



Wadebridge Town Council

Minutes of the Full Council meeting held on Wednesday 14 November 2018 **at 7pm, Main Hall, Town Hall Wadebridge**

Present: Cllrs; J Fletcher, E Gill, L Gliddon, R Harris, J Kennedy, J Leach, L Mitchell, P Mitchell (Mayor), A Pennington & I Welch.

Also Present: Cornwall Councillors Karen McHugh (Wadebridge West) & Stephen Knightley (Wadebridge East) and 13 members of the public including Angela Warrick, Situ8 (agenda item 11.a.i.& ii.)

In Attendance: Anne Minnis (Town Clerk) & Beverley Collins (Minutes).

Housekeeping – The Mayor welcomed everyone to the meeting and advised of evacuation routes in case of an emergency (there were no hazards to note) and reminded all those present of the following:

- That the meeting may be filmed or recorded by a member of the public.
- That the meeting is being recorded by Wadebridge Town Council.
- Members and members of the public to turn mobile phones to silent.
- Should a Member or member of the public wish to film or photograph the meeting please sit in the 'Film/Photograph Area'.
- Members of the public, children or vulnerable persons who do not wish to be filmed or photographed please sit in the 'No Film/Photograph Area'.

828/18 Apologies were received from Cllr Heather Cooper-Waite.

- It was **RESOLVED** to approve apologies due to a family commitment.

829/18 Declarations of Interest –

a) **Pecuniary Interests (To declare those interests which have been declared on your Register of Interests relevant to the Agenda of the meeting. Whenever the item is being discussed, including public participation, Councillors must leave the room and not take part in the discussion and decision) –**

- Cllr Kennedy declared an interest in agenda item 11.a.i., PA18/09537 – friend of the applicant.
- Cllr Welch declared an interest in agenda item 11.a.vi., PA18/05209 due to his previous public statements against the application made prior to becoming a Town Councillor.

b) **Non Registerable Interests (To declare non registerable interests at the start of the meeting or whenever the interest becomes apparent. When the item is being discussed, including public participation, Councillors must leave the meeting and not take part in the discussion or decision) –** None.

c) **Dispensations –** None.

830/18 Appointment of Members to serve on Town Council Committees –

- It was **RESOLVED** to appoint Cllr Robyn Harris to the Finance & General Purposes Committee.
- It was **RESOLVED** to appoint Cllr Heather Cooper-Waite to the Finance & General Purposes Committee.
- It was **RESOLVED** to appoint Cllr Ian Welch to the Finance & General Purposes Committee.

831/18 Minutes of Last Meeting – *The Minutes of the meeting held on the 24 October 2018 were RESOLVED to be a true record of the meeting and were signed by the Mayor.*

832/18 Public Participation

- **Questions from members of the Public relating to items on the agenda –**
Angela Warrick briefly addressed members with an update on planning application PA17/03835 which will be included on the strategic planning committee meeting for 13 December as confirmed by the Planning Officer with a recommendation for approval. Ms Warrick will be making representation on behalf of the developer. It was also confirmed that the proposal does now satisfy open space requirements and agrees with conditions to satisfy Sport England.

It was confirmed that the application for the Gonvena site will be a delegated decision to recommend refusal. The delay is due to awaiting the outcome of the Regulation 14 consultation.

The Mayor confirmed there will be an update on the Neighbourhood Plan later in the meeting.

A member of the public read a letter in relation to planning application PA17/03837 on behalf of local resident Diane Dingle who could not attend the meeting due to illness. In addition to this a personal statement on the same matter was also made in respect of previous meetings and decisions made on both the Gonvena Fields site and the Football Club site. Referred to the sites within the Neighbourhood Plan and queried why the developer is continuing with the application for 300 houses.

**7.07pm, member of the public arrived.
Cllr Kennedy left the meeting.**

Applicant for PA18/09537 addressed the meeting explaining details of why the application is required.

7.10pm, Cllr Kennedy returned to the meeting.

Applicant for PA18/09442 addressed the meeting on the proposed scheme at the Camel Trail toilets. Detailed information of the proposal was advised.

A member of the public asked how many toilets would be lost.

Cllr Pennington advised that the Public Participation section of the meeting is not the correct forum for members of the public to discuss applications with developers.

The applicant answered.

