

Kilkhampton Parish Council

The minutes for the Regular Parish Council Meeting on 6th September 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), Vinnie James (VJ), Shorne Tibley (ST)

Absent: None

Apologies: Roland Nancekivell (RN)

Chairman: Clive Vanstone (CV)

Clerk: Hannah Collett

Good evening and welcome to all by Chairman. Welcome to Ms Hayley Wray and Mr Will Morris from Bunnyhomes.

Minutes

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

Adopt Code of Conduct

Declaration of Interest

Chairman mentioned the planning applications on this evening's agenda. Chairman declared interest in PA21/08177 and PA21/07682.

Public Speaking Session

Ms Hayley Wray and Mr Will Morris here from Bunnyhomes to talk about their application. Mr Morris gave out drawings for all to view and information on their development. The Scheme should be recognised by the Councillors, as it already has full application granted. Bunnyhomes just want to replace the house types with the kind they build. They have a Cornish developer based in Bodmin and have been working for 5-6 years already. It was initially a rental company and then ventured into building the homes. Needed more people involved to develop and approach in a more formal manor so employed a Managing Director. Mr Morris stated that Bunnyhomes build family houses and pay an awful lot of attention to detail and build slightly larger than the average company. Their aims are to be delivering 200-250 houses per year across Cornwall. Mr Morris mentioned that this site is one they acquired with the full planning permission in place already and even though they plan on just small alterations and changes to the type of homes, they want to hear any concerns or issues the Parish Council may have.

Mr Morris showed the Councillors drawings, one of which explained the current permitted scheme with theirs overlaid on the top. He explained they are not going up any more floors

etc. They have pushed back the garages of all the houses, as they will provide extra off street parking and because they also want the house to be the dominance of the buildings. Some garages are longer as they have a garden room on the back.

The facilities, play areas and footpaths are all still there in the same place and how they had been designed originally.

Mr Morris pointed out that there was one element that may be different and this was the attenuation. The attenuation pond was drawn incorrectly and couldn't attenuate the surface water effectively. They have changed this to accommodate the issues.

There are various things going on at site at the moment. Hedge trimming and a sign has been erected. Mr Morris explained that the planning application ends in November so that have needed to make a start to stop this happening.

Some pages on their house types given to the Councillors by Mr Morris and Ms Wray. These showed quite traditional homes in build and design. Not timber frame built, but block built and therefore solid. They felt a gap in the market was at the top end of homes needed. They build slightly larger and very nicely designed and finished with adequate parking, including a few extras.

KB felt nice designs with the garages pushed back and enabling extra parking. KB did ask if they saw a lot of water coming off site. This is a huge concern for villagers and KB mentioned how wet Aldercombe Lane is.

Mr Morris stated they have to release exactly the same amount of water at the same rate. Its more about how you deal with the issues at certain points and manage it.

KB stated the access onto Aldercome Lane is currently maintained by the residents. They are concerned about the increase in footfall past their homes on this bridle path.

VJ arrived.

Mr Morris felt the vast majority will be OK, as he has had similar issues at his own home.

Mr Morris had wondered if the Welcome to Kilkhampton sign could be moved slightly further up? Chairman and RH didn't feel this would be an issue. Mr Morris was just mindful of the visibility.

Mr Morris had also spotted a stone wall had been permitted on the front and not sure if block and stone or a Cornish hedge. Chairman mentioned we hadn't been involved in the actual details.

ST mentioned a site in Bude which was done really nicely. Mr Morris too note of this site and asked which we would prefer. Cornish Stone wall preferred by all.

Mr Morris explained that in terms of affordable housing mix, it is exactly the same as the 106 agreement, binding everything together. There are 10 affordable houses, a couple of 1 bed homes and 2 and 3 bed homes. Mr Morris felt the majority of purchases tend to come within a couple of miles. ST stated he would be making sure the 106 agreement is upheld as it hadn't happened on other sites. Mr Morris assured the Parish Council that the affordable homes will be sold to the correct company. The 106 agreement has got other financial obligations to education and highways. There is a payment schedule in place at the moment, which they would like to adjust slightly in terms of payment dates and percentages. They will

still be paying the full amount. ST felt they should let everyone know about the 106 agreement, for their benefit. LB mentioned it will be important to a lot of people in the village. The school is currently full.

TC asked if they know the prices they will be selling for yet?

Mr Morris explained that it is a two year build. Affordable homes will be based on the 106 restrictions. TC pointed out that our last 106 agreement did not get adhered to and no local people managed to secure a home.

