

## **Kilkhampton Parish Council**

The minutes for the  
Regular Parish Council Meeting to begin at 7.30pm.  
On 12<sup>th</sup> April 2021 via Google Meet

**Attendance** Kingsley Bryant (KB), Keith Ovenden (KO),  
Albert Sloman (AS) , Tim Cottle (TC) Clive Vanstone (CV), Roland Nancekivell (RN) Ian Heard (IH),  
Dan Vanstone (DV), Paula Dolphin (PD)

**Absent:** Phil Sluggett (PS)

**Apologies:**

Chairman: Reg Hambley (RH)

Clerk: Hannah Collett

Good evening and welcome to all by Chairman. Chairman began the meeting requesting a minutes silence for the passing of Prince Philip, Duke of Edinburgh.

Welcome to PD from Brazil.

### **Minutes**

Approved by all and to be signed when appropriate.

### **Adopt Code of Conduct**

#### **Declaration of Interest**

Chairman mentioned the 10 planning applications on this evenings agenda  
DV declared for N<sup>o</sup>4 and N<sup>o</sup> 10, Chairman declared on N<sup>o</sup>5

### **Public Speaking Session**

None

### **Planning**

#### **Applications.**

1. PA21/01016 – Timber yurt, already discussed and been approved by CC
2. PA21/01386 Proposal Variation of Condition 4 of E/64/13838 namely to Extend holiday occupancy of 13 The Hillside from 8 to 12 months Location 13 The Hillside Penstowe Park Kilkhampton Bude Applicant Mrs Debra Cribb. Chairman said that we know we have had quite a few of these applications come in and have not objected to them. Just to ensure that they are for holiday use only and not residential. KB stated he objects to this application. DV proposed and CV seconded on the information above. DV felt it would possibly give people 4 months extra income. Everyone else in favour. TC asked if

anyone polices the buildings? CV said that it was because someone else had tried to live there permanently. Possibly done by the other members and is tracked in some form.

3. PA21/01686 Proposal Reserved matters application for details of appearance, landscaping, layout and scale following outline approval PA18/05554 for change of use of land for siting of five holiday camping pods Location Little Pig Farm Shop And Cafe Access To Killock Farm Kilkhampton Bude Applicant Mr James Comber. KB knows we have been given the outline planning and at the previous time they were for camping pods – not a permanent building. Felt these were more than just pods. Chairman said the owner had stated they are very similar to before, but with an extra room added on. Everything else is the same.

KO felt they were not going to be fishing pods anymore. They could be holiday lets. KB felt they are small bungalows.

RN said that providing they are holiday lets and not permanent residential, he wanted to support the applicant.

AS questioned if it make much difference? Not visible from the road etc.

Chairman said that the applicant has planted up the fence between the carpark and the field.

DV agreed with KB that they are bigger, but still 2 beds with bath etc and can't see increase in the number of buildings on the site. It is holiday and not residential and didn't feel dramatically different.

KB mentioned he was not against the application, just felt we needed to note that they were larger than the original and wanted to draw everyone's attention to the fact.

TC asked if the original had a separate shower building? Was unsure.

KO stated they have gone from pods to chalet type buildings with separate bathrooms for each bedroom.

TC doesn't feel any problem at all.

CV proposed as the density still low and better accommodation supplied. TC seconded and all in favour.

4. PA21/01778 Proposal Create additional driveway access Location Ivyleaf Cottage Ivyleaf Hill Kilkhampton Bude Applicant Mr & Mrs Lockyer. DV left the chat.

Chairman had been there today and the reason the applicant wants this new access is due to approved planning for dwellings below their property and wanted to be separate from the transport to these. Is a one way system there and Chairman doesn't feel there is an issue to keep the entrances separate. KB approved, on the basis that all the regulations are met. TC seconded and all in favour.

RN – just checked that they are not wanting access for the ability to ask for another development. Not known or very likely per Chairman.

