

Kilhampton Parish Council

The minutes for the
Regular Parish Council Meeting to begin at 7.30pm.
On 7th December 2020 via Google Meet

Attendance Kingsley Bryant (KB), Tim Cottle (TC), Keith Ovenden (KO),
Clive Vanstone (CV), Phil Sluggett (PS), Dan Vanstone (DV), Albert Sloman (AS)
Roland Nancekivell (RN)

Absent: Paula Dolphin (PD)

Apologies: Ian Heard (IH)

Chairman: Reg Hambley (RH)

Clerk: Hannah Collett

Good evening to all by Chairman.

Minutes

Approved by all and to be signed when appropriate.

Adopt Code of Conduct

Declaration of Interest

None

Public Speaking Session

No one

Planning

Applications.

1. PA20/09213 Proposal Conversion of commercial premises into a one bedroom ground floor apartment Works to include partial demolition of attached external store, to provide a private courtyard amenity space. Location Trewins Lock Up A39 Between Labernum Terrace And Brentspool Hill Kilhampton Bude Applicant Mrs Mary Tilzey,

CV feels we have a policy of not converting businesses to residential and is still in favour of keeping to such policy. This premises is let and the business is beneficial to the village therefore not in favour. Chairman mentioned that everyone would have received the letter from Mr Brian Evans who stated he is keen to carry on the business in the premises. CV said – even if Mr Evans didn't carry on – we need to keep as a retail premises. TC felt the same as CV. Doesn't want any business to go.

DV proposed we refuse on the basis that we don't want to convert any business into residential. RN asked over the last 5-10 years how many businesses have tried to make it work in this premises? Felt the rent was too high for them to succeed. Chairman said this is between the owners and the letters. Our concern is losing the business that is thriving at the moment. Chairman mentioned this could go under policy 4 on planning – as long as the business is working we should refuse to change to a dwelling. DV proposed and KO seconded for refusal. All in favour.

2. PA20/09399 Proposal Proposed side extension and pitched roof over workshop Location 6 Dipper Close Kilkhampton Bude Cornwall Applicant Mr P Gilhespy.

Chairman said at the moment he doesn't see a problem. KB mentioned they are not extending too much and just replacing the old garage. KO stated they are converting the garage and not altering the roof line. KB proposed and CV seconded, all in favour.

3. PA20/09923 Proposal Construction of new dwelling house and garage Location Land West Of Oaklands Penstowe Road Kilkhampton Bude Applicant Graham And Mandy Box.

Planning officer doesn't see any problem. KB asked if they put outline planning in? Yes. CV said its quite large although the site is fine. No reason to disagree. RN said not in line with the bungalows. KB said it is set back from the road. Has the same access. PS moved and KO seconded – all in favour.

4. PA20/09671 Proposal Application to extend the usage dates on our holiday bungalow in the grounds of Penstowe Park to either 12 month holiday occupancy or 12 month residential. Location 34 The Hillside Penstowe Park Kilkhampton Bude Applicant Mr Kevin Castell.

Chairman said we should put conditions to only be used for holiday use for 12 months. KB felt we need to be careful as on a holiday complex and mentioned not in favour. CV said already got a lot of 12 month holiday use on others on the site already, maximum stay of 90 days. In favour of holiday use but not residential. Richard White had said if someone wants to build one on the complex it would automatically be given 12 month holiday use. (rather than the previous 10 months) DV happy for 12 month holiday but not residential and if someone was there longer than 90 days, we would need to be informed. Difficult to restrict to less than 12 month holiday use. DV moved and TC seconded (KB abstained) for 12 month holiday use only, NOT residential.

5. PA20/09384 Proposal Listed Building Consent for repair / replacement of 8 no. Windows Location Old Carteret Arms The Square, West Street Kilkhampton Applicant Mr Neil Luckham.

DV mentioned as long as changed like for like. Chairman mentioned they were wanting PVC on the plans. DV and TC stated they don't approve. KB said we have to refuse the PVC. Needs to be wood for wood. CV feels they have approved a porch not far from there.

DV mentioned that we hadn't know the compliances with the porch. This is much more clear. KO mentioned the porch was in a conservation area – these windows are on a listed building.

