

## **Kilkhampton Parish Council**

The minutes for the Regular Parish Council Meeting on 7<sup>th</sup> June 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), Lee Bond (LB)

**Absent:** None

**Apologies:** Phil Sluggett (PS) Roland Nancekivell (RN) Shorne Tilbey (ST) – Cornwall Council Representative

**Chairman:** Clive Vanstone (CV)

**Clerk:** Hannah Collett

Good evening and welcome to all by Chairman.

Mrs Helen Bond here to talk about Lambpark.

### **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. TC for Planning item 4, PA21/04675

### **Public Speaking Session**

Mr Gerald Strong and Mr Patrick Lavender attended.

Mr Strong began by mentioning that Kilkhampton Common was up for sale. Felt it was a very desirable asset for the village. It is a charitable trust that owns it at the moment. Not too sure how the land is tied up with the trust but feels the Parish should investigate. To check with the Trust Director to see what steps could be taken to purchase and run the common etc, for the Parish to deal with.

Mr Strong said there are ways of borrowing money – land buildings, roads etc and this can be borrowed over 50 yrs.

Mr Strong has approached a few Parishioners and all feel it would be a good idea. Feels it wouldn't look good for the Council if they didn't try to sort something. Mr Strong understands it would be a lot of continuous work and mentioned he would be happy to sit on a committee specifically for this.

Mr Lavender stated if purchased by the community the price would be reduced by Mr John Duncan. Mr Lavender asked it to be discussed under other matters today. So they could get an indication if Parish Council is interested or not. Chairman asked if it was Mr Duncan's land to actually sell. Unsure by Mr Strong. Felt if Charitable, they have to put back into the Charity – but a little unsure.

The Chairman mentioned that he felt when the Common was taken on, that it was for the Parish.

KB mentioned that Mr Shorne Tilbey had rung him and had spoken to Mr Duncan and that he may be happy to keep it, if dealing with the Parish and Cornwall Council.

Mr Strong said it was on Kivells website for £200,000. The Chairman felt that if Mr Tilbey was involved this was great for the Parish. Chairman stated he would speak to Mr Tilbey and we can have a look at how it works and that we are interested to be kept informed.

Mr Lavender went on to say about some other councils putting in for primary residence to be stipulated on their planning applications, rather than holiday homes etc. Felt it may be worth looking into for future developments. Look into benefits for it being primary rather than second homes.

Chairman feels only St Ives have this in place at the moment. The Parish Council always have great concern on affordable houses in the village and often discuss the situation.

Thanks given to Mr Strong and Mr Lavender.

Chairman passed over to Mrs Helen Bond. Thanks from Mrs Bond and good evening.

2 items to be discussed.

Firstly the Pre-school – The Parish Council have kindly given permission for the Pre-school to move their residence over to Lambpark. The location the Parish Council prefer is on the lane side of the area, where the containers are currently. Potentially 10m<sup>2</sup> building and small play area attached. They do have an architect with Councillor Tilbey, footprint of the site and to go for consent straight away.

They are happy for a leasehold agreement. Had submitted a grant application to the Solar Farm (but deadline was missed due to post office error). In the interim, they are to occupy a room at The Grenville Rooms until they can move into new space.

TC asked if we need to go up to the site and have a look around? Chairman said we need to know exact dimensions – Confirmed the tree surgeons have looked and feel they are all fine around the area.

Mrs Bond said we would need a tree survey done anyway, due to the boundary. To wait until bird nesting season is over.

IH asked where the containers will be moved to.

Chairman said we have plenty of room for them. TC suggested to have a walk around.

Mrs Bond stated the modular building department are extremely busy so having to wait a while due to lack of availability. Hoping to clad the building to fit in aesthetically. £50-£60k is the market price at the moment.

TC wondered if they could get tender to build one instead. Chairman said good advice, but it is the pre-schools project to deal with as they wish. Mrs Bond said they could discuss when on site. TC mentioned they could then change the design to be more specific.