Mr Morris stated he had spent 5-6 years on the affordable housing team and felt from their perspective, any lettings or sales go through the Councils policies and housing association and therefore adhering to the 106 agreement.

Mr Morris said that if there are just a few houses it's possible to set up a scheme yourself. However, a larger company like Bunnyhomes, prefers to deal with housing association companies because this is their job and will adhere to the regulations. The scale is banded.

PS and VJ pointed out a cases previously when it hadn't worked. Mr Morris said even though we sell to a company they must follow the rules. It's quite normal for a lot of people to be in the same band.

Mr Morris said that ST can ask to be kept informed. ST stated he will be keeping in touch with the Portfolio Developer for Housing.

Mr Morris is more than happy to keep a dialog with the Parish Council. They want to leave these processes to the professionals in their field. ST wants to make sure everyone works together.

KO asked if they would be making sure they are not sold to second home owners? Mr Morris stated this was not an option of theirs. They had used it on another site though and they hadn't had any issues.

Anything they are bound with on the 106 agreement, they will certainly adhere to. ST stated at present we can't do anything about this.

Ms Wray asked if we had a Parish Plan in place? Chairman gave overview of how we have looked into on numerous occasions and at present just can't have it set in place.

Mr Morris felt if ST had the ability to view the whole process this would be good. By all means if the Parish Council have any issues or anything at all to please contact them.

RH reiterated and said this is both ways, all lines of communication to be kept open and work together for all questions or concerns.

Chairman said thanks to both Mr Morris and Ms Wray for attending the meeting and to keep in contact as and when required. Not a lot more to discuss and ST to keep the dialog open. One point ST made, as Vice Chairman of Cornwall Planning, was that he felt the Neighbourhood Plan would be a very strong tool when arguing our cases.

Chairman mentioned that we had hoped it would, however in the past, every time we had come up against someone we would lose. If challenged, you then have to find someone to challenge for you. It's a horrendous amount of time for someone to look after it for us.

Planning

Applications.

1. PA21/07072 Proposal Extension to agricultural shed Location Lakeside Thurdon Bude Cornwall Applicant Mr & Mrs Hurford. Chairman had said they wanted to build a shed this large previously, then had to apply for smaller one. This extension now makes it the original size requested. Not encroaching on any buildings. RH can't see we can stop it going through. RH proposed and KB seconded. All in favour.
2. PA21/08177 Proposal Outline application with all matters reserved: Construction of dwelling Location Land North Of Golden Park Kilkhampton Bude Cornwall Applicant Mrs Karen Allin. Chairman left the building.
Vice Chairman took over the meeting. Everyone had paperwork for this. Looks like Mrs Allin wants to gain access across Hillpark Lane. RH said in 2018 it was applied for previously. The original plan allowed them to come out in between. We can all see where Mrs Allin wants to come out now. RH read through the previous applications reports from Forestry, Landscaping and Access. RH said there was a chalet which was to be taken down to form the access out. Now the boundary line is beyond this chalet and they want to come out via a hedge onto a private road. The Vice Chairman felt the turning area was not large enough.
RH felt we, as a Parish Council, can't determine on this application where they want to come out. That's up to the other home owner. RH felt we should state that we agree with the previous application but not on this one where they are keeping the chalet and new access requested. IH moved and LB seconded. All in favour.
3. PA21/07682 Proposal Reserved Matters application following Outline approval PA17/06153 dated 30th August 2018 for 25no. dwellings including appearance landscaping, layout and scale Location Land East Of Rosecott Park Rosecott Park Kilkhampton Bude Applicant Mr M Vanstone. Vice Chairman felt this had already been outlined and approved. Same amount of houses. RH proposed and PS seconded. All in favour
Chairman back in the room.

Matters

1. Car park and Toilets.
£267.70 taken. TC said M V Plant had been and re done the drains. Wallgate had also fixed the issues.
2. Lambpark Development
Chairman said we had heard nothing further. LB to mention to Mrs Bond to chase. Chairman mentioned meeting to be held this month. Letter received from Ms Bunning and Mrs Moyle regarding playground equipment. Clerk to reply accordingly. To be dealt with by Lambpark Trust.

3. Parish Magazine

The Parish Magazine were asking if we would like begin giving our monthly report contributing again. Clerk to reply to say yes, in the same format as before and delighted they are up and running again.

4. Parking in the Village

Mr P Westlake had mentioned to KB that there was another bollard down at the Co-op. Parking in the village had been so bad that it wasn't even possible to walk on the pavement at one point, due to a vehicle parked on there.

