

MINUTES ORDINARY MEETING POUNDSTOCK PARISH COUNCIL HELD ON THURSDAY 26 JANUARY 2023

An Ordinary meeting of Poundstock Parish Council was held on Thursday 26 January 2023 at 7.00 p.m. in The Gildhouse with Cllrs. Stephen Blake, Michelle Carter, Max Faulkner, Eric Harris, Pamela Idelson, Tom O’Sullivan and the Clerk present.

1. To receive apologies for absence:

RESOLVED apologies received from Cllr. Steve Haynes be accepted. **001/23**

2. To receive Declaration of Interest and nature of any Disclosable Pecuniary Interest (DPI) and any Other Significant Interest (OSI).

002/23

(a) Relating to any items appearing on the agenda.

(b) Gifts over £50.00 – None received.

3. Council to consider requests for dispensations from Members concerning items on the agenda.

None received. **003/23**

4. Public Participation - Matters raised by Members of the Public on an agenda item:

004/23

Members of the public spoke on planning matters and gave their views on planning applications on the agenda.

5. To resolve that the Minutes of previous Full Council Meeting are an accurate record:

005/23

(a) **RESOLVED** to **APPROVE** the Minutes of the following meetings: -

Minutes of the Ordinary Meeting held on 24th November 2022.

Minutes of the Extraordinary Meeting held on 15th December 2022.

Minutes of the Extraordinary Meeting held on 29th December 2022.

(b) Minutes Community Hall Committee the meeting held on 12th January 2023 were **NOTED**.

(c) To receive any recommendations from Community Hall Committee – CHC Chair Tom O’Sullivan gave an update on the progress, a request for further information on the outline planning application for the Old Parish Hall had been received and an Ecological Survey has been carried out. He expressed appreciation on behalf of the Committee for the offers by the landowners at both potential sites for a new hall made entirely in good faith for which we are extremely grateful.

6. Correspondence to discuss and resolve a course of action: NOTED.

006/23

7. Planning Matters:

a) Planning Applications to discuss and make a consultee comment on the following applications: -

PA22/11475 Outline Planning Permission for proposed redevelopment of contractor's Yard into up to 3 residential dwellings with all matters reserved except for access Location Contractor's Yard Coppathorne Poundstock Bude Cornwall (Case Officer – Paul Steen).

Following discussions and in consideration of the comments put by members of the public it was unanimously **RESOLVED** to **OBJECT** the following issues were highlighted:

1. PPC queries the validity of this Planning Application. The application seeks outline permission to construct up to 3 residential dwellings on the site. It was noted however that there are already buildings on the site for

which there is no approval to demolish and neither does the application include a request for approval to demolish.

2. Concern was expressed about the level of potential contamination on the site. Insufficient information has been provided regarding the potentially contaminated land and therefore it is not possible to assess the impact and effects on the proposed residential development.

3. We note that the applicants seek to justify their application on the basis "The current proposal would respond to the housing crisis by increasing the supply of housing and improving the availability and enabling the delivery of the housing targets within the CLP" in reference to Cornwall Council's declaration of a housing crisis. The applicants refer to Cornwall Council's plan entitled "Securing Homes for All: A Plan to address Cornwall's Housing Crisis". We note however the Council's objective is to "provide a pipeline of council-owned and acquired sites for accelerated development by partners, providing mainly affordable housing for ownership both by the associations and the Council". This is not an application to build affordable housing & in any case, as stated in their response to PA20/01809/PREAPP, the affordable housing team does not support an affordable housing led development in this location. PPC would request the applicants provide evidence of a need for the type of housing proposed and that the shortage is of crisis proportions.

4. The applicants refer to the site as "Brownfield/Previously Developed ". PPC agrees with the assessment of the Planning Officer in relation to PA20/01809/PREAPP "The site itself is detached from any settlement and is considered to lie within the open countryside for planning purposes and would therefore not accord with policy 3 of the Cornwall Local Plan". The NPPF definition specifically excludes land that is or was last occupied by agricultural buildings from its definition of Brownfield/Previously Developed sites. In conclusion PPC agrees with the Planning Officer's previous assessment that the site is located in the open countryside, is not in-fill or rounding off and is located outside of any settlement, therefore there are no exceptional circumstances to justify approval of this application. **007/23**

PA23/00314 Lundy View Bungalow Millook Coast Road Bude Cornwall EX23 0DQ updating, alterations and extensions to Lundy View - PA23/00314 (Case Officer - Matthew Follis).

Following discussions, it was **RESOLVED NO OBJECTIONS.** **008/23**

PA22/11432 Proposal Change of use to campsite Location Land East of Marine Drive (also Known as Sandparks Campsite) Marine Drive Widemouth Bay Bude (Case Officer – Paul Steen).

Following discussions and in consideration of the comments put by members of the public it was unanimously **RESOLVED to OBJECT** the following issues were highlighted:

1. Concern was expressed about the excessive level of noise, light pollution and visual clutter materially affecting personal space, the ability to use their own land without interference and, in general the quality of life of the residents adjacent to the site.

2. Concern was expressed about the extended period of operation and the significant impact and effect on the environment. Restricting the use period of operation from 01 June-30 September was thought to be more appropriate.

3. The ground is considered unsuitable to maintain the proposed extended season, mud on the road and other related highway safety issues are a significant concern of PPC.

