

Kilhampton Parish Council

The minutes for the
Regular Parish Meeting to begin at 7.30pm
On 1st April 2019 at The Grenville Rooms

Attendance Ian Heard (IH), Keith Ovenden (KO), Tim Cottle (TC), Albert Sloman (AS) , Kingsley Bryant (KB), Clive Vanstone (CV) Roland Nancekivell (RN), Phil Sluggett (PS)

Apologies: Dan Vanstone (DV)

Absent: Paula Dolphin (PD)

Chair: Reg Hambley (RH)

Clerk: Hannah Collett

Good evening to all by Chairman

Adopt Code of Conduct

Declaration of Interest

None

Public Speaking Session.

Welcome to parishioners by Chairman. Explained this was the public speaking session and expressed the Councillors would not be able to get involved with a discussion with the public. Councillors can listen and make notes and at such time that the planning application in on the table for discussion, will then know the opinion of the public.

Chairman asked for one person to be allocated to speak – ideally no repetition within the comments, if all the meanings behind discussion could differ please.

Up for discussion will be West Street – outline planning for up to 20 houses. Also for discussion is log cabin at lower village.

There are 2 agents present, one for each application. Any questions can be directed to them. Mr James Trewin for West Street and Mr Walter Wonnacott for the cabin.

The Chairman explained that the usual time allocated for public speaking is 15 minutes. However, on this occasion he is happy to extend to 25 minutes. At that point there will be no further part taken by the public in the meeting – however everyone is welcome to stay for the whole meeting.

At 7.35 the Chairman handed over to the public.

Mr Walter Wonnacott spoke on behalf of Mr and Mrs Always. The timber cabin will be self-contained – no direct policy fits this, but it fits in with policy 21. Meets the annex guidance. Mr Wonnacott felt there is a need for this and makes a big difference to their needs. It is framed by the Co-op and dwarfed by any visible signs. No impact on amenities. No issues to address. No extra access required at all. It is very much needed and Mr Wonnacott would invite the Parish Council to approve. No questions from the Public.

First to speak on West Street was Mr Merritt. Mr Mettitt wanted to know why no details of what would be attached to his property were mentioned to him. Was totally unaware of what was being done. Mr Trewin confirmed that nothing was to be attached to any properties.

Mr Richard Heard mentioned that he was very concerned about drainage on the North side of the street. Mr Heard felt that traffic would be pushed closer to his home, which has already been affected by vehicles hitting his property.

Mr Jim Hurls had wondered if the agent could inform if the passing development is conditional with work being done in West Street. Also is there a compensation package for the residents? Mr Trewin stated that the works at West Street were part of the process and for improvements to West Street. To appear as a "shared surface" rather than occupied by cars alone, so people know it's more urban. It is designed to slow vehicles down and discussions were had for appropriate places. No, there is no compensation.

Mrs Gilbert asked if the village needs this development and has a survey been done to prove this? Where will the residents work/go to school? Can the village take any more development. Mrs Gilbert doesn't feel necessary and asked if it could be delayed until everything else is completed that is already in process. The School is full, hospitals struggle etc.

Mr Patrick Lavender felt at least 50% of the existing developments should be occupied for an amount of time before we can know the impact. Mr Lavender felt there should be a moratorium on all future developments. Then it is possible to assess all the effects of these existing developments before any more are enforced. Mr lavender also felt many would have been unaware of this meeting discussions, had it not been for some notices by the public. The Chairman did inform that we are obliged to display the agenda in the notice board 3 days before the meeting is held. Which we always do. The Parish Council is not obliged to notify everyone about all developments. All are welcome to read the notice board.

It was mentioned that the size of the development was a concern and the potential loss of character on the village and the road.

Mr Vanstone felts there were far too many houses suggested in the application. Mr Vanstone stated if a family moves in - there is potential for numerous cars etc. Not enough room for parking and also didn't agree with the removal of hedges either.

Ms Janet McGrath had concerns with the size of the houses and asked what the development was regarding traffic. How was it going to work?

Some traffic calming is outside of the owners homes. Traffic fumes and noise will be unwelcomed and why should residents have to put up with this.