- **Reports from Cornwall Councillors –**
Cllr Knightley (Wadebridge East) addressed the meeting welcoming new councillors and provided an update on the following points :
 - **Residents parking review** - views and comments received from residents of the East Ward regarding the decision to not go ahead with the scheme were relayed – mostly supporting that decision.
 - **Flower beds on Egloshayle Road** – many residents would like these removed and comments are being considered by Cornwall Council.
 - **Double yellow lines (park side of Egloshayle Road)** – this is being considered due to issues with the volume of parking which is narrowing the road which is on a bus route. The lines will allow fines to be issued to vehicles parking in the cycle lanes.
 - **Possible medical centre in Wadebridge** – Cornwall Council has met to discuss this proposal and is supportive of the proposals. An officer has been allocated to facilitate future discussion.
 - **Attended a Neighbourhood Plan seminar** – the judicial review found against Crantock Bay was raised during the seminar and Cllr Knightley advised details of the decision including that costs were awarded against Crantock. Background of the site history and reference to neighbourhood plans adopting the Local Plan and the inclusion of acceptance sites was relayed. Cllr Knightley advised he felt the decision was correct.

- **Nice Baps** – the history of this matter and previous objections as Ward Member were relayed including issues with the original consent that specified the unit should be mobile which it is not – it is a static unit. Cllr Knightley confirmed that he receives many complaints from residents regarding this site and that there are further issues around advertising on Cornwall Council street furniture.
- **Football ground application** – details regarding the previous application for the site (2011) were advised including issues with the highway and relocation of the football pitch which will take away land for the school to grow. Cllr Knightley confirmed that as Divisional Member he will not support the application.
- **Ball roundabout application** – advised that he continues to support this application. Details were relayed including that the proposal adds to town including infrastructure. The Transport Strategy and the housing quota were referred to. There are no other sites coming forward with the possibility of a primary school proposal and the housing number is below that in the neighbourhood plan. The proposal brings employment land to Wadebridge and there are business wanting to move onto the site.

Cllr McHugh (Wadebridge West) – welcomed Cllr Welch to the Council and addressed the meeting on the following :

- **Residents parking scheme outcome** – confirmed that those residents directly affected have been advised in writing. Details of the decision and responses regarding the 8 zones were advised. Past consultations and responses were referred to – there was not a majority consensus of all the zones in the final consultation and the scheme could not be supported.
- **PA18/09442** – fully supports the application and provided details of issues that Cornwall Council face with maintaining the toilets. Believes that the only viable way forward is to run as a business with toilets. Would ask that the Town Council consider supporting the application.
- **Merriman Limited applications** – advised views on the applications and referred to Cllr Knightley’s personal points regarding growth of the schools. Public responses must be considered and need to be cautious when considering. Viability and school growth is needed and would ask the Town Council to consider both applications and look at the best benefits for the town and the extent of housing needed.
- **Network area** – advised that, sadly, the current Community Link Officer, Anna Druce will moving to a new network area. Referred to the hard work and commitment that Anna has provided in her time with Wadebridge and Padstow area team. A replacement manager has been appointed and comes from the Democratic Services Team.

The Mayor asked details of the handover and Cllr McHugh said she is hopeful that this will be integrated. Cllr McHugh believes the replacement officer to be Jackie Rapier who she understands is equally hard working and capable.

833/18 Mayor’s Report – The Mayor gave a verbal report including details of the Remembrance Day parades in both Wadebridge and St. Columb Major.

834/18 Clerk’s Report – Available next meeting.

835/18 Finance –

- a. **Accounts for payment (October 2018)** – *It was RESOLVED to make payment of £64,524.31 as presented.*

836/18 Correspondence

- a. The following correspondence for information was **received**:
 - i. **South West Business Insider** – Vol.12 No.11; November 2018.
 - ii. **Cornwall Council** – Planning Newsletter – Issue 5 – October 2018.
 - iii. **Languieux** – November/December 2018 – No.315.

- iv. **Cornwall Council** – Road Traffic Regulation Act 1984 S.14: Intention Notice; Temporary Prohibition of Traffic – Challenge Bridge, Wadebridge; 10 December 2018; 07:30 to 18:00 hours.
 - v. **Cornwall Council** – Stopping Up Notification for Fernleigh Gardens, Wadebridge.
 - vi. **Cornwall Council** – Neighbourhood Planning Update; October 2018.
 - vii. **Cornwall Council** – Local Town & Parish Council Newsletter.
 - viii. **Cornwall Council** – Planning Agents Newsletter; Winter 2018.
 - ix. **CORMAC** – EDG1470 Wadebridge Parking Review Consultation Report.
 - x. **Cllr Robyn Harris** - Feedback from Cornwall Council Localism Summit.
 - xi. **North Coast Cluster Group** - Response received from Cllr Egerton, Cornwall Council and comments on this response.
 - xii. **Business Cornwall** – November 2018/Issue 125.
- b. The following correspondence for response was **received** (information circulated with agenda. *It was **RESOLVED** to make the following response:*
- i. **Cornwall Council** - Application for Street Trading Consent – Downtown Street Foods (response date 15/11/18).
 - *It was **RESOLVED** to support the application.*
 - ii. **Cornwall Council** – Application for Street Trading Consent – Nice Baps Café (response date 21/11/18).
 - Members queried why the Town Council had been included in the consultation as the site is located in Egloshayle Parish.
 - *It was **RESOLVED** to refer the correspondence to Egloshayle Parish Council.*
 - iii. **Cornwall Council** – Draft Licensing Act Policy – closing date for comments 5 December 2018.
 - Notes of meeting held 7 November 2018 were tabled and considered. The Mayor highlighted the recommendations made.
 - *It was **RESOLVED** to accept the recommendations and submit the response as presented.*
- c. Minutes and Agendas from the following Outside Committees – None.

