

MINUTES OF THE ST ISSEY PARISH COUNCIL MEETING HELD IN LITTLE PETHERICK VILLAGE HALL AT 7.30PM ON MONDAY 10th JANUARY 2022.

Present: Cllrs P Hammett (Chairman), J Carhart (Vice-Chair), K Hawkins, C Ivins, A Heard, D Heard, S Sleep, N Carhart, County Cllr S Rushworth, Miss J. Wilson (Clerk).

001/22 Apologies:

Cllr G Henwood, E Ballard.

002/22 Declaration of Interests in Items on the Agenda

Cllr P Hammett, D Heard, A Heard and K Hawkins declared an interest in PA19/00934.

003/22 Matters Arising from the minutes of the meeting held on 13th December 2021

1. Cllr N Carhart asked if the gravestones have been repaired. Not yet.
2. Highways issues: The Chair met with Oliver Jones from Highways and Cllr S Rushworth several weeks ago to indicate which Highways issues needed looking at. Issues at Trenance Hill, Tregonna Hill and Mellingey have been addressed.
3. Cllr A Heard reported that the school has received a lot of trees so the Parish Council could perhaps swap some of their trees with the School's trees if required.
4. Cllr A Heard and the clerk prepared the article for the Comma magazine requesting suggestions/ideas for Jubilee celebrations – the Parish council is considering holding a Beacon Bonfire and BBQ on Tredinnick Downs.
5. Still awaiting correspondence from Planning re the Pickwick.
6. The meeting regarding Wadebridge Leisure centre was cancelled – no further information on this issue yet.
7. Still waiting for the lease from Savills.
8. Correspondence received from Cornwall Housing regarding the restrictions on properties in Gardeners Way.
9. Defibrillator – details of the maintenance agreement requested from Heartsafe.
10. Sat Breock Wind Turbine Community fund – funding available. Clerk to claim for the £315 defibrillator maintenance costs. Closing date for applications is 11/02/22
11. Precept information for 22/23 has been forwarded to Cornwall Council in time for the 31st December deadline.

004/22 Signing of minutes

The minutes of the meeting held on the 13th December 2021 were approved as a true record of the meeting and signed by the Chairman.

005/22 Public Participation

None (no members of the public present.)

006/22 County Councillor's Report:

Cllr S Rushworth provided updates on the following issues:

- Cornwall Council Discretionary grants – worth £1m. Will be available and can be applied for from the middle of January.
- Wadebridge Leisure Centre – consultations are taking place for expressions of interest. There is an amount in the budget for this. These will be heard in March. There will be some funding available for the changeover period as well.
- The 20 is Plenty pilot for the 20mph limit is rolling out in 2 areas.
- Ring o Bells highways scheme is still in progress.

Planning**007/22 Planning Decisions:**

The Chairman read out the planning decisions for this month as follows:

- PA21/10570 Maple Lodge, Rosehill, Little Petherick PL27 7QT. Change of use from a holiday unit (Use Class C3) to a dwelling (Use Class C3). (Planning Officer S Fuller) **Approved.**

- PA21/09164 Little Tregonna, Tregonna Hill, Little Petherick. Proposed rear extension to replace existing conservatory, alterations to existing side extension including; replacement windows, new external wall finishes, replacement pitched roof and roof window. (Case officer G Old) **Approved**
- PA21/10635 Sunny Corner, Churchtown, St Issey PL27 7QB Erection of a Holiday House with non-compliance of condition 2 and 4 in relation to decision notice E1/2006/00728 Date of 07/07/2006. (Planning Office S Fuller) **Withdrawn**

008/22 Planning Applications:

Cllr P Hammett, K Hawkins, D Heard and A Heard declared an interest and left the meeting. Cllr J Carhart took the chair.

PA19/00934 Camel Creek Adventure Park St Issey Wadebridge PL27 7RA. Construction of 198 holiday lodges, provision of new landscaping, access roads and associated infrastructure. (Case officer S Kirby) Cllr N Carhart proposed objection, Cllr C Ivins seconded, majority in favour. The reasons for objection, which are similar to those previously put forward, are as follows:

1. The negative visual impact of this large development of 198 lodges in a rural area.
2. Overdevelopment of the site - there is already a large development of 236 lodges that has planning approval on this site but which has not yet been built. Further development of this site by adding another 198 lodges is considered by the Parish Council to be overdevelopment, and will have a negative impact on the infrastructure of the surrounding area and its villages and hamlets.
3. The application proposes to use the road from Tredinnick to the A39 for construction traffic. This route is very narrow in places and has some sharp bends. The exit onto the A39 would be difficult for these large vehicles. This narrow local unclassified road is totally unsuitable for the size of vehicle and volume of traffic that this application is likely to entail.
4. There is a new approved access road that would run from the site onto the B3274, as yet unbuilt but included in the plans for the 236 lodges ' why not build this access first and use this for the construction traffic and avoid using the narrow, local roads? Any other access points from the site onto the local lanes, apart from the main access point for the adventure park, should also be blocked off to ensure site traffic uses the B3274 access only.

Cllr P Hammett, K Hawkins, D Heard and A Heard re-joined the meeting. Cllr S Rushworth left the meeting.

PA21/00016/NDP Padstow Plan proposal submitted for Padstow Neighbourhood Development Plan (Case Officer Imogen Day)

Cllr N Carhart proposed support, Cllr C Ivins seconded, all in favour. The Councillors thought that the plan was very well written and very interesting to read.

