

Kilkhampton Parish Council

The minutes for the Regular Parish Council Meeting on 6th December 2021
being held at the Grenville Rooms.
To begin at 7.30pm.

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

Apologies: Lee Bond (LB) Shorne Tilbey (ST) Vinnie James (VJ),

Chairman: Clive Vanstone (CV)

Clerk: Hannah Collett

Good evening and welcome to all by Chairman.

Minutes

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

Adopt Code of Conduct

Declaration of Interest

Chairman stated the proposed new “Dispensation” rule on Pre-School application.

Public Speaking Session

One public member attended but not hear to speak

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 EX23 9RF Applicant: Hayley Wray. Read through by Chairman. RH stated that this has all been dealt with already. Got planning permission for original. Chairman has their contact details if anyone has any issues at the site. The Chairman mentioned that the owner will be putting effort into the lane. Clerk to email Case officer to state that the Council have looked at the application but our comments have already been acknowledged. RN asked if only one access. Yes.

2. PA21/10231 | Variation of condition 1 of decision PA16/05589 dated 7 October 2016 (Removal of condition 2 in relation to decision notice: PA11/01652 dated 12/05/2011 to allow all year use of the yurt structures) | East Thorne Kilkhampton Bude Cornwall EX23 9RY. Read through. RH not heard anything. KB said it appears they want all year use. KO said upgraded yurts to be all year round. PS moved and IH seconded. All in favour.

3. PA21/09062 Proposal Change of use of part of visitor attraction into residential dwelling Location Brocklands Adventure Park Kilkhampton Bude Cornwall Applicant Mr Dennis Vanstone Shorne Tilbey Associates Ltd. Read through. Building used to look after lake. TC feels once Barn Lane is worked on, it will open up other issues. IH stated its an historical lane. If the hedge gets taken down it opens up a lot. KO stated he didn't want the lane opened up. PS stated that the hedge is in a conservation area and shouldn't be taken down. A previous application has been refused. PS said nothing has changed. Lane is too narrow. KB felt the same. Planners have been to site and seen building and access. Highways are not in favour of the access. TC said health and safety issues. If anything caught fire or anything else happened – emergency services wouldn't be able to get through. PS said not even a transporter size vehicle can get down. If more than one vehicle were to try to get through it wouldn't be possible. No turning or pull in points.
IH proposed refusal on grounds of access, historical piece of land and the hedge is in a conservation area. No access for emergency services. KO seconded. All in favour of refusal. Clerk to email planning officer directly.

4. PA21/09312 Proposal Proposed conversion and alteration of barn to dwelling (previously approved under PA21/04517) together with extended garden area and associated infrastructure Location Easting Barn Lower Scadgehill Kilkampton Bude Applicant Mr Herman Sundberg. The shed and ground were sold to Mr Sundberg and he wants to extend the car parking area and then build a wall around it to tidy things up. KB said not changing the building. Only altering the outside area. Original plan approved on Class Q. Just a wall and altering garden. Footprint of building is exactly the same. KB proposed and IH seconded. All in favour.

5. PA21/10712 Proposal Permanent agricultural workers dwelling Location Land SE Of Darracott Farm Kilkhampton Bude Cornwall Applicant NJ, JA & SN Granger. Chairman stated this is near Darracott Farm. RN had reservations as down as a workers dwelling but doesn't look like it, as its so large. RH proposed and PS seconded. All in favour.

6. PA21/10532 Proposal Erection of a detached single storey building to provide educational facilities for Kilkhampton Pre School Location Kilkhampton Junior And Infant School, Pre School Nursery Labernum Terrace And Brentspool Hill Kilkhampton Bude Applicant Mrs Helen Bond Kilkhampton Pre School (Secretary) No Issues. All in favour. PS proposed and RN seconded.

7. PA21/10603 Proposal The creation of concrete bases for the siting of static caravans and associated decking. Creation of a gas compound, electricity substation and foul water pumping station. Associated landscaping, drainage, access and infrastructure work. Location Pentire Coastal Holiday Park Stibb Level Stibb Bude Applicant Park Leisure 2000 Ltd. Chairman stated this is the application coming in after our talks with the applicants at October meeting. KO asked why not stated how many caravans the bases are for. Discussed talks from the October meeting. No numbers just red outline. PS asked if we should have more information. KB confirmed that on the plans it says its for the original 50 that the applicants mentioned to us. PS asked where sewerage is being pumped to. Chairman said unsure. RN not in favour. Feels we have lots of sites already. KO proposed we state reasonably happy with the initial 50 but have concerns on the extra sites they talked about. TC seconded. All in favour apart from RN.