Rural England have stated they are not approving this application. KO moved and TC seconded to refuse due to materials wanting to be used. They are not like for like and need to be wood. All in favour.

6. PA20/10057 Proposal Demolish conservatory and build extension. Internal alterations and replace bay window. Location Oakfield Stibb Road Bude Cornwall Applicant Mr Andrew Lewis

Chairman mentioned the location. They want to take the conservatory away and put on an extension. KB can't see they are extending the building line that's being used at the moment. Not coming further than the original conservatory. Planning officer is going to visit as felt it

may be too large an extension in the area. KB moved and PS seconded, All in favour to approve.

7. PA20/10054 Proposal Addition of balcony to first floor Location The Stables Inn Penstowe Park Kilkhampton Bude Applicant Mr And Mrs Howard

KB happy as only adding a balcony. Proposed and TC seconded all in favour. Planning officer doesn't see a problem either.

8. PA20/09204 Proposal Listed Building Consent to replace the existing Ragg Slate roof Location Bishops Kilkhampton Bude Cornwall Applicant Mrs Sallie Hewitt

Was asked what they are replacing the roof with? Needs to be in keeping and like for like. Planning officer also said has to be like for like and in colour. DV mentioned they would usually have to submit samples first. Not problem if similar. DV moved and KB seconded all in favour of a like for like replacement.

9. PA20/09785 Proposal Extension of self-contained annexe together with associated works. Location 10 Lower Village Kilkhampton Bude Cornwall Applicant Mr And Mrs Always

Chairman explained where this was. There is a cabin there which they want to extend. KB remembered when we met Richard White - that they wanted this building for their son. Feels this shouldn't be accepted. KO mentioned a few months after the previous building was built, they moved into it. DV felt no parking and shouldn't be approved. KO proposed and TC seconded to refuse. All in favour. Planning officer called Chairman to state this application was coming in. DV had concerns with what permission was put into place. CV said only to be used as an annexe to N° 10.

Chairman mentioned the planning application PA20/09174 for the porch at New Cottages - stated that this has been approved and our response wasn't looked at. Apparently lost our email – Clerk resent it. They approved without looking. CV felt we should have expected a reply from the Conservation officer. The planning officer had not gone looking for a response from them or us. Could we write to the conservation officer and ask what their view was, as we were after their opinion before we made our decision as we didn't understand the whole situation.

KB mentioned all of us were not in favour of this. Is there anything that can be done to get this stopped AS feels its irregular and can we voice our disapproval of how this had been handled? Chairman mentioned that the planners apologised – but that is it.

AS feels that is not enough.

Chairman asked do we get the Clerk to draft an email to the chief planning officer as to why we weren't consulted etc. Why not looked into with everyone? KO asked if we ring the conservation officer and ask why not consulted. CV said definitely ask the officer as to why they didn't reply and what their view was.

Matters

1. Car park and Toilets.

Apparently the occupants in the two bungalows have put in an application to make their gardens into parking.

Door lock on the Gentleman's toilet is broken – KO to look into.

2. Precept

Over the last few years we have left it the same at £26000. Chairman doesn't see a need to increase. CV felt the same. If we do a major project we will still need the money and if we dramatically reduce it – it can take years to get the increases back to the same level. If we keep the payment the same it will reduce by 2% anyway. PS proposed to stay at £26k and TC seconded. All in favour. Clerk to reply accordingly.

3. Meeting with Oliver Jones

Met at the Square. Discussed all aspects of work needed to be done. Oliver had said they will be done in the New Year. Sorting pot holes throughout village etc. Did reply regarding speeding in Stibb. He proposed that the signs should be brought down the hill a bit more. DV spoke re: speed camera signs, as long as put up on private property – he didn't see a problem. Mentioned that there was a group wanting to hold up speed cameras and he stated they need to be very careful with doing that. Not advised. Hoping to get mobile speed camera in the new year.

4. Bench

Thanks to KO for installation. Looks good.

