



Budock, A Climate Conscious Parish

DRAFT MINUTES – NOT RATIFIED UNTIL SIGNED BY THE CHAIRMAN

MINUTES OF THE 946th MEETING OF BUDOOCK PARISH COUNCIL HELD ON MONDAY 28th JUNE 2021 IN THE BUDOOCK VILLAGE HALL

PRESENT: Cllrs Andrew Bastin, John Bastin, Bennett, Grounds, and Hart (Chairman)

IN ATTENDANCE: Miss T Hladkij, (Clerk) Cllr D Saunby Cornwall Council divisional member **Members of the public** None

21-49 PUBLIC PARTICIPATION

None

21-50 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Cllr John Palmer, Cllr John Wright

21-51 TO SUSPEND THE STANDING ORDER WHICH REQUIRES MEMBERS AND PUBLIC TO STAND WHEN SPEAKING AND AGREE THAT ALL WILL REMAIN SEATED THROUGHOUT THE DEBATE MASKS IN PLACE AS PER THE COVID 19 REGULATIONS

It was proposed by Cllr J Bastin and seconded by Cllr Hart and:

RESOLVED to suspend the standing order which requires members and public to stand when speaking and agree that all will remain seated throughout the debate masks in place as per the COVID 19 regulations.

On a vote being taken this was unanimously approved.

21-52 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

Cllr Grounds declared an interest in PA21/04216 under item 21-60 2)

21-53 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

None

21-54 TO RECEIVE AND APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON 24TH MAY 2021 AND THE CHAIRMAN TO SIGN THEM.

It was proposed by Cllr Bennett and seconded by Cllr J Bastin and:

RESOLVED that the minutes of the Council Meeting held on the 24th May 2021 are received and approved.

On a vote being taken this was unanimously approved.

The Chairman to sign them.

21-55 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA (*for information only*)

There were no matters arising.

21-56 TO RECEIVE A NEIGHBOURHOOD PLAN UPDATE AND TO CONSIDER ANY ACTIONS REQUIRED

No further news again, the NDP team at Cornwall Council assure us that we are in the 2nd batch of referendums to go through, and we should expect a time scale of late July/August. However, after a training session I attended last week and the details of the "Planning for the Future" White Paper were discussed, it seems likely that under the new Local Plan proposals Neighbourhood Development Plans may well carry less weight than we have previously been led to believe they would! NDP Steering Group - June 2021

21-57 TO RECEIVE A REPORT FROM THE CORNWALL COUNCIL DIVISIONAL MEMBER

Cllr David Saunby spoke about having a mobile post office in the Budock Village Hall for a trial period of 4 weeks for one half day a week.

He also spoke about the speed of traffic going past the Mongleath Road Junction and Pool Field Estate, after been contacted by several residents in the estate.

He had also taken part in the successful June Litter pick around Budock village with other councillors and residents.

21-58 TO RECEIVE CORRESPONDENCE AND AGREE RESPONSES

None.

21-59 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL

26.05.2021 PA21/03974 APPROVED Applicant: John Craner Location: Polly Foxs Wood Penwarne Mawnan Smith TR11 5PG Proposal: Works to trees namely - T1 - Sycamore -fell - subject to a Tree Preservation Order(TPO) Parish : Budock

25.05.2021 PA21/04510 Prior approval not req'd (AF/TEL/DEM) Applicant: Mr Goodman Location: The Old Post Office Treverva Penryn Cornwall TR10 9BN Proposal: Notification for Prior approval for a proposed larger home extension: Demolition of existing extension and conservatory and construction of single storey kitchen and family room. Parish : Budock

27.05.2021 PA20/03571 APPROVED Applicant: Mr Tom Raffield Location: Church View Business Park, Unit F3 Road From Bickland Hill To Mongleath Road Budock Water TR11 4FZ Proposal: Retrospective application for extract units to rear elevation. Parish : Budock

27.05.2021 PA20/06464 APPROVED Applicant: Mr & Mrs Smith Location: Craignish Maenporth Falmouth TR11 5HN Proposal: Proposed Holiday Let Parish : Budock