8. PA21/11104 Proposal Barn conversion to single bedroom dwelling Location Uplands Road From Youlstone Ham Bridge To Uppacott Cross Kilkhampton Bude Applicant Vanessa Vanstone & Kelvin Davis. Read through. Discussed in detail. There are two conversions there already. RH said it's tin sides with galvanized roof. Chairman said it comes into over development of site and unsuitable building. Chairman also concerned as to why a one bed as it's a fair size. RN moved and IH seconded on over development of site and the building not being suitable. All in favour of refusal.

Matters

1. Car park and Toilets.
£101.50 taken. No other issues.

2. Lambpark Development
Plans all in. Waiting on Solicitors.

3. Precept
Chairman said we have 56 more properties paying council tax this year.
If we keep the precept the same at £26000 it should give a reduction of 9%. TC proposed and IH seconded. All in favour.

4. Land North West of Aldercombe Cottages
Apparently they have the incorrect site. KO stated they are still looking into this. RH said 3 sites in total. The caravan they are happy with. Still ongoing with other sites and issues. All in hand with them. Further site visits to be done.

5. Other matters arising from the minutes
None

Reports

Footpaths: PS said he has emailed Katie Joyce but just had automated reply. Gate had been found. IH to collect. PS mentioned that there were complaints regarding path by the sewer fence. TC asked if we can just put some hardcore down. RH proposed get County to look at. PS to contact. PS has already asked who is legally responsible if any accidents occur. No reply received yet. Chairman stated all future deliveries to be sent to Gilbert and Vanstone shop. TC asked PS to emphasise that this area is well used and people are slipping over all the time.

Playing Fields and Lambpark: Chairman confirmed we had received the safety inspection report. LB has requested an idea of costs to put right. Chairman asked if we need to do anything immediately. KO said they hadn't come up with anything unexpected. 2 items need fairly urgent attention. Roundabout and safety chain to basket swing. KO to look into. There are new regulations but anything there previously are OK. KO to go through the report and look into all necessary. Lease still going ahead.

School: LB not here.

Grenville Rooms: Nothing to report

Months work

Read through and approved by all.

Members

TC – asked if we need to advertise for the carol service on Facebook? Has been in parish magazine. IH to sort. TC has been to the London Inn regarding this event. Regarding Code of Conduct training - To be done within 6 months of being elected and then every 2 years. KB stated we also must refrain from discussing planning in public. Chairman found the training interesting and TC felt very informative. We should all have separate email for Council business only. To be on agenda for January.

KO – Nothing

PS – Trees diseased that have been cut down, just past the refuse site towards Stratton – feels someone could go over the side as its now so open. RH said this stretch of road is being looked at. Clerk to email Oliver Jones and ask if something is being done to make it safe.

IH – mentioned whilst driving at Thorn Hill there is a SLOW sign which is really faint. Oliver to be emailed. East Road at the Junction also has pale give way signs.

RN – Nothing

KB – Soldier is still outside. Chairman said we normally put it back into the Church when we put the Christmas trees up.

RH – Nothing

Chairman – mentioned that an email from Maxine McKenzie regarding burial records for a John Daniel had been received. Clerk to email her back and state that we are investigating it and will come back to her. Chairman to speak to Michael Heard.

Chairman went to the Remembrance Service held by Mr Luke Francis and would like a letter of thanks sent and show appreciation for all he has done. The services at the Church raised £4000

There is a rusting issue on the Soldier. RH spoke to George and he will come and have a look at and take it back if necessary to re lacquer it. Too busy at the moment but will sort. If left

too long apparently we won't be able to do anything with it. RH to get indication of costs when he can come.

Chairman said with regards to the defibrillator we are looking at putting at North Close – Someone has got a telephone box for sale for £1300. Quote for the wall to be built etc was £880. Chairman feels the box would be a good idea. Defibrillator phone box to be on agenda. KO said it does have a wooden door. KO to look at and see if suitable. These cost approximately £2500 online to buy.

Correspondence

Ms Nicola Cull emailed to check we had looked at map she sent regarding footpaths. Luke Francis had requested to deal with the wreaths and put onto unmarked graves.

Finance

Read through by Chairman

Invoices to be paid

£ 255.60 Bridgmans –
Apparently this has been invoiced incorrectly. Clerk to inform
Bridgmans
£ 108.00 Acuiti
£ 192.00 Merry Harriers
£ 98.00 Mat Sampson
£ 81.00 S Gifford

All in favour to be paid.

Date of the next regular Parish Council meeting to be 10th January 2022 and held at The Grenville Rooms for a 7.30pm start.

Thanks to all by Chairman and declared the meeting closed.