837/18 Committee Meetings –

- i. **Finance & General Purposes Committee** – Meeting cancelled.

838/18 Planning –

- a. **Applications** – Cllr Pennington presented details and relevant information for each application for Members consideration. *It was **RESOLVED** to make the following responses:*
- i. **PA18/09537** : Land North of 12 New Park, Single new 3 bedroom self-build dwelling house. **SUPPORTED.**
 7.34pm, Cllr Kennedy left the meeting.
 7.36pm, Cllr Kennedy returned to the meeting.
 - ii. **PA18/09442** : Camel Trail Toilets, Camel Trail, Alterations and additions to existing Public Convenience and change of use to facilitate a small café. **SUPPORTED.**
 7.40pm, the applicant thanked councillors and left the meeting.
 - iii. **PA18/09597** : Prestige Property Services, Valley View, Trenant Vale, Reserved matters for access, appearance and landscaping following outline permission PA17/09223 to replace existing bungalow and outbuildings with three detached dwellings. **SUPPORTED SUBJECT TO THE APPLICANT COMPLYING WITH THE PLANNING OFFICERS REQUIREMENTS.**

- iv. **PA17/03835** : Merriman Limited, Land North of Wadebridge Football Ground, Gonvena Hill.

Members debated the positives and negatives of the application at length. Cllr Pennington advised that approval of the application will be on the condition that the sports facilities are in place before the housing element is started.

Whilst Members were supportive of the new sports facilities concerns were highlighted in relation to; restricting the future growth of the schools and against ring fencing of the schools, restricting the future growth of the football club, infrastructure and traffic issues. Current approved developments will already put significant pressure on the roundabout and another development of this size will make this situation even worse. The scheme does not make enough provision for local residents and does not offer additional educational provision. Reference was made to the housing quota timeline which is set up to 2030 and that information from the Regulation 14 Consultation comments received has still be to be progressed with the partner councils and it is premature to approve this application before the Neighbourhood Plan process has the opportunity to carry out the next stage in its development.

Angela Warrick was asked to clarify several points including that the separate application for development of the Gonvena site is recommended for refusal. Also confirmed that schools will have priority use of the sports facilities during the day.

- *It was **RESOLVED** to **NOT SUPPORT** the application in accordance with the Town Council's previous comments submitted to the Planning Portal and the points discussed.*

- v. **PA17/03837** : Merriman Limited, Land West of Wadebridge Primary School, Gonvena Hill, Outline planning permission for the residential development of up to 300 homes with all matters reserved.

- **Wadebridge Town Council maintains its position on this application.**

7.58pm, Cllr Welch left the meeting.

- vi. **EGLOSHAYLE PARISH - PA18/05209** : Wyndthorpe Estates Ltd and Kier Living Ltd. Ball Meadow, Bodieve, Outline Planning Consent for residential development comprising up to 225 dwellings, a new link road between Ball Roundabout and B3314, new highway access, provision of a new pedestrian/cycle bridge over A39, new primary school, and associated infrastructure with associated access.

Cllr Pennington gave a short precis of the application and confirmed that Cornwall Council has advised that it is likely the application will be recommended for refusal on Policy 3 of the Local Plan (site not allocated in the Neighbourhood Plan).

Members debated the application at length – it was noted that, due to the comments submitted from the Regulation 14 Consultation Wadebridge Town Council, at a previous meeting, had resolved to reinstate the bypass as the development boundary for the Neighbourhood Plan. Any development outside the boundary will be required to meet conditions to be determined and agreed by the three partner councils. The three partner councils have not yet met to move this forward. It is premature to support this application at this time.

Benefits and concerns of the scheme were raised and some Members felt it would be beneficial to defer making a comment until further information from partner councils on the direction of the Neighbourhood Plan is agreed. Cllr Pennington advised deferring is not an option as the application will go to the Strategic Planning Committee meeting in December.

