

Minutes – Tuesday, October 8, 2024

24/218

Councillors present

Cllrs H Ferguson (chair); K Cann (vice chair); A Stacey; A Pengelly; C Bailey; J Chapman and P Cook. Also in attendance: Cllr Fairman; S Cleave, clerk and five members of the public.

24/219

Apologies for absence

Cllr Pooley – holiday.

24/220

Declaration of Interests

None.

24/221

To receive and approve minutes of last meeting

Councillors approved the minutes of the meeting on September 10, 2024.

Proposed: P Cook

Seconded: A Pengelly

Votes: Six in favour, one abstention

24/222

Public participation (15 minutes allowed for this)

None.

24/223

County Councillor report - Cllr Dominic Fairman

Cllr Fairman spoke about the congestion scheme and Cornwall Council's correspondence about the siting of the table near the school (they would prefer to put it the West Downs Road side of the school). Councillors discussed the reasons for having it the playing field side of the school – if it is the other side, that will give vehicles a chance to speed up; two thirds of the traffic goes through the village from Rockhead to West Downs and the principle reason for the scheme is traffic calming; it would provide a safe crossing for people dropping their children to school; it will slow traffic down. Cllr Fairman will go back to Cornwall Council with the responses.

24/224

Clerk's report

The clerk's report was noted.

24/225

Consideration of planning applications

None.

b. To consider any other consultations received since publication of the agenda.

The following was noted: PA24/01107/PREAPP – Pre application advice for two detached dwellings. Land west of Home Park, Treligga Downs Road, Delabole. (To note - no council consultation at this stage).

c. To note planning application decisions

The following decisions were noted: PA24/04645 – Disconnect the existing extension from the main dwelling to use as a holiday accommodation. Remove external store and renew as part of the ground floor extension to the rear. Additional first floor dormers to the front and rear elevations and internal alterations. New central front porch and single garage. Celtic, Treligga Downs Road, Delabole **APPROVED**

PA24/07039 Prior notification for proposed agricultural storage shed. Home Farm, Delabole. **PRIOR APPROVAL NOT REQUIRED (PA/AF/TEL/DEM)**

24/226

Correspondence

The following correspondence was noted: Community Area Partnership survey; Community Area Partnership draft action notes from previous meeting; Forest for Cornwall newsletter; Community Area Partnership meeting agenda (October 21 at Bodmin); Framework for Leisure briefing slides; Cornwall Council affordable housing newsletter.

24/227

Bettle & Chisel

Graeme Bunn (Red Oak's Property and Acquisitions Director) and Jake Russell (CPC) attended to speak to the council about proposals for land behind the Bettle & Chisel. Graeme said Red Oak obtained the pub through a transaction with St Austell Brewery, in which they purchased 17 small, wet-led village pubs. They looked at the Bettle & Chisel pub car park and due to its substantial size, have had discussion on how to utilise the car park to be able to invest in the pub. They have found a new tenant, and it is envisaged that the pub will be open by the end of October. Jake circulated some plans and drawings and said there is a lot of land with high maintenance costs. They propose eight three-bedroom houses on land not needed (outbuildings are surplus to requirement). He realised vehicular access is tricky and they have come up with a one-way arrangement in the car park. An application has been submitted to Cornwall Council but they are happy to tweak the plans if necessary. Cllr Ferguson asked if the properties would be of a price that would only attract second home owners. Jake said they are finding Cornwall Council is putting in conditions such as that the properties must be occupied for an extended period of the year. Cllr Cann asked if any would be classed as affordable housing. Jake said they fall under the threshold of having to provide any affordable housing (ten units). He said they could have squeezed to ten to provide affordable housing, but it would have been too cramped. All will be placed on the open market. Graeme explained there will be two areas of car park – a pub car park and residents' car park. He was asked about the residents of High Street who currently park in the pub car park, but he said they have no parking rights at the moment. Cllr Ferguson said the entrance is opposite a zebra crossing. Jake said by removing the outbuildings, and introducing a stop and wait arrangement, it would make access easier. However, it was noted by councillors that if there are eight houses there, there would be traffic in and out every day. Cllr Chapman highlighted the issue with on-street parking in the village already. Graeme said it is a private car park. The company has reached out to the residents on the three nearby cottages and none have indicated they want a permanent right to park their car there. Cllr Fairman said the second home condition (restrict to primary residence) is not mandatory but the parish council could request this when the application comes out for consultation. Cllr Fairman asked if they were aware of the phosphate issue locally. There is no indication on price of properties yet. They were questioned as to why they are all three bed and not, for example, one bedroom flats. Jake said it was not considered the right site for one bed properties. Cllr Cann asked if the properties didn't sell on the open market, would they consider selling to a housing association. Graeme said that had not yet been contemplated. The council thanked both for attending the meeting.

24/228

Playing field swings

The council received an email requesting that the bars on the swings are changed to chains so the children can twist them round and spin. Councillors noted that, as well as health and safety, Delabole Parish Council has not changed the links, the bars have been there for a long time. The clerk will reply.

24/229

Railway track

Councillors received correspondence about turning the former railway line into a walking trail. It was noted that a group of residents looked into making it a cycle track to Camelford in the past, but it was not possible. The council agreed it would be a lovely idea and if the resident is keen, they are welcome to investigate it.