DV back on the chat

5. PA21/02904 Proposal Proposed extension to existing graveyard. Location Kilkhampton Methodist Church Kilkhampton Bude Cornwall Applicant Kilkhampton Methodist Church Chairman handed over to the Vice Chairman and left the chat.

DV had looked at the application and feels it is absolutely fine. Proposed and RN

seconded and all in favour.  
Chairman back on the chat

6. PA21/02222 Proposal Construction of two storey extension including a balcony Location Carpenters Cottage 1 Penstowe Road Kilkhampton Bude Applicant Mr B And Mrs S Smeeth. Chairman mentioned that the planning officer had been to see the property and as far as she could see, there was no problem apart from one window overlooking another property.  
CV said he felt this extension was a large one. The lady who lives next door is in an old peoples home and not there. CV wanted to make sure that her interest is kept. Should we inform the planners of this case just due to the lady not living there at the moment. We could ask that we make sure the occupants each side have their interests protected. AS moved that we approve with this point made. DV seconded and all in favour.
7. PA21/02593 Proposal Outline application for the erection of a dwelling, with all matters reserved except access Location 36 Ivy Cottages Kilkhampton Bude Cornwall Applicant Ms N Baker  
Chairman mentioned that we all know where this is and wish to have outline planning at the back using their own access to that. Chairman has seen the actual layout and feels this outline is not true to what is actually on the application. There is a barn on there and they have said half this will go. Sheds stated as being retained and they will also be going.  
AS feels difficult in light of what has just been mentioned. We need to ask them to come back with exactly what they are going to do.  
DV mentioned that it is literally just an outline to show where it is and until they submit a proper application we can't say yes or no, just whether we are happy for a building to be put within this outline. DV didn't see a reason to refuse subject to a detailed, official plan coming in. Chairman stated the red line is accurate for the perimeter.  
DV moved and KO seconded. All in favour of this outline application.
8. PA21/02331 Proposal Erection of 38 holiday bungalows without compliance of Condition 2 of decision notice E1/76/1628/OOP dated 15.12.1976 (relating only to 7 The Drive, Penstow Park) Location 7 The Drive Penstowe Park Kilkhampton Bude Applicant Mr James Kevin Doona. As before, happy as long as they ensure that they are for holiday use only and not residential. KB stated he objects to this application. AS proposed and KO seconded on the information above. Chairman said that Mr Richard White mentioned they have to refer to the original application on their title but it is just for No 7 The Drive.
9. PA21/01935 Proposal Two storey rear extension Location Tamaryn Penstowe Road Kilkhampton Bude Applicant Mr Sharp  
Came in back in December and was approved but they have changed to slightly bigger dormer window. Clerk spoke to Helen Trebilcock, who was ready to approve, and asked for the ability to wait until we discussed the application this evening.

KB said we have already approved and its only slightly larger. KB proposed and DV seconded. All in favour.

10. PA21/02713 Proposal Certificate of lawfulness for reinstatement of dwelling house/conversion of building to residential unit storage Location White House Cottage Gypsy Corner Kilkhampton Bude Applicant Mrs And Mrs B And J Fielding. DV left the chat. Chairman had been and spoken to the applications today. A while ago when they bought the cottage they started to alter it and at the time were stopped due to no planning. However they had nothing to say they couldn't do it so they carried on. Had building inspectors there all approving. Been living there for 11 years and now putting in for certificate of lawfulness. Planners never said what he needed to do and he has now been there for over 10 years and wants this certificate. RN felt they have not lived there for that long at all.

CV said there had been a long history with this site. Before they applied to the planners and they wrote back saying it was fine to live in etc. but had actually got confused on which house they were talking about. They agreed he could put a caravan on site and felt legally he would get the permission anyway.

There was a dwelling there before. We were against due to access but its being used anyway.

KB said we cant prove he's been there all the time but he has definitely been there recently. Felt we should approve the application. Chairman had left a message for the planning officer but not heard back. Chairman agreed with CV – building is there and need to approve.