Mr Trewin mentioned 2 narrowing points. One at the start of West Street. Where there is a natural place to park. The road is classed as a quiet road – proven by data - in terms of vehicle movements. Highways have discussed and are making assessments through process and designs.

Mr John Richards objected due to traffic coming onto the A39. Mr Richards had built a home opposite this site. The narrowing in the road by 1.4mts means Mr Richards cannot pull out of his driveway. Mr Richards also felt 20 houses were too many.

Ms Kelly Richards mentioned that she drives agricultural machinery up and down West Street on a daily basis. Its already very difficult, especially in holidays. Very concerned on how she will be able to get up and down after this development. Other concern is sewerage. Kilkhampton Common already has issues with the sewerage. With regard to the hedgerows, Ms Richards felt it seemed ridiculous that they can be ripped up for houses. Ms Richards didn't feel they had a claim on the "pull in" land they intend on using and also felt the street lighting would be unsuitable.

Mr Merritt asked if anyone had thought of the emergency vehicles being able to get through with all the road narrowing? If anything put at the start of the road Mr Merritt felt it would be very difficult. Numerous lorries already have to reverse back onto the A39. Mr Merritt asked if the, already, 4-5 food suppliers travelling down West Street each day, had been taking into account. Felt they have time restrictions and therefore drive as such. If narrowed at the first section Mr Merritt felt Mr Heards home would be hit more times than it has already.

The Chairman closed the discussion and said thank you to all for the comments. Public speaking session closed at 8pm. All welcome to stay for the duration of the meeting

Into Parish Council business.

Minutes – All read and approved by all.

Planning Applications.

- 1) PA19/01715 Outline application for proposed residential development of land for the erection of up to 20 new dwellings. Location Land South West Of Westboro West Street Kilkhampton Bude Applicant Mr J and G Elliott and Jenn. PS felt this would have no particular favours on West Street. Doesn't want any humps in the road. Mr Merritt owns 3 ft of ground and surely this can't be included in their design? People own sections classed as pavements outside their homes. If there is a pavement – no one should be parking on it. Where will everyone park on West Street?

Chairman felt no restrictions on where to park – only on the strips they will put down. Will be a combination for pedestrians and vehicles. No pavements taken away etc.

PS felt narrow enough, as one car had been written off this year already.

CV said we had previously met with highways and the planning officer, who has visited the site on numerous occasions. Road markings show a shared space – pedestrian right of way as well as vehicles. When coming up Underhill – people will notice they are coming into a residential area. From meeting highways – they stated the street markings are for shared space.

PS mentioned that Mr Merritt had asked highways to tarmac a section and they said no, as he owns it. CV stated that Highways felt they didn't want anyone parking there. PS still felt they shouldn't put a strip on Mr Merritts land.

Chairman read through letter from DV. 2 points made. Felt housing density should be reduced to similar development to West Street, and the surface change would not result in any form of speed bumps and not reduce existing parking.

Chairman asked if any further comments from Councillors. Have heard all the points (Chairman reiterated the Parishioners views)

TC felt too big. Also taking away the character, the school will be effected, sewers. Too many for a small village.

IH asked what the chances were of another development if this gets passed. Chairman said this is an outline development for up to 20 – nothing approved yet. We were happy with the previous application for 10 on the same size site.

RN asked do we have an obligation for affordable housing – do we need to provide anymore? Chairman said as a village we look at each application – Cornwall County Council decide the share we have to adhere to. We can only make decisions on the plans.

CV asked Mr Trewin on the amount of affordable included in this application. Mr Trewin replied 30%.

CV said when we saw the houses on the Brownfield site it was obvious an application would come in. We voted for the Brownfield site to have 10. What grounds or argument would we have to refuse this?

AS – mentioned that the school is so full. No mention of contribution to the school – does this come with the plans? Mr Trewin answered that the contribution of a sum to the school was explicitly included - £2500 per home.

Chairman said we now need to decide on the application.

CV proposed to refuse – however a reduced number would be welcomed. TC felt we needed to word it very carefully.

Chairman said we refuse on the basis of too many. We would look at a reduced number. TC not too happy with that statement. CV proposed 20 to be refused. AS seconded.