- 24/230 Seaweed Farm**
A copy of the latest correspondence was presented to the council. Cllr Cook said the lawyer working for the group has given the opinion that the MMO may be duty bound to reopen the investigation, as it has received over 500 letters.
- 24/231 Skatepark / pump track**
Jo Harris and Zoe Burnard attended on behalf of the skatepark committee. The councillors were provided with the plans for a pump track, which would be considerably cheaper than a skatepark. Jo confirmed that a new planning application would need to be submitted if plans were to go ahead. Councillors said that as it is a new project in essence, support and the funds would have to be re-voted on. A public consultation would also be needed to see if the residents are keen on the pump track plans and the council giving a sum of money towards it. A piece will be placed in the Slate and on Facebook to generate as much feedback as possible.
- 24/232 Dog waste bin**
A request was received for a dog waste bin at the Trebarwith Road end of the village. The clerk will contact Cornwall Council to see if they are able to provide one. If not, the parish council can look at it during the budget discussions.
- 24/233 CCTV**
This is ongoing.
- 24/234 Pavilion**
A lease for the sports pavilion will be deferred until November.
- 24/235 Stile**
The clerk has contacted Cornwall Council and is awaiting a reply. It will be placed on the November agenda.
- 24/236 Vell Lane**
No update from Cornwall Council. Ben Maguire, North Cornwall MP, has agreed to get involved.
- 24/237 Cornwall Air Ambulance grant request**
Councillors agreed to give a donation of £100.
Proposed: C Bailey Seconded: P Cook Votes: Six in favour, one against
- 24/238 Green Lane / Atlantic Road**
The council received a reply from Cornwall Council about the unity authority adopting roads (would only consider if in a good condition). Cllr Fairman said he has spoken to someone from Cornwall Council and they have agreed to put in some plainings. There is also a document that could suggest that the path needs to be maintained. He will forward a copy to the clerk. Cllr Ferguson said it had been brought up that it was not accessible to the fire brigade, but the Delabole firefighters did their training last week and got up there with no problem.
- 24/239 Congestion scheme update**
Discussed with Cllr Fairman's report.
- 24/240 CiLCA**
The council voted to support the clerk in applying and studying for the CiLCA qualification.
Proposed: A Stacey Seconded: H Ferguson Votes: Unanimous
- 24/241 Treligga DMMO**

The council's reply has been submitted to Cornwall Council. The Treligga DMMO is now in a queue.

24/242 Damage to property at Penmead

A pane of glass in a greenhouse at a property in Penmead Road was damaged from a falling branch from the playing field. Cllr Chapman will make contact and replace the glass. The clerk will ask the council contractor to check the trees.

24/243 AGAR

The external auditor's report for this year's AGAR was noted, with no discrepancies on the council's finances.

24/244 Defibrillator

The clerk has asked Red Oak Taverns to check the electricity supply is maintained to the defibrillator while the pub is closed.

24/245 Budget 'wants'

Councillors asked for a dog bin at the Trebarwith Road end of the village; training and play equipment to be included in the budget preparation.

24/246 Finance

a. Councillors noted the balance of accounts as accurate for October 3, 2024.

Bank balance (October 3, 2024) £95,304.60

b. Councillors noted the income received.

Name	Budget line	Payment method	Value
Proctor & Dungey – Gregory plot and memorial		BACS	£132.00
Delabole Youth Club – grant money		BACS	£1,727.88
Cornwall Council – second half of precept		BACS	£25,200.00

c. Councillors noted and authorised the below payments.

Budget line	Payment – October	Total
Staff wages	Staff wages	As per contracts
Pension	Cornwall Pension Fund (August)	£155.58
Pension	Cornwall Pension Fund 2024 secondary payment	£200.00
Office	Clerk mileage	£ 16.20
Grass cutting, weed spraying & footpaths	Growing Concern (September)	£960.00
Maintenance, utilities & supplies	EDF Energy – clock electricity	£98.91
Maintenance, utilities & supplies	Suez – cemetery bin	£73.37
Office	3 mobile phone	£5.89
Maintenance, utilities & supplies	Source for Business – water cemetery (September payment)	£TBC
Maintenance, utilities & supplies	Source for Business – water toilets (September payment)	£TBC
Hall hire	St John's Church (October meeting)	£ 15.00
Bank	Service charge	£18.00
Maintenance, utilities & supplies	British Gas – electricity toilets (September 2 to October 1)	£54.00
Audit	BDO LLP – external audit	£378.00

Councillors approved the payments and accounts.

Proposed: A Stacey

Seconded: J Chapman

Votes: Unanimous

24/247

Agenda items for next meeting – November 11, 2024, Delabole Fire Station.
Speedwatch; basketball hoop.

24/248

Exclusion of members of the public and press. To resolve that under s1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following items as it involves the likely discussion of confidential information.

Councillors voted to move into the closed section of the meeting.

Proposed: J Chapman

Seconded: A Stacey

Votes: Unanimous

24/249

Land at Higher Medrose

Councillors noted correspondence from Cornwall Council.

DRAFT