27.05.2021 PA21/03619 APPROVED Applicant: Mr Mike Carr Location: Tyane (Hoe Wood) Maenporth Road Falmouth TR11 5HJ Proposal: Works to Trees namely -(T0971) Turkey Oak, Fell - (T0972) Beech, reduce limb - (T0980) Sessile Oak, reduce limb - (T0981) Sessile Oak, reduce height and spread - (T0982) Sessile Oak, reduce height and spread - (T0983) Sessile Oak, reduce spread - subject to a Tree Preservation Order(TPO) Parish : Budock

01.06.2021 PA21/04192 APPROVED Applicant: Paul and Pauline Owens Location: 10 Vicarage Close Budock Water TR11 5DB Proposal: Single storey rear extension and roof terrace Parish : Budock

21-60 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AND THE COUNCIL'S RESPONSES

- 1) **Application PA20/10378** Proposal Outline planning permission with some matters (appearance, landscaping, layout and scale) reserved for residential development of up to three dwellings with demolition of existing farmhouse and barns Location Kergilliack Close Hillhead Road Kergilliack TR11 5PA Applicant Mr Rob Tillet Jambo Property Limited Grid Ref 178057 / 33124

It was proposed by Cllr Grounds and seconded by Cllr Bennett and:

RESOLVED that the following comment be submitted:- Budock Parish Council support this application in principle based on the information currently provided, Further approval is dependent on the designs of the replacement buildings. We do however at this stage have concerns and would strongly recommend that outline approval is only granted with the following conditions being accepted and enforced.

Site Entrance

The measures to improve the visibility would be enhanced with the removal of tree numbered G1.2 (Sycamore) and a sign on the highway to warn of a concealed entrance (see tree management plan). A replacement tree should be planted to help retain the screening; this could be located inside the hedge.

Trees and Boundaries

The N/W hedge has a line of Monterey Pine with a limited lifespan numbered: G2.1 G2.2 G2.3 G2.4. These are important trees, as they form part of the roadside landscape and screening, TPOs should be placed on them as a matter of urgency, both to protect them, and to ensure that proper replacement will take place in the future. Removal of these trees would cause visual harm to the area by opening up the site.

The S/W boundary mainly consists of Ash which will need to be replaced as they are likely to suffer from Ash dieback as identified in the tree report. It is considered important to retain this boundary in this form. We recommend that in anticipation of losses over time, appropriate species could be introduced gradually to lessen the impact.

Tree number G3.20 Horse Chestnut, great care must be taken to prevent damage to its roots and to allow it to fully develop over time; a small repositioning of Barn A and garage should be considered. As a matter of urgency, a TPO should be put in place on this tree.

Great care must be taken to retain the rural character of the site, and importantly the individual plots. This is not only in the design of the barns but also the treatment of the domestic curtilage. To aid this, additional individual trees should be planted to help screen the gardens, the rear boundary would benefit from a strip of uncultivated planting to provide field hedging and contribute to the biodiversity.

Management Plan

As a condition of approval, a tree management plan and a planting scheme should be agreed using native species and reinforced with TPOs. All work should be carried out by a qualified Arborist.

A tree root protection plan must be submitted and agreed and installed prior to any work starting on site.

Comments

Budock Parish Council strongly endorse the comments of Natural England.

Existing Nesting sites for Bats, Owls and Birds

Budock Parish Council cannot overstate the importance we place on the protection of the various species on this site, we fully endorse the comments of Mark Grantham of CBWPS.

Measures to mitigate for the loss of nesting sites need to be in place long before buildings are removed. Advice and implementation of this process should be carried out and monitored by an appointed expert, commencement of work should only start after these conditions are met.

Neighbourhood Development Plan

Aspects of the plan are very relevant to this application: the protection of rural character, development in a sensitive area, and the retention of mature trees is highlighted. The plan now carries considerable weight as it is in the final stages of approval. This needs to be recognised and incorporated as this application proceeds.

HB1: Biodiversity is a key principle of the NPPF. The NDP seeks to ensure the protection of existing habitat and biodiversity and encourage gain when possible.

HB2: Woodlands , Trees , Cornish hedges and hedgerows.

Light pollution needs to be minimised.