Any amendment to this refusal?

Chairman states if we vote this is refused and nothing further stated, the planning department will just come back with “agree or disagree with them”.

CV felt we need to put something else. Go for reduction etc.

If refuse just on amount we would not have a case to argue.

Planning officer had said if refuse on numbers, what would you have?

Clerk to reply stating refused on density of the houses. Feel 20 is too many. Also have concerns with traffic flow through West Street. All in favour

- 2) PA19/02025 Erection of a timber chalet as a self-contained annexe for ancillary use and associated works (retrospective) Location 10 Lower Village Kilkhampton Bude Cornwall Applicant Mr & Mrs Alway. No objections to this application To be linked/tied in with Number 10 Lower Village. CV proposed and KB seconded. All in favour

Matters

1) Carpark toilets

£ 112.30 taken. Problem with Gents soft close. Not shutting properly. KO to sort.

2) Parish Councillor Ties

All received and distributed.

3) Plaque

KB stated there are concerns with how to fix etc. Bolts could be protruding and cause hazard. To be discussed with DV.

4) Grenville Rooms Maintenance

To be on next agenda

5) Garage Field Park

Nothing at the moment

6) Meet the Planners

Chairman said a good meeting held. Explanations etc. KB mentioned there are 8 areas – each area has their own designated planners to their area. 11 in total. Bude, Camelford and Launceston. CV said they like how we reply to applications.

Chairman mentioned that they did discuss a section on neighbourhood planning.

Email read through with message of Zoe Bernard-John. Will be invited to come to June meeting.

Reason being – if we had a plan in place – planners are more likely to be obliged to go with our plan. TC asked if worth the money to do? CV felt it would hold quite a lot of enforcement. Could also get extra percentage of money from the developers.

CV stated we would need to employ someone to do this plan for us.

Chairman said the Parish plan showed a line of where we would like developments to be.

This plan would comply with legislations. Has to fit with national policies.

TC asked how soon could it be done. CV felt would take a few months. Chairman reiterated it would give us more weight with applications.

7) Fete Coach

All discussed.

8) Mr Crossley Email

Email read – awaiting advise.

9) Any other matters arising from the minutes

No

Months work

Read through and approved by all.

Reports

Footpaths – PS mentioned knotweed – Had emailed Debbie at Cormac and she stated it was the landowners responsibility. Mr Keith Wicket is the owner. Clerk to write to and explain its his responsibility. CV to source address and forward to Clerk.

PS mentioned stiles – Debbie needs positions marked on a map on the paths. PS felt we had parish booklets. PS had said we were happy to supply the labour. PS to sort with Debbie. Path numbers given already.

Chairman read letter from Gillian Sabotig detailing concerns and issues on latches etc. RN to look into. Clerk to reply accordingly.

Playing Fields and Lambpark – Bins still over flowing. IH to sort ASAP.

School – AS had Governors meeting. Mentioned to Headmaster about attending a meeting to share some comments. As to sort for May meeting.

Grenville Rooms – Chairman mentioned an issue – there had been damage caused by Youth Club. Door catches and lights broken. Chairman asked if we carry the cost?

AS felt we should put in a request.

Chairman said – we should make a point of stating that we will take on the cost this time only. If it continues there will be charge to the Youth Club. Figures to be given to the clerk and then the Clerk to write accordingly.

Members

Nothing

Correspondence

Chubb Recommendations received – Clerk to reply accordingly.

Invite to Road Safety and Community Speed Event

Finance

Read through by Chairman

Invoices to be paid	£ 66.72	Chubb Inspection
	£ 456.13	CALC
	£ 212.45	In Stitches
	£ 171.45	P Colwill

TC moved and IH seconded. All in favour

AGM to be held at meeting in May, All organisations welcome to attend.

To speak at next meeting:

Chris Colwill Area of Outstanding Natural Beauty.

Kilkhampton Primary School Headmaster

Date of next meeting 13th May 2019. To begin at 7.00pm with AGM followed by the regular Parish meeting at The Grenville Rooms

Thanks to all and meeting closed.