VJ asked if it was possible to put railings up on the pavement?

RH said others are saying, if vehicles are parked in certain places, there are visibility problems. IH had issues with a sports car on the pavement and a hazard.

Clerk to email Oliver Jones and request another meeting in the village to go round and discuss issues. ST would like to come to this meeting also.

Chairman mentioned the manhole issue still an outstanding concern and clerk to chase once again.

KO stated the junction on the Stibb road where it meets the A39, the road marking are so faint people are not stopping and coming straight out onto the A39. Clerk to email Oliver on this point also.

5. Other matters arising from the minutes

None

Reports

Footpaths:

PS mentioned that IH and himself had looked at the obstruction at Broxwater – Stiles are broken and the hedge is totally grown in. Unable to get in to sort. IH said it has been shut off for approximately 20 years. PS said path 26 is on our schedule. Runs to Tamar Lake. PS to try and email his contact to see what they say about it first. PS has laid the groundwork with them on previous paths and will ask for their best approach.

IH mentioned Ivyleaf had issue down there, should he level it? Mr Phil Stanbury called and stated footpath defined over Ivyleaf – originally was all one farm and now someone wants it to be opened up as a footpath and requested a modification order to make sure the path ends meet the main road. Chairman felt they will success in getting this permitted. RH said it's out of our hands as to whether it gets granted or not. ST will check his emails and forward anything relevant to the Clerk.

Playing Fields and Lambpark:

Meeting to be held. TC mentioned skip was there and getting rid of rubbish etc.

School:

LB stated inset days today and tomorrow. Back to school Wednesday. Work also happening with the old pre-school.

Grenville Rooms:

RH informed that M V Plant had completed the steps at the back and having the lighting sorted . Windows done and door lowered at back.

Months work

Read through and approved by all.

Members

TC – nothing

IH – nothing

KO – Not replaced the shelter ceiling yet – have got timber already though, so all in hand.

New screws in place on rocking horse as they had gone missing. KB to check the invoice with regard to the stain for the new seat.

PS – concerned on the grass verge just up from Stibb road by Penstowe sign. Really drenched. PS felt there was a water main there as well as the well. RH said this was on Oliver Jones' list of works – will mention again.

ST – had parishioners mention traffic, parking and a request for pedestrian crossing in the village. Stratton MIU are coming up for October meeting. If hear anything will update the Clerk. ST also mentioned community chest grant available. Anyone relevant to contact him asap. LB to ask Mrs Bond to contact ST directly.

VJ – Defibrillator we talked about. Had spoken to JaysAIM who had suggested we do lots of research before just purchasing from them. VJ found out that if you purchase one of the £1200 ones – these are only yours for 3 years. You don't own it outright and still have to pay to maintain. JaysAIM have one for £1500 which would be owned by the Parish and just the maintenance to be dealt with each year. No pressure was put on the Parish Council at all from them, just wanted us to have all the information to hand before making a decision. VJ feels initially we need to get one of them in place at least. Lack of places though, due to electrical connection requirement.

TC asked if we can build a structure where the kiosk used to be at North Close.

KO asked if it was possible for Bunnyhomes to sort something.

VJ felt too far up and need one at the Co-op area.

Chairman felt it needs to be at North Close as there are two down the other end of the village already.

TC to speak to contact about possibility of getting a power supply to where the kiosk used to be.

LB – Albion doing inspection next month

KB – asked about the sign at Lambpark for "No Dogs Allowed". IH informed he had the sign and thought it had been put up. Will sort tomorrow if not done.

RH – nothing

Chairman – mentioned Ms Natalie Haly at last meeting had emailed and requested a small sum from the Parish Council in support of the Monumental Improvement Project. Happy to pay £200 (a support for the Parish, not as a donation). All in favour. Clerk to sort with Ms Haly.

Correspondence

Clerk to reply to Zoe Bernard-John regarding invitation to October meeting for the Bude Network Panel Committee. Meeting to start 7pm with 30 minute slot for talks.

Finance

Read through by Chairman

Invoices to be paid

£ 240.00	PKF Littlejohn
£ 1019.21	Bridgmans total of all invoices for wood, posts, gate etc and toilet supplies.
£ 225.00	Archies Garden Services
£ 194.00	K & J Building Service
£ 85.50	S Gifford
£ 48.00	Sign O Times

PS moved and TC seconded. All in favour

Date of the next regular Parish Council meeting to be 4th October 2021 and held at The Grenville Rooms for a 7.00pm start.

Thanks to all by Chairman and declared the meeting closed.

Apologies given by VJ for next meeting.