

Kilkhampton Parish Council

The minutes for the Regular Parish Council Meeting on 4th October 2021
being held at the Grenville Rooms.
To begin at 7.00pm.

Attendance Kingsley Bryant (KB), Reg Hambley (RH) Keith Ovenden (KO), Tim Cottle (TC), Ian Heard (IH), Phil Sluggett (PS) Lee Bond (LB), Roland Nancekivell (RN)

Absent: Shorne Tibley (ST)

Apologies: Vinnie James (VJ),

Chairman: Clive Vanstone (CV)

Clerk: Hannah Collett

Good evening and welcome to all by Chairman. Welcome to Mr and Mrs Littleworth and Gentlemen from Pentire.

Minutes

Approved by all and to be signed by Chairman at the end of the meeting.

Adopt Code of Conduct

Declaration of Interest

None

Public Speaking Session

Unfortunately Zoe and her team couldn't attend today's meeting after all.

Mr and Mrs Littleworth were here to talk about the ongoing issues with the traffic speed through Stibb.

Mrs Littleworth began by reminding that 2 years ago letters and signatures had been sent from the villagers regarding the speed of the vehicles through the village. Lockdown then happened and since then many neighbours have been asking if anything further is happening? Lorry and van drivers are still driving through far too fast.

People feel some kind of traffic calming system needs to be put in place. Where the 30 mile/hr sign is on the Kilkhampton side is by Bryder Farm. If someone comes out of there towing a caravan and a car is going too fast, they will inevitable collide. The sign needs to be moved much further down.

KB felt we suggested the sign to be moved in the past. Mrs Littleworth said the speed check done was by where everyone has to slow down to turn anyway, so not giving the correct information.

Chairman said that we could only apologise to the villagers this is still an ongoing concern. Chairman pointed out that we have a meeting with our Highways contact on Friday and will mention this again to him. Hopefully, if not come up then, try to organise another view around the village and another speed test. Also to ask him about some more traffic calming

measures to be put in place. Thanks to Mr and Mrs Littleworth for coming and were welcome to stay.

Mrs Littleworth had heard that Pentire were going to extend and had concerns that this would increase the traffic even more. Mr Littleworth said people are coming from Sandymouth and not knowing where to turn for Bude. Having to 'U' turn in the road. There is no sign showing the Bude turn. Chairman took notes for meeting with Highways.

RH felt we should reply to Mr and Mrs Littleworth after our meeting with Oliver Jones and inform of his replies.

Thanks from both parties.

Ben and Howard were here from Pentire Campsite.

Ben spoke saying the allocation was online. He was the General Manager of the Park. Ben was here to state they are trying to integrate as well as they can. Understands they are intruding on smaller areas. They do try to support the area with providing jobs and hope to put back enough into the areas to justify their expansions. Happy for anyone to go round if wanting to look and ask questions.

Chairman mentioned he had only seen the plans online as someone had pointed it out to him. Ben mentioned that there is already an application for office space and lounge. They were stating they are not an "all singing and dancing" park. There won't be any restaurants etc on site and they want people to use the local businesses. Office building will be going ahead. They may put an unmanned gym or library on site too.

The current development is for 120. Plans are to put another 150 (50 being the initial development). This would then be classed as a small/medium site.

Ben mentioned that Penstow Park is closing and will possible balance out the traffic a little.

KB had walked around Pentire and said it is very smart.

Ben said it seems to attract people that would go out and want to explore – not to particularly hang around site. Tends to be a calm campsite.

Ben also mentioned that they are keen to have the blocked section at Penstow to be a clear run. This was not their doing.

Chairman said this will come to the Parish Council as a planning application which we will be able to discuss.

Thanks to Ben and Howard for attending the meeting and if we have anything we need we will contact. LB asked to please keep the entrances nice and wide as it's a busy road. Chairman stated the entrances won't be changing. Ben informed that they share the postcode with other homes and sometimes causes issues.

Thanks and welcome to stay for the remaining meeting.

Planning Applications.

1. PA21/07805 Proposal Variation of condition 2 of decision PA18/06225 dated 17/12/2017 Proposed residential development of 34 houses including 10 affordable housing and associated works including the provision of an internal accessway, the provision of community parking spaces, public open space and on site parking provision. Location Land North East Of Morwenna House Kilkhampton Bude Cornwall Applicant Hayley Wray Kilkhampton Land LTD. Chairman mentioned this is now the

application on what was discussed at the meeting last month, RH proposed and KB seconded. All in favour.

