

## **Kilhampton Parish Council**

The Minutes for the regular Parish meeting  
held on Monday 3<sup>rd</sup> July 2017 at 7.00pm at Grenville Rooms

### **Attendance**

Clive Vanstone (CV), Tim Cottle (TC), Dan Vanstone (DV) Roland Nancekivell (RN),  
Albert Sloman (AS) Keith Ovenden (KO), Archie Heard (AH), Stephen Dawber (SD)

**Apologies:** Paula Dolphin (PD), Nick Crossley (NC)

**Absent:** None

Chair: Reg Hambley

Clerk: Hannah Collett

Welcome to all by Chairman and welcome to guest Angela Warwick from Situ8

### **Public Speaking Session**

Angela here to talk regarding planning north side of Morwenna.

Angela gave thanks for letting them speak. Here with client Jack Sturton, who is a developer locally. Paperwork was handed out with relevant information on. Potentially an affordable led housing scheme for 35-40 houses with 50% affordable. Angela stated they appreciate they have a long way to go yet. Angela went into different aspects and details. They are hoping to have a public consultation event in the future.

Asked for any information we wanted to give. TC asked, if successful, what would happen with regard to the School. Angela said they would be required to pay a contribution towards it. DV said they have to have more homes before they will allow the school to be extended. Angela said she had previously got a 106 and had open space and education contributions set before planning would start. RN said sewage is at capacity already. Angela noted that and would speak to SWWater. IH asked if locals would have priority. Angela said there is a 106 for it. CV stated that we had a 106 on a previous development and it didn't work out the way they had said. We would be monitoring closely.

Jack said that he had previously had a scheme where they would try to sell locally at an actual cost of the house build and agree to live in for a certain amount of years. This scheme has to be locals. Done this in Dartmouth. Cornwall council don't support the 100% discounted sale.

Angela stated we would be able to have a say in the 106 agreement. Can extend periods of time on certain aspects.

Angela asked, in terms of number of houses they plan on placing, did we feel this is a palatable amount? DV advised this is not something we can comment on.

Angela mentioned that at consultation events there has been time for a Parish Council to speak first, then gets opened up to the public. Chairman explained we can't say yes or no to being a good place or size.

CV said we don't make any of the actual final decisions.

Angela said would be helpful for them to know if any schemes or community developments need funding etc. Jack reiterated this was so the monies would be spent on where we would need it, not where the County would feel.

Chairman informed we are a thriving village. RN felt there may be reluctant villagers, extra traffic etc.

Thanks from Angela and Jack and by Chairman.

**Minutes** - all OK.

**Adopt code of Conduct –  
Declaration of Interest**

DV for Planning application No 1  
DV left the room.

**Planning**

- 1) PA17/04905 Demolition of existing low grade corrugated tin clad outbuilding and erection of purpose-built workshop, double garage and agricultural equipment storage building. West Thorne Farm – Mr and Mrs Duncan. Plans view on screen and discussed. CV moved and IH seconded all in favour. DV back in room.
- 2) PA17/05398 Covering existing slurry silo to the south of the existing buildings. Aldercombe Barton Farm, Kilkhampton Mr Petherick O and RI Petherick. Discussed and viewed site. TC moved DV seconded.
- 3) PA17/05594 Redevelopment of existing Brownfield site to provide 10 no dwellings. Land SW of Westland Countryside Stewards – Kilk. Westland Barton Ltd. Plans viewed and discussed. Chairman said have previously applied for 5 and been passed and the officer suggested trying to sell the offices for 12 months. Owners have tried to do this with no success. Now come in with request for 10 dwellings. CV said planning officer was talking about a potential of 50. Our concern was access – planning lady said would be highways to deal with that issue – they hadn't thought it was an issue previously.  
DV mentioned it is a brownfields site not greenfields. Chairman feels on this one we must make some recommendations – make some points with regard to our decision. CV feels point could be restricted access from site to village. SD said possible extra 20 vehicles down West Street. Not got a footpath all way up.  
RN said would have bad access for emergency services.  
DV said in past where large vehicles have needed to go through – cars have been parked illegally and they would have needed to be moved.  
SD asked if we felt this would have been passed years ago? No. DV confirmed the changes in development laws don't give us as much say.  
CV felt it will get passed and we can only make our points.  
RN asked if any other option of access. Council felt no.  
Chairman said we need to state we approve but mention no footpath from site to village. RN asked if it does get passed – would it be possible for them to provide money for a carpark. Chairman said there is nothing we can make them do. Very unlikely.  
DV said monies coming in have to benefit the whole community – not just a

section of village. TC asked if any were affordable housing. DV suggested we make a point of some being affordable houses. Chairman asked if in favour of houses to be 10 – CV will support application with concerns as comments.

- a) Footpath - pedestrian access to village as no pavements.
  - b) A percentage of affordable houses to help local community.
  - c) SD suggested we mention access for emergency and larger vehicles.
- Subject to these conditions TC moved and CV seconded – majority carried. KO said site survey would now be out of date. DV said would be under planning conditions.