There was a brief debate with Cllr McHugh who stated she believes the application would not be going to December meeting and could still be deferred. Cllr Pennington confirmed that the Planning Officer has indicated that the application may be refused under delegated authority due to site allocation issues and will go to the Strategic Planning meeting. He has also requested that the Town Council reaches a decision at this meeting in order to move forward.

Cllr Philip Mitchell referred to the Town Council's position in relation to the resolutions previously made including the reinstatement of the by-pass as the development boundary. Whilst the Town Council could agree to not support the application based on this, it should be noted that this is the Town Council's view and position only as the resolutions have not yet been agreed by the cross-council group who will now represent the three councils involved.

Based on previous and current discussions, Cllr Pennington summed up reasons to not support the application as concerns with;

- The visual and noise impact.
 - Loss of best and most versatile agricultural land.
 - Air quality.
 - The proposed footbridge.
 - Ball roundabout capacity issues.
 - Severe impact on the highway network.
 - The resolution made by Wadebridge Town Council to reinstate the by-pass as the built up area boundary.
- *It was **RESOLVED** that Wadebridge Town Council do **NOT SUPPORT** the application for the above reasons.*

**8.06pm, Cllr Welch returned to the meeting.
Several members of the public left the meeting.**

- b. **PA18/08032** : Land North East of 90 Egloshayle Road, Outline planning permission with all matters reserved : Demolition of existing garages and proposed new dwelling.
- i. ***Information from the Planning Officer regarding the consultation period which has expired*** – Members discussed information regarding issues with the consultation time frame and that the Town Council is now not able to submit a response as the Planning Officer will not allow a further consultation period.
- Concerns raised included :
- Feel that residents who requested Town Council support will feel let down by the Town Council.
 - E-mail communication from the Planning Officer appears dismissive.
 - The application had not been notified correctly and the Town Council had to seek notification.
 - Discussion and/or investigation required in order that an error with a consultation period does not happen again.
- ii. ***How to proceed and to agree the submission of a comment if required*** – Cllr Pennington reminded Members of the concerns raised with the proposal including; access / egress and that the proposal is within a conservation area.

Members discussed concerns with communication that has taken place with the Planning Officer and her position in relation to allowing the Town Council to submit a comment. It was suggested to submit a comment via the Planning Officer and department Managers.

It was confirmed that Cllr Knightley has responded on behalf of the Town Council and supports the Town Council's position.

Cllr Pennington confirmed that there has been one paper comment uploaded to the portal.

Cllr Knightley requested that Members do not refer to Cornwall Council Officers by name during meetings.

Cllr Pennington advised that the Planning Officer's name is within the public domain and not confidential.

- *It was **RESOLVED** to write to the Planning Officer regarding this matter and that her Manager(s) and Cllr Knightley should be copied into the correspondence.*

- c. **Decisions** – the following decision as advised by Cornwall Council was **received**:
- i. **PA18/05541 - Amended Plans** : Mr Chris Grant, Brookdale, Trevanion Road, Demolition of existing garage and shed and construction of new dwelling with integral double garage re-submission of PA18/02866. **REFUSED**.
- d. **For Information** – the following information as received from Cornwall Council was **received** :
- i. **PA18/09102** : Mr Penry Archer, The Barn, Higher Lane, Egloshayle, Wadebridge, Works to a Willow Tree within a Conservation Area – remove some of the heavier branches which are overhanging The Barn and pruning. **DECIDED NOT TO MAKE A TPO (TCA APPS)**.

**8.15pm, several members of the public left the meeting.
Cllr Fletcher declared an interest as a member of the Old Cornwall Society
and left the meeting.**

839/18 **Town Hall Hire** – *It was **RESOLVED** retrospectively, that the hire fee for the Wadebridge Old Cornwall Society's event held in the Main Hall on Friday 2 November 2018 is not applied.*

8.16pm, Cllr Fletcher returned to the meeting.

840/18 **Egloshayle, St. Breock and Wadebridge Neighbourhood Plan** –

- i. **Minutes of the Public Meeting held on Tuesday 24 July 2018** - The Mayor advised that the Minutes are not available.
- ii. **Update from Steering Group members** – The Mayor reminded Members that the Steering Group has now been disbanded and advised that the cross-Council group, which is made up of each Council's Chair and the Clerks, will meet on Friday 16 November 2018 to discuss the current position.

841/18 **Wadebridge Library & OSS Devolution** – The Clerk confirmed that the transfer date is Monday 3 December 2018 and that she is continuing to work with Cornwall Council to ensure all plans are in place regarding the building, service and staff members being transferred to the Town Council.