Chairman said builders also very busy and IH stated it is hard to get hold of materials at the moment too.

Mrs Bond will arrange for Councillor Tilbey to be on site also. Pre-School are happy to pay ground rent too.

Second Item is the land to rent on Lambpark. Mrs Bond has made contact with Darcies in Truro and had discussions with various options with the terms of the land. Council would take a leasehold interest for part of the top field. They are offering a 25 year lease proposal for part of the field (very unlikely to not be renewed) for £500 year rental. They originally wanted £1500 but Mrs Bond negotiated it down to the £500. The area is up to the access track.

Terms and plan shown by Mrs Bond, subject to contract and community approval.

Terms read through by Mrs Bond, with copy available for viewing.

There would be 3 yearly rent reviews and we are required to pay fees. £1000 agents fee, £1200 legal fees and £500 charity.

Chairman asked if our wish to continue. Mrs Bond happy for us to discuss and let her know. Mrs Bond said the next stage would be to appoint a solicitor and the name of the tenant and to agree the exact boundary.

Chairman said will come back to Mrs Bond. KO asked about what would happen if we wanted to put a car park in this space? Mrs Bond said to include car parking provision to them. Chairman said the fence needs to be done also. Thanks to Mrs Bond by Chairman.

## **Planning**

### **Applications.**

1. PA21/03735 Proposal Listed building consent for works to windows Location Fuschia Cottage The Square West Street Kilkhampton Applicant Mr Phil Brown. Councillors said it was like for like so all happy. RH proposed and KB seconded All in favour.
2. PA21/04664 Proposal Replacement of rear balcony with paved balcony and rooms under. Location Hazey View Penstowe Road Kilkhampton Bude Applicant Mr Martin French. Can't see from anywhere on the road etc. IH moved and LB seconded. All in favour.
3. PA21/05387 Proposal Repollard T1 and T2 (Lime trees) to old pollard points Location 44 Ivy Cottages Kilkhampton Bude Cornwall EX23 9QR Applicant Mr James Clifton. RH said this is down to the Forestry Commission and no need to reply.

4. PA21/04675 Proposal Erection of a detached domestic storage shed Location. Daisythorne Bungalow A39 Between Dipper Lane And Brentspool Hill Kilkhampton Bude Applicant Mr & Mrs Tim Cottle. TC left the room. Confirmed it was a flat roof and timber clad. Application in, as broken the boundary line and a permanent structure. KB proposed and RH seconded. All in favour.

TC back in the room.

## Matters

1. Car park and Toilets.  
£173.30 taken. TC not sorted the water pressure just yet. Will do soon.
2. Kiosk at Thurdon  
Still in hand per KO
3. Lambpark Development  
After Mrs Bonds talk, all happy and agreed to place where containers are at the moment. Arial view shown by Chairman. Chairman asked if we just ask Mrs Bond to go ahead with this as they are placing their own building on the land, If the Pre-school ceased, it would just remain there anyway. Chairman said on the leasing of the land, is it our wish to continue on the line of the Church leasing to us? Chairman and RH have tried to obtain this land on numerous occasions. Feels we should grab the opportunity. Both decisions to go ahead. All in favour.
4. Seat at Church  
KB had made enquiries with regard to the cost and style of bench. A Teak one to replace existing is £1214.99 including VAT and delivery. This is for a plain bench with no engraving or plaque. Picture shown. Do we need brackets?  
KP to fit when arrived. Chairman asked what was on the plaque? KB said it's so worn, can't quite read it all. IH asked how long the bench has been there for? RH said it had been repaired a while back. TC proposed to go ahead and also to get the engraving etched into the wood. RH proposed KB find out cost for etching and brackets and to sort. KO asked if treated wood? KB to check this also. TC proposed and RH seconded All in favour.
5. Kiosk at North Close.  
RH said he had been asked to look into costs of replacement Kiosk. Can't find anything for less than £3000. To keep looking every now and then.
5. Other matters arising from the minutes  
None