4. A restrictive condition to prevent any further development of the site to a more permanent use.

5. Given the significant drainage/sewage problems in Widemouth Bay clarification of the toilet facilities must be provided prior to any decision being made. **009/23**

(b) Planning - Wednesday 8 February, 16.30-17.30 Helping Local Councils to understand the Government Consultation on Planning Changes 2023 (Consultation closes on 03/03/2023) **010/23**

8. Finance to discuss and resolve a course of action with associated expenditure:

(a) To note balances as at 26th January 2023 – **NOTED.** **011/23**

(b) To resolve to approve payment of outstanding accounts and note income as per schedule: - **RESOLVED** to make the payments to include accounts presented by the date of the meeting. **012/23**

(c) To receive Budget Analysis 2022/23 Quarter 3. **RESOLVED** to **APPROVE.** **012/23**

(d) To agree the budget and set precept for 2023/24. **RESOLVED** that the budget of the Council for 2023/24 be agreed. **013/23**
RESOLVED that the precept for 2023/24 be £35,000. **014/23**

9. Agenda items to discuss and resolve a course of action and associated expenditure:

(a) Widemouth Bay Toilets Update - A TEAMS meeting was held with Cornwall Council on 5 January 2023 to discuss various related matters and ongoing repairs to the public toilets.

Following lengthy discussions, it was **RESOLVED** to submit a FOI to Cornwall Council requesting the amount of revenue received from Widemouth Bay Car Park over the last two years. **015/23**

RESOLVED to set-up a Public Toilet Working Group with Cllrs. Stephen Blake, Michelle Carter, Max Faulkner, Eric Harris, Steve Haynes, Pamela Idelson, Tom O’Sullivan and the Clerk, with Cllr. Tom O’Sullivan as Lead Councillor. Terms of Reference to be agreed at the next meeting. **016/23**

(b) Mayor for Cornwall – **RESOLVED** Chair with Clerk to complete the survey rejecting a Mayor for Cornwall.

(c) Cemetery Application for EROB – Following discussion it was unanimously **RESOLVED** to approve the application at a parishioner rate. **017/23**

(d) LMP & SWCP 2023/24 – **RESOLVED** that PPC accept the LMP & SWCP 2023/24 Grant. **018/23**

(e) Planning - To consider engaging planning consultants as required. Following discussions, it was unanimously **RESOLVED** that the Chair with the Clerk look into finding a suitable planning consultancy to address complex planning applications on an ad hoc basis as required. **019/23**

10. To receive written reports and authorise any action: - **020/23**

(a) Poundstock Ward Member’s Report – No report received.

(b) Chair’s Report – No report.

(c) Clerk’s Report – No report.

11. NDP Steering Group to receive reports and authorise any action and expenditure: - **021/23**

NDP Chair Matthew Blows gave the report – The Steering Group is currently working of the next stage in producing the Neighbourhood Development Plan for the parish in drafting the vision and objectives which will form the basis of the policies, to be publicised in the February edition of the Poundstock Packet, inviting comments from the parishioners. The next stage will be to draft the policies then organise a public consultation event in the spring to present indicative policies designed to make the objective effective. Then moving on to the pre-submission Regulation 14 and formal consultation on the draft plan with

everyone in the parish, residents and businesses, before being submitted to Cornwall Council with supporting evidence for independent examination. The Chair thanked NDP Chair Matthew Blows for the immense work done to date.

12. Councils Representatives to receive reports from Outside Bodies: - None received. **022/23**

13. Portfolio Reports to receive written reports and authorise any action and expenditure: - **023/23**

PROW – Cllr. Idelson reported a fallen tree in the woodland and repairs required to a footbridge.
Churchyard – Cllr. Harris to liaise with the Clerk investigating quotes for the removal of the tree.

14. Items for Information: - **024/23**

(a) Mayor for Cornwall Public Meeting 6th February 2023 at 6:30pm The Falcon Hotel, Bude.

15. Notification of meeting and suggested items for the agenda: - 23rd February 2023. **025/23**

16. Casual Vacancies – To be considered at the next meeting. **026/23**

17. PUBLIC BODIES (ADMISSION TO MEETINGS) Act 1960

RESOLVED that in view of the confidential or special nature of the business to be discussed, the public are excluded and instructed to withdraw for agenda item 17(a) To discuss any further developments and to receive correspondence relating to PA21/01480 and consider actions and associated expenditure.

027/23

18. Close the Meeting - The Chair closed the meeting at 21:29. **032/23**

Appendix A: SCHEDULE OF PAYMENTS MADE

EXPENDITURE

Ashfords LLP	Balance Invoice 798904	£420.00
South West Hygiene	Invoice 2822298	£324.00
South West Water	3080501630 – Parish Hall Supply	£11.87
South West Water	3080416694 – Cemetery Supply	£24.29
British Gas Business	969817909 – Electric Supply Public Toilets	£96.71
Nicky Vereker	NDP Public Consultation Event Catering	£25.00
Gildhouse Management	Invoice 201354 CHC Hall Hire	£20.00
T.J. Davies Cleaning	Invoice Cleaning 01-31/01/2023	£702.00
TEEC Limited	Invoice 4413 – Website	£216.00
TEEC Limited	Invoice 4414 – Domain/Website	£144.00
Penpont Ecology Services Limited	Invoice PES/1580/2023	£317.00
Staff Costs	Month 10	£878.44
HMRC/PAYE	Month 10	£16.62
TOTAL EXPENDITURE 26/01/2023		£3,195.93

RECEIPTS

Denise Wellington Funeral Services Ltd	Interment - Jacquett	£100.00
TOTAL INCOME 26/01/2023		£100.00