The NDP seeks to encourage the following: water harvesting, car charging points, solar or photovoltaic panels, air or ground source heating, and enhanced insulation.

Access track to the paddock at the rear of the site: Budock Parish Council request assurances that this track will not be used to provide access for further development in the future. This is agricultural land and must remain so.

Construction traffic

All vehicles should park on site during construction to minimise disruption.

On a vote being taken this was agreed with one abstention

Cllr Grounds left the room at 7.40 pm.

- 2) **Application PA21/04216** Proposal Conversion of cottage, amended design for approved application PA16/06643, and new build to house kitchen /dining areas, with links to form one dwelling Location Roseladen Farm Trewen Road Budock Water TR11 5EB Applicant Mr Deering Grid Ref 178654 / 31262

It was proposed by Cllr Bennett and seconded by Cllr Hart and:

RESOLVED that the following comment be submitted:- Budock Parish Council are strongly opposed to this application for the following reasons:

We state that this would be a building in the open countryside and contend that it does not meet several of the aims of policy 7 of the Local Plan.

The scale and mass of the building would do harm to the character of the area. The cottage may benefit from some renovation but the proposal to replace the existing slate roof with Kingspan sheets is not supported, as this would be totally out of character; policy 7 of the Local Plan 2.34 states consideration should be given to retaining traditional vernacular buildings.

The barn was granted approval based on the retention of the existing structure. This was in essence to appear as an agricultural building. The demolition and replacement with a two-storey building with a ridge height 2.7m higher than the adjacent cottage is not supported. The barn, along with the link corridor, would overshadow the traditional cottage and harm its setting in the landscape. The site at present is part of the agricultural holding of Roseladen Farm and as such is agricultural land. We strongly oppose the application to change the proposed application site to domestic curtilage.

The proposal is outside the settlement boundary and is some distance away from the built body of the village. Furthermore, the proximity to the AONB and the importance placed on it in the NDP must be recognised.

The NDP does not support this type of development which is located outside of the designated settlement boundary. Important factors in the plan are Design and Character: and new buildings should be in keeping with the surrounding built form. New development is only supported where there is least impact, the resulting light pollution and loss of habitat and biodiversity further confirm the harm this application would have. Clearly this application fails to meet the requirements and aims of the NDP, which now carries considerable weight.

The potential disturbance to bats and birds and the loss of habitat as highlighted in the survey report are a concern, as is the likely damage to the badger sett located to the south of the cottage. Measures to protect them are a legal responsibility, any works carried out on the buildings should be independently monitored and be conditional.

Finally

The two developments mentioned in the design and access statement were both on previously developed land and accessed off Roscarrick Road. This proposal is not on PDL but agricultural land and is in the open countryside, Access is from Trewen Road, therefore any attempt to link this proposal to those developments cannot be considered a reason for allowing development. Rounding off and infill have no relevance.

On a vote being taken this was agreed with one abstention

Cllr Grounds returned to the meeting at 7.45 pm.

- 3) **Application PA21/03872** Proposal Works to trees namely - to remove 2 mature Holly Trees (T4 and T5) and Ash Tree(T2a) - subject to a Tree Preservation Order(TPO) Location The Vicarage Merry Mit Meadow Budock Water TR11 5DW Applicant Mr Simon Williams Tree Services Grid Ref 178241 / 32207 (Case Officer - Ellis Crompton-Brown)

It was proposed by Cllr A Bastin and seconded by Cllr Grounds and:

RESOLVED that the following comment be submitted:- Budock Parish Council Support the Tree Officers comments about the hollies and the removal of the Ash tree T2a, however as this tree has a TPO we would recommend a suitable tree be planted at another agreed location on the site and recorded as such.

On a vote being taken this was agreed with one abstention

- 4) **Application PA21/04851** Proposal Works to tree namely - Pine (T1), Fell - Oak (T2), reduce outer extremities of limbs - Pine(T3),reduce limb raise crown - subject to a Tree Preservation Order(TPO) Location Penmorvah Manor Hotel Penjerrick Hill Budock Water TR11 5ED Applicant Mr P Risely LoggerHedz Grid Ref 178249 / 30868

It was proposed by Cllr Bennett and seconded by Cllr A Bastin and:

RESOLVED that the following comment be submitted:- Budock Parish Council support this application for the works as described in the application and would recommend the work is carried out by a qualified arborist.