Chairman stated that the development at Jubilee close was now adopted.

## **Matters**

### 1) Carpark Toilets

£253.30 taken. One toilet out of bounds – lock not working – Chairman got in hand.

Drains at back keep blocking up. Unsure as to why. DV will look into. Asked if happy to have a camera organised to be put down if DV can't sort initially. Chairman said needs to be done as emergency process. CV asked whos issue? DV said ours.

### 2) Co-op footpath.

Not been done – is a meeting on Wednesday with Oliver and PD and 3pm DV to meet also.

### 3) Code of Conduct Training.

Discussed at last meeting – feel must do. Not possible to do any further meeting times or dates. Only other is Liskard. DV said have we had clarification we all have to attend? Is it possible to write to Morwenstow and Launcells and get their feelings on timings – Clerk to sort answers.

### 4) CALC – NC not here.

### 5) Lambpark Carpark

Chairman feels that financially we have enough funds to be able to address the Lambpark carpark – tarmac – even if not fully done but certainly a fair amount. Playing fields is an asset and feels we should get quotes. TC feels we should do the whole area. Chairman said we would need to be under the guidance of DV as to what we need to do – then put out to tender as per toilet carpark situation.

DV will meet on Wednesday and look at with Chairman. DV said could get wastage of areas if not also lined out. Chairman reiterated we are in a position to sort.

DV asked who owns carpark. CV said we do. DV then asked – parents of school use also – is it insured?. Yes, would have public liability. School use crossing and it ends there with them. Benefit to all.

IH said where entrance is coming out at main gate – is this ours – no.

SD said can we not just include in the price.

CV said may have surface water issue. Something to be dealt with.

SD also said liability – no notices of who's responsibility of parking vehicles etc.

DV said if pot hole etc – would be our responsibility – if two cars collided – would be their insurers.

Chairman stated DV to do survey on. IH moved and KO seconded to see what we need to do.

AS said it is difficult as new Councillors to know what we can spend etc.

Chairman explained the monies we receive. Precept, Solar farms and grant monies. Morwenna gave us a sum also.

AS asked if Parish can get a grant. TC said Lambpark Trust can put application in – CV said usually thrown out as its parking.

CV said as owners – Parish Council need to do for VAT element. Chairman explained would be a blind tender system we use to get the relevant company for the work.

6) Any other matters arising from the minutes

Chairman informed that the war memorial now on list of buildings of special architectural or historic interest. Now Listed.

## **Months work**

OK

## **Reports**

Footpaths – RN – Cross Cottage overgrown. Pete to be told, needs to sort all necessary.

KO asked about path at North Close and Hill Park Lane – had a complaint. Chairman said dealt with. Is landowners – not officially their footpath.

CV feels hedge on left has no ownership. Needs to be cut. IH will sort. SD to confer with PS as to necessary information and work to be done etc.

Playing Fields and Lambpark – TC had Jeremy in to do an inspection – Clerk to chase report and forward.

Chubb also came up to check. Two different options – Chubb wanted to do rental on 6 and risk assessment every 3 years and twice yearly assessment. Another company (West of England) not got risk assessment on theirs. TC will ask them to do fire risk assessment. Got to keep weekly log book. Certain lighting also not correct. When Lambpark have meeting – need to sort.

School – Nothing to report – CV will go in to confirm AS appointed.

Grenville Rooms – Chairman said P Cottle starting kitchen on 17<sup>th</sup>.

## **Members**

CV – Nothing

SD – Wondered if needed any ID to produce to show we are councillors. CV said if you do

go to speak anywhere you would be wise to say who you are speaking on behalf of – self or councillor. CV suggested be careful to state your opinions and not the councils.  
PD would be the one to ask. Clerk to ask question.  
SD said had issue at Lambpark and needed to talk to someone about a situation and was speaking on behalf of Kilkhampton Parish Council to have a little extra authority on certain issues and sorting out.

SD mentioned dog fouling again. Maybe put some information for next meeting and hopefully PD will be able to attend also.

DV – Nothing

TC – Nothing

AS – Nothing

IH – Nothing

KO – Asked when safety bollard being replaced at Stone House. Chairman to chat with Oliver on Wednesday

RN – Nothing

### **Correspondence**

Local Government Boundary Commission letter to say commenced electoral review in Cornwall Council. Letter for viewing if further information was required.

### **Finance**

Read through by Chairman

Invoices to be paid	£ 592.21 – Toilet Work
	£ 338.00 – Pete Colwill
	£ 44.14 – Bridgmans
	£ 149.92 – Gilbert and Vanstone
	£ 497.97 – Gilbert and Vanstone

DV moved and AS seconded. All in favour

Chairman said one thing to mention is Good Councillors Guide that needs to be sorted. Need and extra meeting for this. Chairman will call one and inform of date as necessary.

Date of next meeting 7<sup>th</sup> August 2017. To begin at 7.30pm at The Grenville Rooms  
Thanks to all and meeting closed.