Matters

1. Car park and Toilets.

£194.10 taken. No other issues.

2. Lambpark Development

Chairman asked LB what he had information wise, anything about progress of the building? No from LB.

The Chairman said a lease is needed for the Pre-school from us. They could have a letter of intent if needed. All in favour, if required.

The lease of land from the Church is via Savills. Head of Terms Lease received.

Chairman read through the contract in detail and our obligations.

The lease is for a $\frac{3}{4}$ acre piece of land for 25 years.

£500 per annum, payable annually in advance by standing order.

Insurance needs to be added to Lambpark

No alterations allowed externally.

Fence to be installed within 3 months and stock fence on the south side. May be worth upgrading as it's our responsibility.

Ancillary sports and recreational space. No commercial charges can be done.

No access to the field for any reason. May be worth asking if a gate can be put on the other end. RN would be fine with access via his track.

Chairman felt we need a storage compound somewhere. This would be a better track.

KO said it is definitely worth asking. TC asked if we really need it? Putting a gate up at the far end. RH said if we try to alter things it will slow everything down.

Must comply with all planning conditions.

Rent review every 3 years and will be RPI (Retail Price Index).

Tenant to bear all costs both sides. So far:

£1000 + vat to Savills

£550 + vat for charity costs

£1200 + vat for legal fees

Fees committed to so far as above, plus up to £3000 for fence, plus rent.

TC proposed fees and costs at a minimum cost of £10,000 and PS seconded. All in favour. All Council backing received for Chairman on sorting costs etc.

Our Solicitor Mr Simon Finn is looking at this contract also and will check all ok.

RH asked if we know when things will happen after the lease is signed? Chairman

hopes to have sorted by the end of the year then tender to be done for fence work.

May be a blind tender process.

3. Kilkhampton Sign move.

Chairman said he wanted to wait until meeting with Oliver Jones and ask him where to put it. RH and KB said they feel up by the carpark. Needs Oliver Jones' permission. Bunnyhomes happy to sort it. All happy.

4. Other matters arising from the minutes

None

Reports

Footpaths: PS mentioned Ivyleaf and Budes Farm – PS and IH had attended meeting with others from the County, Mr Mike Whitfield. PS said that a lady from County that had spoken about this previously, had said there was no point in enforcing anything as it's not accessible to anything. Mr Whitfield was for sorting the access out. Mr Scott Mann's secretary has given a link to The Ramblers contact. They have a list of 49 thousand miles of unregistered footpaths.

The Ramblers want to extend access on either side. Chairman said they already put a modification order in.

PS said 1-1-2026 is when all path applications have to be put in.

PS said the lady and Gentleman said the map PS has doesn't show anything of the road.

Shows as purely in-house.

PS has put to Mr Whitfield that a golf course, tennis court and kitchen extension are all there.

From Budes Farm to the main road is lethal.

Chairman said we can't do anything. PS said what the landowners are saying makes sense.

There is no footpath.

Gentleman wants to know if Parish Council would draft a letter saying never on the map.

Chairman informed we cannot do that.

PS doesn't think closing the path is a viable thing. Gentleman is asking what he can do. Mr Whitfield wanted to get it cleared. Solicitor has told the Gentleman it is illegal. Chairman felt we cannot get involved.

The Ramblers are trying to raise money to get these footpaths opened.

IF said the tide map shows different.

Chairman informed that the 1839 tide map rights of way override everything afterwards.

On Cornwall website you can see all the footpaths on Cornwall interaction map.

PS said lots of paths they want. As it stands at the moment both ends of the path are private property.

IH informed first cut done today. Second to be done shortly. Nothing heard about Aldercombe Lane.

IH taking photos of anything that is needed to be sorted.

Playing Fields and Lambpark: Lambpark Trust had a meeting but the Clerk didn't arrive. There was a meeting planned for tomorrow but need to cancel. Will put meeting in when we can over the next couple of weeks.

School: LB mentioned their Covid measures in place. 3 x children had tested positive. Have to close the school at 5 cases. A teacher became positive this week. Keeping an eye on.