On a vote being taken this was agreed with one abstention.

MINUTES TO SHOW APPLICATIONS VOTED ON AND SUBMITTED TO CORNWALL COUNCIL IN JUNE 2021 DUE TO EARLY RETURN DATES PRIOR TO OUR MEETING

PA21/03872 submitted 22nd June 2021.

PA21/03469 - External alterations including lighting and signage and use of existing building within B8 use class, at Unit 7 Bickland Water Road.

Budock Parish Council, Clerk: Tracy Hladkij Laity Villa, Laity, Wendron, Helston, Cornwall TR13 0NN
Tel: 07943193329 Email: clerk@budockparish.net Website: www.budockparish.net

Thank you for your response to this proposal. Your comments were:

Budock Parish Council support this application but have serious concerns about the proposed exterior lighting, the example shown in the design and access statement reinforce that view, therefore Budock Parish Council do not support this element of the application for the following reason. We consider the proposed lighting levels are excessive given its location and proximity to the green buffer which is an important area of the NDP. Measures to reduce the light pollution should be conditional of approval.

In this case Officers are minded approving this scheme. Revised plans have been provided which address these concerns (attached for your convenience). Specifically, the lighting is now only proposed on the south and east elevations only, which face the estate road. Also, the agent proposes that the lighting will be on a timer with a switch off feature between 10.00 pm. and 5.00 a.m. Although, in my opinion, 5am seems to be very early to have lighting on. I have suggested that 6am would be more appropriate and this can be subject to a planning condition. Also, the signage will be the subject of a separate advertisement application, and this has been noted on the drawings.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee*

Submitted 22/06/21.

Budock Parish Councils response is :

Option 1 Budock Parish Council agrees with your comment about the timings and would welcome a condition to enforce this.

21-61 TO RECEIVE A REPORT FROM THE POLICE WEBSITE

The latest information on the Police website lists 3 crimes in Budock Parish in March. Further details can be found at <https://www.police.uk/devon-and-cornwall/CIOS.4068/>

April 2021 – On or near Bickland Hill – Other Theft - Under Investigation.

April 2021 – On or near Watersmead Parc – Criminal Damage and Arson - Under Investigation

April 2021 – On or near Penwarne Road – Criminal Damage and Arson – No suspect identified.

April 2021 – On or near Penwarne Road – Violence and Sexual Offences – Unable to prosecute suspect.

May 2021 – On or near Penwarne Road – Criminal Damage and Arson – Under Investigation.

21-62 REPORTS FROM COMMITTEES AND REPRESENTATIVES

Footpaths and rights of way – Nothing to report.

Budock Village Hall – The AGM is to come shortly, and hall is open for bookings.

Treverva Village Hall – . The 100 club is now being run by Mrs Nicola Bownas. Leonard Coles has retired from the role he has managed so well for years. At present the Hall remains closed.

Playing Field – No report

Litter Pick - On Saturday, 12 June, residents, and Councillors undertook their first litter pick in and around the village since before the Covid pandemic. The proposed litter pick was advertised around the village and at 2.00pm there was an overwhelming response of a dozen or so volunteers ready to go out and 'clean up' the area. They were split up into teams of two or three and proceeded to their chosen locations. By 3.30pm all had met back at the starting place of Budock Village Hall with their hauls of all sorts of things that you may or may not have expected to find on the road and verges of a rural parish. There were six black bin bags containing dog poo bags, drinks cans and bottles, sweet wrappers, cardboard boxes and most surprisingly a car's suspension spring!

21-63 TO RECEIVE AND APPROVE THE END OF YEAR AUDIT REPORT FOR THE YEAR ENDING 31ST MARCH 2021.

It was proposed by Cllr Hart and seconded by Cllr J Bastin and:

RESOLVED and accepted the End of Year Audit report for the year ending 31st March 2021.

On a vote being taken this was unanimously approved

21-64 TO CONSIDER AND APPROVE THE AGAR STATEMENT FOR THE YEAR ENDING 31ST MARCH 2021.