CV proposed and KB seconded. All in favour.

DV back on the chat.

## **Matters**

### **1. Car park and Toilets.**

No issues at the moment. Just need to speak to Mr A Somerfield about returning and also Mr Bragg. TC had seen that the front access to the two bungalows have had their walls taken down. Chairman mentioned to DV that we need to sort out the markings etc.

### **2. Kiosk at Thurdon**

KO mentioned he had not been able to sort yet. Chairman said we had talked about purchasing a kiosk for North Close. TC said yes to having one back there.

DV said on ebay they are approximately £3000 for one in disrepair or £6500 for one already done up. Chairman asked to keep looking into.

### **3. Lambpark Development**

CV stated that nothing much had changed. Helen Bond has been negotiating with the Church and we can have a lease for this at approximately £500 year, but legal fees etc of approx. £3000 would need to be paid by the Parish Council. CV feels we need to out on hold due to elections. We still haven't got a map of the site. We need to have an idea on the ongoing future etc. CV to say to Helen Bond that we need to discuss with the

new Council first and arrange a meeting in a month or two to see what is actually on offer. Chairman said if this land is within the Council we need to make use of it so lots to talk about. TC asked how much of the field. RN said it would be more than half. KO said it we got the land and the pre-school was put on it – would we charge rent? CV said the pre-school would go onto the carpark. CV stated the length of the lease was 25yrs.

4. Elections and physical meetings

Chairman said we and Cornwall Council are hoping we can move back to physical meetings in May. Provided the room is all compliant. PD wanted to say that we may have noticed she is not running for elections this year and wanted to say a huge thank you. Over the last 12 years she had really enjoyed our meetings and assisting the Parish. Due to the pandemic PD felt it was now time to spend more time with her parents in Brazil. Thanks for all the support and everything we have done for her. Chairman reiterated and wanted to give great thanks to PD for everything she has done for us over the years.

5. Zurich Insurance

Are we happy for the clerk to renew with Zurich. An increase of £63 from last years premium. Yes by all TC moved and IH seconded. All in favour.

6. Chubb Recommendations.

Chairman asked if the Grenville Rooms Committee would deal with these recommendations. CV said yes that's fine. Clerk to be informed of what, if anything, needs to be done.

7. Other matters arising from the minutes

Page three should read Mr Oke (not Oake) per KB. Clerk to amend accordingly.

### **Months work**

Read through and approved by all.

### **Reports**

Footpaths – TC stated that the gate at Pethericks Farm not done at Aldercombe Lane. IH heard nothing PS been waiting on County. Chairman to speak to PS – TC feels that we need Barton stile, which has been down for 4 months, to be chased. A second one as you walk into Aldercombe Lane needs sorting too.

Chairman did speak to DV about cleaning up and doing stones on Aldercombe Lane. Can this be talked about again with PS – DV will check on aggregate and ask.

Playing Fields and Lambpark – Nothing. Hopefully start something soon.

IH – Bins been emptied last week Completely full of dog mess even though there are signs up.

School – AS said nothing really to report. Had his last Governors meeting and therefore

someone will need to be appointed on the new Council. KB said thanks to AS for everything he has done.

Grenville Rooms – Management Committee to make sure all compliant for the election day.

### **Members**

AS – Nothing

KO – Nothing

CV – Nothing

TC – Mentioned the cones in the road over loose manhole cover. Outside Trevon. Corner is breaking away. Clerk to email Oliver Jones.

DV – Just wanted to say not putting in for the Council this year, wanted to give thanks to everyone at the Council and wish all the best to the new ones. In particular to the Chairman and thanks for all the help given to him.

Chairman also thanks DV and stated he had been a credit to the Parish Council and always there with advice and answers to our questions. Thanks to DV and AS.

AS said he was going to miss everyone and it had been a privilege to be on the Council.