8.17pm, several members of the public left the meeting.

842/18 **Grit Bins** – The Clerk advised the background of a Cornwall Council consultation in 2010 and the Town Council's position as agreed at a meeting on 8 September 2010. Noted that it is not a statutory requirement for Cornwall Council to provide and fill grit bins.

8.18pm, several members of the public and Cllrs Knightley & McHugh left the meeting.

It was confirmed that the Town Council did respond to a past consultation confirming that the bins should be removed but this comment was ignored by Cornwall Council. The current procedure is that if a Town or Parish council wishes a bin to be filled then they should request Cornwall Council do this and pay for the service.

8.21pm, remainder of the public left the meeting.

Members debated requirements for grit bins through the winter including; who should undertake responsibility for this service, related costs/expenditure, concerns around public liability and Cornwall Council's dismissive and misleading approach to this matter. The charge to fill each grit bin is approximately £300 and there are 23 bins located in Wadebridge.

8.27pm, a member of the public arrived.

It was **AGREED** to undertake the following :

- Write to Cornwall Council to clarify the Town Council's position.
- Obtain details of related costs and a refilling schedule.
- Re-discuss the matter once further information is available.
- Upload details to the Town Council website.

843/18

Working Groups

- i. Appoint new members, receive an update from the working groups, receive relevant minutes and consider any recommendations made:
 - a) **Bins** – None.
 - b) **BMX/Skatepark** – None.
 - c) **Christmas Lights** – Volunteers required for Sunday 25 November 2018. Cllrs Harris, Welch and Kennedy confirmed attendance.
 - d) **Flowers for Wadebridge** – *Notes of meeting held Thursday 8 November 2018 were tabled and discussed.*

Action : *Working group to investigate costs related to purchase of small watering cans and discuss watering with those traders who have baskets.*

 - It was **RESOLVED** to hold a 'front garden' competition.
 - It was **RESOLVED** to purchase two trophies for the competition winners and rosettes or certificates for all entrants.

Cllr Gliddon advised she would be leaving the group.
 - e) **Planning** – None.
 - f) **Remembrance Parade** – None.
 - g) **Signage** – None.
 - h) **Toilets** – None.
 - i) **Town Council Events** – None.
 - j) **Town Hall Improvements** – None.
 - k) **Wadebridge Library & OSS** – None.
 - l) **Website** – Cllr Kennedy advised quotations to refresh the current site are being obtained and this will include making the site more suitable for access via mobile phones.
 - m) **Police Partnership** – Cllr Philip Mitchell provided an update from a recent meeting. Issues around the recording of crime and the number of hours that a police presence is available in town were highlighted.

The Clerk advised that PCSO Wherry had submitted a report at the start of the meeting but this cannot be discussed as it is not included on the agenda. Feedback has been provided by the Police in relation to the use of CCTV footage after a recent fatal accident in Southern Way.

In addition to this, the Police have also requested that the Town Council consider purchasing a CCTV camera, to be located in Southern Way, in relation to recent incidents which have occurred with a resident. The Clerk confirmed she has advised the reasons why this is not possible at this time.

There was further discussion in relation to the need to improve crime recording, the lack of crime figures being made available, police and PCSO presence, the structure of the Police and contact with the new Sergeant.

- It was **RESOLVED** that Cllr Mitchell requests details from the Police in relation to the current structure and provision in Wadebridge.

8.48pm, member of the public left the meeting.

844/18 Confidential matters: It was **RESOLVED** to suspend Standing Order 1.c., so that the Press and Public be excluded from the meeting for the following item of business because of the confidential personnel nature of the business to be transacted - Public Bodies (Admission to Meetings) Act 1960.

- Wadebridge BMX/Skatepark** – Members considered information from the recent Tender process.
 - It was **RESOLVED** to appoint Canvas to design and build the skatepark at a cost of £195,000.
 - Town Hall** – Deferred due to amendments required to the specification.
 - Conference Microphones** – Members considered quotations received.
 - It was **RESOLVED** to accept quotation 2 at a cost of £1,470.
 - Car Park Line Marking** – Members considered quotations received for works in the Jubilee Road Car Park.
 - It was **RESOLVED** to accept quotation 2 at a cost of £2,082.
- It was **RESOLVED** to re-instate Standing Order 1.c.

845/18 Dates of Next Wadebridge Town Council meetings

- **Finance & General Purposes Committee** – Monday 3 December 2018.
- **Full Council** – Wednesday 5 December 2018.

Meeting closed at 9.03pm

Signed as a True and Accurate Account:

..... **Chair:**

..... **Date:**