5. Other matters arising from the minutes

CV mentioned he had drawing of minimum size needed to make the project at Lambpark. Drawing shown. Size is 16 meters x 36 meters long. This accounts for the size of a doubles tennis court. Takes up a lot of room. When we did survey for the sports pavilion we had exact measurements etc. Is large area and costly. Can keep working on it. Maybe get accurate drawings done etc. Looking at between £60K-£70K for the project in full.

We could get more details as we go. If not willing for this size scheme we can stop now.

TC asked DV if there was a suitable surface out there for both carpark use and play? DV said it would still need to be tarmac if wanted for carpark use. DV will still look into though.

Chairman stated he felt it was still a good project and it does include use for the School.

KO asked if we are going to spend £60K on this, how many people would benefit to spending £20K on the play area – would this get more use?

AS – stated obviously they would be so grateful for any space they can also use.

DV asked if there any way the school could contribute to this financially – potential 106's coming in were the school would be receiving money

If we could secure another £20K and upgrade the play area also etc. Maybe more appealing as available to more people throughout the village.

Looking forward it would massively benefit the youth of the village.

Chairman thought a good idea to carry on and investigate further via CV

CV doesn't want to go through the grants and solar farm and then have other people putting money – as this can then cause issues with others wanting their input on the whole project.

Felt there is a lot of money out there for other areas.

Chairman mentioned we need something in motion before May. Asked if we are all still in favour of carrying on with obtaining information? Yes CV to continue.

RN mentioned he felt asking all the children in the village, particularly from the new areas around North Close and Wayside etc, to travel through the village to Lambpark a bit much.

Couldn't we sort something on the area at North Close. Chairman mentioned this is not owned by us, but Cornwall Council. It is not our land.

RN feels so much traffic around. DV mentioned they have to take that trip to the School.

Was felt that Morwenna did have something in place. Should be some money from the 106 on there.

KB mentioned how Mr Luke Francis had organised everything really well on Remembrance Sunday.

Months work

Read through and approved by all.

Reports

Footpaths – Report via Hannah to PS – Fallen tree and faulty bridge – PS got in touch with his contact and all sorted.

TC said to PS that there is a gate post broken at Aldercombe – Richard Petherick rang RN.

PS mentioned that Deborah says if it's a gate post it is the land owners responsibility. If a stile post we sort. Exact location given by TC. PS to look into with Deborah

Aldercombe Lane not done yet.

DV stated the organisation of hardcore had been an issue and can't complete at the moment. Is planned though and in hand.

Playing Fields and Lambpark – Nothing extra

School – AS reiterated how full and successful the school is at the moment

Grenville Rooms – Floor re-done with non slip. Management committee paying for this. CV had been advised to apply for further Government grants – otherwise it would just be returned.

Members

KO – Was in North Close working and at least a few cars that went past the green were speeding.

Coming out of the new estate too fast. Can we check this? Chairman said we can go to Oliver again and ask to meet there.

DV said to ask Oliver to set up speed monitoring, although will probably come back low due to the averages they use on the data collected.

Chairman feels we need to meet Oliver again. Clerk to ask for meeting due to new houses etc.

CV asked if anyone had heard on West Street plan? Were some street works to be completed.

Chairman mentioned that Richard White was still waiting for others reports to come in.

KB – Nothing

AS – Nothing

TC – Nothing

DV – Nothing

PS – asked to mention the Stile at Aldercombe fenced off and someone has cut all the fencing. Lady not happy and was put in the hedge. Asked if we could do anything.

Wasn't anything we can do unfortunately.

Chairman said in previous years we had sung around the tree. Due to the current regulations we cannot do this

RN - Nothing

Correspondence

None

Finance

Read through by Chairman

Invoices to be paid	£ 350.00	Archies Garden Services
	£ 253.50	KW Sluggett
	£ 240.00	PKF Littlejohn
	£ 200.00	David Bragg
	£ 67.50	S Gifford
	£ 66.00	K&J Building

TC moved and CV seconded. All in favour

Chairman gave thanks and wished all a Merry Christmas.

Date of next meeting Monday 4th January 2020. To begin at 7.30pm for the Regular Parish Council meeting via Google Meet.

Thanks to all and meeting closed.