KB – Regarding the memorial service at War Memorial – Luke Francis would like to do the service again if we are happy for him to do so. Chairman said Luke did a good job and down to the Parish Council as to how we feel about this as we have always organised in the past. KB said if he wants to confer with the Parish Council then yes. CV suggested he co-ordinates but wanted it to be kept in our control. Happy for Luke to manage but still our responsibility. Also KB mentioned the wall at Jubilee Close to the new houses, the left hand side of the concrete wall is falling apart. Do we look at or is it Cornwall Housing?

DV said if on the property it is the Housing Associations responsibility. Clerk to write to CC Housing and try to point out – KB to send pictures to clerk.

IH – Nothing

RN – Nothing

Chairman stated we was concerned that out at hilltop Darracott Lane that there seems to be another dwelling or extension on the end of the existing bungalow. We have had no planning application for this and there is also a mobile home at the top with toilet facilities and someone living there. Spoke to planning officer and asked if any planning was in as it was deemed as agricultural. Feels it should be looked at as a fair size building there. Hoping the planning officer will come back with what the next steps would be to sort it out.

### **Correspondence**

Form from Sarah Mason. Is there a suitable venue in Parish etc. Chairman read through the questions. Chairman feels we should go back and state that we want physical meeting asap and if they are using the room for the Elections there is no reason why we cant use for our meeting.

Chairman reiterated that PD was not standing for election this year.

Cornwall Council stated that Mr L Bond is going for Labour

J Hopper for the Green Party

Tilbey for Conservatives and Willingham for the Liberal Democrats

KB stated PD left the meeting.

Chairman mentioned that Atlantic View Crematorium planning application with Cornwall Council. KB left the meeting.

Form for comments received. Chairman feels this crematorium would be beneficial to the community of Kilkhampton, Morwenstow, Launcells etc. rather than having to travel over 60 miles each time.

Could we say as a Parish Council it would be beneficial. TC unsure if we can get involved on behalf of the Parishioners. DV feels this is part of the reason why we are elected. DV feels a nice application. Duration and driving makes the day harder for those involved. Chairman said if we did support it, it would be to CCC on behalf of the community, not saying on any individuals behalf but the community as a whole. Its 60 mile round trip to the other crematoriums. Feels it would make things a lot easier for people.

CV feels it is something we have lacked for years. Cant see an objection to having something we need.

DV said in principal it's the same as a graveyard, would we be having the same conversation?

CV proposed we support on having a crematorium in our area.

Chairman to speak to clerk and organise to write to CC. KO seconded and all in favour.

Clerk to draft a letter and confer with the Chairman to support for our community.

KB back in the room

## **Finance**

Read through by Chairman

Invoices to be paid	£ 350.00 Chapel Annual Payment
	£ 1000.00 Kilkhampton PCC annual payment
	£ 600.00 Chairmans annual payment
	£ 62.77 Chubb Fire and Security
	£ 378.00 AED Locator (Defib Annual Charge)
	£ 31.58 Bridgmans Cleaning equip
	£ 6.00 Duct Tape
	£ 81.00 S Gifford (litterpick)
	£ 220.00 D Bragg (Cleaning)

KO moved and AS seconded. All in favour

Next meeting due to be 10<sup>th</sup> May. TC stated he had had letter of validity of nomination but nothing else.

Declaration of acceptance of office forms MUST be returned to the clerk BEFORE the AGM.

Decided to have next General Parish meeting followed by AGM on 17<sup>th</sup> May 2021. Forms should have been received and passed over before this date.

RH will Chair the meeting and the first matter will be to appoint a new Chairman, Lee Bond will

need to be appointed onto the Council all of which will hopefully be held at the Grenville Rooms.

To reiterate: Date of next meeting Monday 17<sup>th</sup> May 2021. To begin at 7.00pm for the Regular Parish Council meeting followed by the AGM

The Chairman gave thanks to all for everything they have done and also thanks to the Clerk for everything she has done this last year.