PA21/11527 Petroc Vean, Tregonna Hill, Little Petherick. Internal alterations to house, including garage becoming a games room and utility. Fenestration to suit new layout. (Planning Officer J Herrador Del Arco) Cllr J Carhart proposed support, Cllr D Heard seconded, all in favour.

Cllr P Hammett declared an interest in the following 3 planning applications and left the meeting. Cllr J Carhart took the chair. Cllr D Heard proposed completing the next three applications in 1 block. All agreed.

PA21/10200 Higher Roscullion High Road Little Petherick Wadebridge Cornwall PL27 7RZ General Purpose Agricultural building for over-wintering cattle (Phase 1) (Case Officer S Fuller)

PA21/10201 Higher Roscullion High Road Little Petherick Wadebridge Cornwall PL27 7RZ General Purpose Agricultural building for over-wintering cattle (Phase 2) (Case Officer S Fuller)

PA21/10202 Higher Roscullion High Road Little Petherick Wadebridge Cornwall PL27 7RZ General Purpose Agricultural building for over-wintering cattle (Phase 3) (Case Office S Fuller)

Cllr N Carhart proposed support for all 3, Cllr K Hawkins seconded. Majority in favour.

Cllr P Hammett returned to the meeting and took the Chair.

PA21/12426 Land West Of Treveore St Issey Wadebridge Cornwall PL27 7QH. Change of use from studio to unfettered dwelling. Retrospective. (Case Officer G Old)

Cllr K Hawkins proposed refusal, Cllr N Carhart seconded, 1 abstention, majority in favour of refusal on the following grounds:

1. There is a condition attached to the studio (see PA13/08696 ' condition 3) preventing any other use apart from 'holiday use or use as annexe accommodation ancillary to the main dwelling known as

Trevoore and for no other purpose including any other purpose in Class C3'. The reason given was that 'The site is not within an area where residential development would normally be permitted, therefore any such use, other than the proposed holiday use, would be contrary to saved policy HSG4 of the North Cornwall Local Plan - April 1999 and the guidance contained within the National Planning Policy Framework (NPPF) 2012 with particular reference to para. 55'. Therefore, the St Issey Parish Council is unable to support this application.

2. The Councillors have concerns regarding the fact that there is no separate access and are also concerned that parking would be inadequate.

009/22 Platinum Jubilee

An article has been placed in the next issue of the Comma magazine asking for possible suggestions/ideas for an event. The Parish Council's suggestion is for a Beacon Bonfire and BBQ on Tredinnick Downs.

010/22 Recreation Ground

Lights on the Recreation Ground – most of the lights are now working, there are just two that are out. Suggestion is to look for a more efficient alternative. It was suggested that the Parish Council put short piece in the Comma, acknowledging that there has been an ongoing technical problem with the lights which has now been repaired but the Parish Council is looking into whether there is a more efficient alternative system. Currently the lights are on from dusk till 10.30pm.

No further correspondence has been received from Savills yet regarding the lease.

011/22 Contributions and Community Projects

None.

012/22 Highways

There is a large pothole at the bottom of Dark Lane. Cllr K Hawkins will report it to Cornwall Council.

013/22 Repairs and Maintenance.

Nothing to report.

014/22 Village Halls

St Issey Village Hall is still looking into replacing the doors, & also the heating system.

015/22 Consider the viability of implementing an NDP to preserve local affordable homes and limit holiday homes in the Parish.

- Setting up a steering group – Cllr K Hawkins and N Carhart expressed a wish to be on the steering group. Cllr N Carhart mentioned that an NDP could be done to cover just 2 or 3 of the main issues in the Parish

Cllr C Ivins proposed rolling this over to next month's meeting so as to have more time to consider it, and read other plans that Parishes have completed. Seconded by K Hawkins, all in favour.

Finance

016/22 Chair's Honorarium for 21/22

Cllr P Hammett declared his interest and left the room. Cllr J Carhart took the Chair.

Cllr A Heard proposed an amount of £100.00 for the honorarium for 2020/21, Cllr S Sleep seconded, and all were in favour.

Cllr P Hammett returned to the meeting and took the chair.

017/22 Signing of cheques.

Payments of £1680.90 were made up as follows:

£1150.00 R Cowling Footpath £650 and Playpark £500

£344.00 – J Wilson – Dec wages

£56.90 - J Wilson - Dec expenses

£100.00 – Cllr P Hammett - Honorarium

£30.00 – Little Petherick Village Hall – Hire of Hall

The Net Balance in the Cash book as at 31st December stands at £27842.78. The figure for the Earmarked reserves is £27,796.51 Cllr A Heard proposed, and Cllr K Hawkins seconded to sign the cheques. All agreed.

018/22 Correspondence

The following items of correspondence were sent to all councillors:

- Weekly planning reports.
- Details on the NDP for Padstow
- Information on the Cornwall Council budget consultation.
- Police Newsletter for Wadebridge and Padstow.
- Town and Parish Council bulletin – Coronavirus update
- Moving to Plan B webinar
- Notification of the Cornwall Council Finance Briefing Jan 13th at 11am on Teams.
- Local Council Survey on Nature – closes on 4th Feb 2022
- Planning update on Camel Creek from the new planning officer Stephen Kirkby
- Calc training update, should anyone wish to attend
- Information from the Housing Officer on housing in Gardeners Way.

019/22 Footpaths

It was reported that there ought to be signs on either side of the Little Petherick Creek to say Impassable at High Tide at the start of the footpath.

020/22 Institute

Nothing to report.

021/22 Items for next time's agenda

1. NDP

The meeting closed at 8:38 pm

Chairman:

Date: 14th February 2022