

Minutes - Extra Ordinary Meeting of the Council

Thursday, January 16

25/23

Councillors present

Cllrs H Ferguson (chair); K Cann (vice chair); A Stacey; P Cook; A Pengelly; C Bailey and A Pooley. Also in attendance: S Cleave, clerk and six members of public.

25/24

Apologies for absence

Cllr Chapman and Cllr Martin prior engagements; Cllr Fairman – another meeting.

25/25

Declaration of Interests

None.

25/26

Public participation (15 minutes allowed for this)

None.

25/27

Consideration of planning applications

PA24/07755 – Erection of eight, three-bedroom detached and semi detached dwellings (Use Class C3) on land to rear of existing public house (Sui Generis), utilising existing access off High Street, including the reconfiguration of the existing pub car park and beer garden, with associated hard and soft landscaping. Bettle and Chisel, 114 High Street, Delabole.

Councillors objected to the application on the following grounds:

*Access- there is poor access to and from the site from the main road through the village. This is a busy road and visibility from the access is poor. It comes straight out onto a pedestrian crossing.

*We understand there would need to be a footpath alongside the access road. The allowed access is a minimum of 3.73m wide, this access is only 2.89m wide.

* The narrow access would also restrict emergency vehicles accessing the properties.

* There would be numerous construction vehicles accessing the lane during the construction phase, and it is just too narrow.

* Parking - we note the addition of the flats but there is no allocated parking for those units. If the pub has customer cars in the car park, there will not be enough room for all the vehicles.

* It was noted that quite a lot of the land in question sits within the circle of sewage problems (phosphates and nutrient neutrality). Until this is sorted out by South West Water, a development like this should not be approved.

* It was felt that the properties were acceptable, but the location is completely wrong.

* It was noted that the developer is doing the first-time buyer homes themselves. How long would the properties stay on the market before the area was widened? Then how long before social housing element was opened up to people from outside the area?

Proposed: P Cook

Seconded: A Stacey

Votes: Unanimous

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

None.

25/28

Budget

It was proposed to set the budget at £70,879 including an earmarked £10,000 for play area repairs and new equipment. The precept was set at £60,000. This equates to a Band D property paying £88.14 (the sum last year was £79.45).

Proposed: A Pooley

Seconded: C Bailey

Votes: Unanimous

25/29

Agenda items for next meeting – February 11, 2025 – Delabole Fire Station.
Rendle Street car park.

The meeting closed at 7.30pm.