## Reports

Footpaths – Not managed to sort yet. IH said at the bottom entrance by the playground, the big gate was falling apart. Can we replace? RH said Lambpark Trust to look around when there with Mrs Bond. Chairman had received a call from Mr Boundy at Morwenstow. Walkers had been around and the corn field was high. Nothing we can do unfortunately.  
KO was asked about a path at the top of the common, going towards Duckpool. The first part gets very wet and watery, is there anything we can do. Again, unfortunately not.  
IH did speak to PS and had said if we need to do work on footpaths ourselves are we covered legally? Chairman said if we pay someone to do it, they have public liability. KO felt IH would only be covered whilst working. Chairman felt that wasn't the case and it would include the work done. Chairman felt it was important it was done and not left as it is. IH felt we should remove it all and start a fresh.  
The stile by the woodlands will need supporting. Concrete posts in and mount together. Steps have gone at Hessaford Woods. Chairman said to go ahead with the works.

Playing Fields and Lambpark – Dealt with. Need to get a skip for the rubbish. Lambpark Trust to sort this. Planned Festival for 2<sup>nd</sup> October. Lambpark Trust to have a meeting with Mrs Bond. TC asked for the new water supply to be put into the building when the works are being done.

School – LB stated nothing as yet.

Grenville Rooms – Nothing. Is now open and need a meeting.

### **Months work**

Read through and approved by all.

### **Members**

TC – mentioned congestion in the village. Can we mention to Oliver about re-routing traffic? Chairman said if we had double yellow lines it would increase the speed of the traffic. We have installed £6000 worth of signs to deter speeding. Average speed in the village is actually 19 miles per hour. RH said people come up with different options – we can't put bumps etc on an A road as its illegal. Highways and Police have the last word on what is done/not done.

People need to logically see what the Parish Council can and can't do. Winter is fast and Summer is congested. KO said maybe an average speed checking devise?

LB said he has found out that there are partnerships in place to fund "average speed" cameras – they have to have the Councils support and the Police support. The Police then set up the fines.

LB to look into.

RH mentioned Dairy Crest Lorries speeding again through the village. Clerk to write and inform again.

TC mentioned possibly a bridge to be installed for the school? LB felt Shorne Tilbey would be the best person to speak to.

KO – Nothing

IH – Noticed the far side Kilkhampton village sign and a couple of others were in need of being strimmed around. Can we do this? Yes by all.

LB – Nothing

KB – the Notice boards both need cleaning and staining. KO to sort.

The Thymes War Memorial to be cleaned – KO to sort

The verge from East Road to Colcott needs cutting

A new sign needed at Lambpark gate stating no dogs.

Simon Derosa mentioned Ash Die Back on the trees at Hillpark Lane and the Football Club. Had a tree surgeon say it's OK. TC said will look into gate and trees when up there.

RH – asked IH to include a trim by the school.

Lambpark will need to spend money soon on wooden sections etc.

Clerk to Chase playground inspection company.

Chairman – Mentioned that RH had received a handwritten letter from Cornwall Council Planning Department team, giving thanks to RH and appreciation from the Plan 8 team.

Chairman said no one has ever received anything like this before and well done to RH by all for this great recognition.

Chairman said a few people had been buying land and then living there. Clerk to email the contact we have spoken to already regarding Thorns Cross and mention they were looking into it – but nothing heard or changed. Seem to be numerous plots all over locally.

### **Correspondence**

Mrs Vinnie James had emailed regarding the vacancy on the Council. Another gentleman also interested. More advertisement to be sorted.

## **Finance**

Read through by Chairman

Invoices to be paid

£ 375.00 Archies Garden Services

£ 108.00 Acuiti

£ 63.00 Stephen Gifford

RH moved and TC seconded. All in favour

Date of the next regular Parish Council meeting to be 5<sup>th</sup> July 2021 and held at the Grenville Rooms for a 7.30pm start.

Thanks to all by Chairman and declared the meeting closed.