SECTION 1 ANNUAL GOVERNANCE STATEMENT 2020/21

It was proposed by Cllr Hart and seconded by Cllr Bennett and:

RESOLVED and accepted the Agar statement section 1 Annual Governance Statements 2020/21 for the year ending 31st March 2021.

On a vote being taken this was unanimously approved.

21-65 TO CONSIDER AND APPROVE THE AGAR STATEMENT FOR THE YEAR ENDING 31ST MARCH 2021.

SECTION 2 ACCOUNTING STATEMENTS 2020/21

It was proposed by Cllr Hart and seconded by Cllr J Bastin and:

RESOLVED and accepted the AGAR Statement Section 2 Accounting Statements for the year ending 31st March 2021.

On a vote being taken this was unanimously approved

The Public notice for inspection of the accounts will run from 1st July 2021 to 11th August 2021 by arranged appointment via clerk@budockparish.net

21-66 TO APPROVE THE PAYMENT OF ACCOUNTS FOR THE MONTH OF JUNE 2021

It was proposed by Cllr Bennett and seconded by Cllr Hart and: -

RESOLVED that accounts totalling **£2,660.92** for the month of June 2021 are approved for payment. This total includes Salaries, contractual payments, Community Award gift and plaque, hall rental charges, Internal auditor fees and office supplies.

On a vote being taken this was unanimously agreed

21-67 TO RECEIVE AN UPDATE ON THE COMMUNITY AWARD PRESENTATION

Cllr Hart updated the council on the Community Award which was presented to Gaynor Field proprietor of Budock Water Village Stores. Our Chairman Cllr Hart made the presentation last week which was a wooden planter and plaque giving recognition for everything she has done for the community. Gaynor said she was taken back but immensely proud of been given this award.

21-68 TO DISCUSS ROAD SAFETY ON BICKLAND WATER ROAD

Cllrs discussed the road safety at Bickland water and agreed to support any actions to improve safety. It was agreed that the clerk would write to Cornwall Council and St Mary's school confirming our support for the reduction in speed in this area.

It was proposed by Cllr Bennett and seconded by Cllr Hart and: -

RESOLVED that clerk would write to Cornwall Council and St Mary's school confirming our support for the reduction in speed in this area.

On a vote being taken this was unanimously agreed

21-69 20SPLNTY

Cllr J Bastin updated the council on the current concept for all rural villages to have a speed of 20 mph. The main aim is to make roads safer for cyclists, horse riders and walkers cutting emissions would also be a bonus. Cllr Bastin agreed to continue to update us as to developments on this topic.

21-70 COUNCILLORS' AND CLERK'S ITEMS

Agenda items agreed to date for next month's meeting are:-

Mobile post office at the Budock Village Hall one morning a week

21-71 DATE AND TIME OF NEXT MEETING

The next scheduled meeting will be held on Monday 26th July 2021 at the Budock Village Hall (adhering to all government guidelines current at the time) commencing at 7.30pm.

21-72 Exclusion of the Public and Press Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it was RESOLVED that members of the press and public be excluded from the meeting for agenda item 24 as it relates to confidential staffing matters.

It was proposed by Cllr Hart and seconded by Cllr Bennett and: -

RESOLVED that under the 1960 Public Bodies (Admission to Meetings) Act to exclude the press and public from the meeting due to the confidential nature of the matter to be discussed.

On a vote being taken this was unanimously agreed.

21-73 TO AGREE THE MINUTES OF THE STAFFING COMMITTEE HELD 26TH JUNE 2021 TO CONFIRM THE CLERKS WEEKLY HOURS WITH EFFECT FROM 1ST JULY 2021 TOGETHER WITH LEGAL CHANGES TO THE CLERKS CONTRACT

Cllr A Bastin briefed the members on the staffing meeting.

It was proposed by Cllr Hart and seconded by Cllr Grounds and: -

RESOLVED that the minutes of the staffing committee held 26th June 2021 to confirm the clerk's weekly hours to increase to 18 per week from 1st July 2021 together with legal changes to the clerk's contract be approved and actioned.

On a vote being taken this was unanimously agreed.

There being no further business the meeting closed at 8.26 pm.

Signed:26th July 2021

Chairman