall to front of dwelling. **REFUSED.**

664/18 Committee meetings –

- a. **Planning Committee** – It was **RESOLVED** to receive and approve the Minutes of the meeting held Wednesday 11 April 2018. The Minutes were signed by Councillor Pennington, Chair of Committee.

665/18 Finance –

- a) Accounts for payment (March 2018) – It was **RESOLVED** to make payment of £44,813.09 as presented.

666/18 Correspondence

- a. To following correspondence for information was **received** :
 - i. **South West Business Insider**: - Vol.12 No.4: April 2018.
 - ii. **Business Cornwall** – April 2018; Issue 119.
 - iii. **Cornwall Council** – Neighbourhood Planning Update – March 2018.
 - iv. **Cornwall Council** – Adoption Notice – S38 Adoption – Galliford Try Partnerships, Trevanion Road, Wadebridge.
 - v. **Cornwall Council** – Communities & Devolution Bulletin (March 2018).
- b. The following correspondence for response was **received** (information circulated with Agenda). It was **RESOLVED** to make the following responses :
 - i. **Natwest Bank** - request for assistance to secure suitable venues for Community Banking.
Members debated the request.
 - It was **RESOLVED** to obtain a more detailed brief of requirements.
 - ii. **Wadebridge Tennis Club** – email dated 29 March 2018 re Floodlighting and seeking Town Council support.
8.05pm, Cllr Pennington left the meeting.
Members debated the request.
 - It was **RESOLVED** to support the request for additional floodlighting on the proviso it is installed in a downward position.



8.06pm, Cllr Pennington returned to the meeting.

- iii. **Fowey River Canoe Club** – email dated 30 March 2018 re the Annual Canoe Race on 5 August 2018 and request to lift the height restriction on car park to provide easier access.

Members debated the request.

- It was **RESOLVED** to permit the request and to ask that the club undertake a small river clean whilst on site.

- iv. **Wadebridge Carnival Committee** – request as per detailed in correspondence dated 17 April 2018.

Members debated the request and noted the following :

- Item 1, electricity supply will be at a charge (as for 2017 event).
 - Item 8, use of Pavilion Building will be at a charge based on the current hire fee / agreement (facility was hired for 2017 event).
 - The Committee should ensure the event promotes recycling and the reduction of use of plastic in accordance with the Town Council's recent resolutions (649/18.b.ii.)
- It was **RESOLVED** to permit the request as presented subject to clarification of items above.

- c. Minutes from the following Outside Committee were **received**, there were no actions required :

- Padstow Harbour Commissioner** – Minutes of the meeting held on Thursday 15 March 2018.

667/18 **Egloshayle, St. Breock and Wadebridge Neighbourhood Plan –**

- To receive an update from Steering Group Members** – Cllr Jones advised the current status of the Regulation 14 Consultation and that a final event is scheduled for Friday 4 May. He thanked councillors for attendance and help.
- To consider the process for the analysis of Regulation 14 Consultation responses** – Cllr Jones referred to past Town Council resolutions for an independent analysis of the consultation responses and advised the following :
 - Clarification on whether the Town Council was permitted to make those resolutions is awaited.
 - He believes that the current Consultant is independent.
 - Whilst a college service for analysis was previously used the current consultation analysis requires knowledge of the plan in order to cross reference the content.

Analysis of responses was debated at length and comments included;

- Resolutions were made unilaterally by the Town Council and were not an attack on the Steering Committee.
- The importance of transparency - an independent review / analysis will ensure there are no discrepancies as with the 2017 consultation.
- Financial element in that the Town Council is responsible for the precept budget which is public money.
- Difficulties associated with undertaking the analysis were highlighted.
- Obtain Cornwall Council's views due to concerns that the current draft will be challenged.
- A developer has challenged the last consultation analysis including a legal aspect.
- The draft plan must be robust and stand up to scrutiny.
- Respective councils must be in agreement as to how to move forward.



Cllr Jones referred to resolutions made recently by Egloshayle Parish Council but did not specify the content of these.

There was debate regarding expenditure to date, including that associated with administration costs and continued concerns with current workload within the office.

The Clerk referred Members to the reasons for the resolution being made in 2017 which included Town Council workload. The Clerk confirmed that current workload issues include correspondence challenging the Clerk's role and work undertaken by the office. The office is not able to sustain the level of administration support previously afforded. The Clerk clarified that administration support has not been accounted for.