Grenville Rooms: RH mentioned that M V Plant invoice received was not for the Parish Council. Passed over accordingly. Chairman to deal with.

RH said the luncheon yesterday had been a good success. Chairman felt it was fantastic and really nice to see the room used and people back in.

Months work

Read through and approved by all.

Correspondence

EDF written to say they want to install a smart meter in the Grenville Rooms. KO informed it just means they read the meter from then on and we don't have to give readings anymore. Chairman to sort. All in favour.

Members

TC – Spoken to Mr Larry Newton regarding electricity supply for the defibrillator. Around £400 to get the supply put in. Idea of wall costs received to be around £880 including vat. Rough tarmacking to be sorted also. Unmetered supply to be on the back and defibrillator to be on the front. Form sent to VJ to send to JaysAIM. Chairman stated approximately £5000 to complete all areas.

TC also said it was mentioned that the road as you go round the bend to Ivyleaf had a bad hole between there and the tip. TC asked about manhole issue again. Clerk stated that nothing more had been heard since the initial emails sent last month. TC said someone else mentioned that people are not taking notice of the speed signs. LB did feel you have to be right on top of the sign for it to flash.

IH – stated he had been going to Hudslan and met someone the other way and talked about people at Hilltop. Is there an agricultural tie on it? As the people there don't do anything to with agriculture. RH said it needs to be looked at. No planning etc on certain issues.

Someone is living in a mobile home also. RH will speak to Richard White and ask advice, then to speak to Clerk as necessary. All happy for RH to report back at next meeting.

KO – informed that the bench is coated and needs to be moved into place.

PS – Nothing

RN – Regarding the drawings in the Lambpark park shelter, could we approach the school to see if they wanted to update the drawings? LB to mention.

LB – Nothing

KB – Asking when we put the Soldier out? Festival of Remembrance by Mr Luke Francis is on the 6th November. Chairman said it needs to be out a week before. KB will speak to Mr Francis as to whether they are using it in the Church. KB to sort all. KB also asked RH how many wreaths needed. RH stated 4. KB to sort.

RH – mentioned that we need to decide if purchasing Christmas trees again. Yes by all as previous. RH to sort. Carol Service – do we fix a date now? IH said need to check with School so we don't clash. LB to check. To be on agenda for date to be sorted.

Chairman mentioned that we used to put £20 towards cleaning of monument. All in agreement for Mr Francis to be paid £20 for cleaning the monument.

Finance

Read through by Chairman

Invoices to be paid

| | |
|----------|--|
| £ 63.00 | Mr Gifford - Litterpick |
| £ 55.33 | D & I Bridgmans - Toilet supplies |
| £ 306.00 | K W Sluggett - Hedge Trimming |
| £ 60.00 | Tim Cottle - Maintenance at Toilets |
| £ 400.80 | Michael Vanstone Plant Hire -repairs around toilets. |

KO moved and IH seconded. All in favour

The Parish Council discussed potential project financials for the next 6 months.

Date of the next regular Parish Council meeting to be 1st November 2021 and held at The Grenville Rooms for a 7.30pm start.

Thanks to all by Chairman and declared the meeting closed.

Containers at Lambpark need to be moved and fence needs to be put around. All in agreement for this fencing. Allocate £5,000 towards this compound.

Chairman said a container may be available via Grenville Trust in the near future. Are all happy for the Parish Council to purchase this container? Yes by all. Maximum £2,000 to purchase from the Grenville Rooms.

TC said container at Lambpark is almost full already.

RN mentioned that the Skate Park was to be sorted, KO said he hadn't called the company yet but does know that to resurface a couple of years ago was quoted at around £5,000.

Chairman said also being asked to upgrade the playground equipment. Parish Council as owners would pay for what's required. Chairman had hoped we could have had a tennis court area but far too expensive (around £70,000)

Need safety inspection done. If items on there come back as condemned then we remove them and replace. Need to allocate a good amount to upgrading. Needs to be purchased soon so we can fit it next year.

Different equipment is needed also. TC proposed £20,000 and RH seconded.

KO said safety matting needs to be around also. All in favour of £20,000 allocation to the playpark.

Lots of people need to be involved to get it managed and progressed correctly.

Chairman said few maintenance issues at the moment at Lambpark also. Gutters, drainage etc. KB proposed £5,000 to be allocated to this. All in favour.