Cllr Philip Mitchell proposed that the Town Council hold a meeting with St Breock Parish and Egloshayle Parish councillors and all Steering Committee members to discuss a process to move forward whilst seeking advice from Cornwall Council.

Cllr Jones asked that the proposal is amended to include attendance by Cornwall Council neighbourhood plan representative(s) and Sarah Mason as CALC representative.

Councillor Pennington asked that further to that, a legal representative from Cornwall Council is also asked to attend.

- Councillor Mitchell proposed, Cllr Rowe seconded and *it was **RESOLVED** that Wadebridge Town Council invites St Breock Parish and Egloshayle Parish Councillors and Clerks, all Steering Committee members, neighbourhood plan and legal department representatives from Cornwall Council and Sarah Mason from CALC to a meeting at the Town Hall to discuss a process to move forward and work together.*
- c. To consider the email received from Graham Fincham dated 5 April 2018 – Cllr Jones confirmed that his reply to this email included that the Steering Committee has been advised to not respond to individual comments during the Regulation 14 consultation. Comments included :
 - That the Town Council will better understand where it stands from a legal position once the joint meeting has taken place.
 - Reiterated that such correspondence is part of the reason why the Town Council is seeking an independent review.
 - Important to stress to parish councils that it is not to cast doubt on the credibility of the Steering Committee or Consultant.
 - As amateurs respective Members are not in a position to defend such correspondence which includes serious threats.
 - Legal implications are serious therefore support and guidance from Cornwall Council is now needed.
- d. To consider the email received from Mrs Dingle dated 28 March 2018 – Cllr Jones referred to Mrs Dingle's earlier comments and the maps produced due to Mrs Dingle's observations. Cllr Philip Mitchell confirmed that the maps proved very useful to members of the public attending.
- e. NHP Steering group responses during the Consultation Period – Cllr Jones confirmed that the Steering Committee has been advised to issue standard responses to correspondence received whilst the consultation is underway.

8.52pm, several members of the public left the meeting.

668/18 Working Groups (meeting notes tabled where relevant) – updates and relevant meeting notes from the following working groups were *received* :

- a) Bins – None.
- b) BMX/Skatepark – None.
- c) Christmas Lights – None.
- d) Flowers for Wadebridge – None.



- e) Planning – None.
- f) Remembrance Parade – None.
- g) Signage – None.
- h) Toilets – None.
- i) Town Hall Events – Cllr Philip Mitchell advised current position – full update available at next meeting.
- j) Town Hall Improvements – None.
- k) Wadebridge Library & OSS. Documentation from Cornwall Council has been received for review by the group.
- l) Website – Working group deferred.
- m) Royal Cornwall Show – None.
- n) Police Partnership – Cllr Philip Mitchell advised remit of the group. Referred to a Councillors Police Advocate scheme meeting held at Bodmin Police Station which proved very worthwhile and advised that a police presence will be maintained despite cuts.

669/18 Royal Cornwall Show – It was **RESOLVED** to purchase promotional material with a 'Wadebridge' logo as for the 2017 show.

670/18 CCTV – The Town Clerk briefly clarified the current status. Issues with the electric supply in the car park and that SSE will be advised of this when next on site.

671/18 South West Water – Ongoing work by South West Water who are laying a surface water drainage pipe across Town Council Land for the Bridge View development. The Clerk advised a meeting with SWW is scheduled for Thursday 3 May to discuss how to move forward with this matter.

8.57pm, members of the public left the meeting.

672/18 Confidential matters - to consider the following resolution: 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. **BMX/Skatepark** - Professional Services – Quotations awaited.

8.58pm, Beverley Collins left the meeting.

b. **Staffing Committee** – It was **RESOLVED** to confirm the Minutes of the meeting held 6 April 2018 as a true record and accept those recommendations made.

Cllr Pennington left the meeting.

c. **Staff Grievance** – Members considered the documentation presented and **RESOLVED** to accept the quotation provided and appoint Cornwall Legal to carry out the investigation.

673/18 To note dates of the next Wadebridge Town Council meetings –

- **Annual town meeting** – Thursday 26 April 2018

Meeting closed at 9.20pm

Signed as a True and Accurate Account :

Chair :

Date : 9/5/18