



BLISLAND PARISH COUNCIL

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Annual Council Meeting – 12 May 2016

Minutes of the meeting of the Council held at Blisland Village Hall on the above date.

| Ref | | Action |
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| 1/16 | <p>Election of Chair of the Council Cllr Fairman was ELECTED as Chair of the Council and the Declaration of Acceptance of Office was received.</p> <p>Proposed Cllr Meads, seconded Cllr Bogle. Unanimous.</p> | Clerk to inform CC |
| 2/16 | <p>Election of Vice Chair of the Council Cllr Meads was ELECTED as Vice Chair of the Council and the Declaration of Acceptance of Office was received.</p> <p>Proposed Cllr Fairman, seconded Cllr Greenaway. Unanimous.</p> | Clerk to inform CC |
| 3/16 | <p>Persons Present/Apologies Present: Cllrs Fairman (Chair), Meads (Vice Chair), Bogle, Carey, Greenaway, Montague, Pope, Runnalls.</p> <p>Apologies: Cllrs Cross, Chris Batters CC. In attendance: L Dunkley, Parish Clerk; 22 members of the press/public.</p> | |
| 4/16 | <p>To Receive any Declarations of Interest from Members. Cllr Runnalls declared an interest on item 13 Finance.</p> | |
| 5/16 | <p>Public Participation. P Keen: spoke against planning application PA16/00472. The points raised were that it was felt that housing need is at a low level, the NPPF pointed to minimising pollution and other aspects; there is a better alternative site for this development; the scenic beauty of the AONB is at risk; there was a rejection of the developers assertion that it can "positively enhance the setting of the conservation area"; that this is the least favoured site by respondents in the Neighbourhood Plan with the site opposite the Village Hall being most favoured.</p> <p>A Green; spoke against planning application PA16/00472. It was reported that the site is an area of great scientific value and historic value.</p> <p>C Edwards-Collins: spoke against planning application PA16/00472. Stating that there was a better site for the development.</p> <p>H Kendal: spoke against planning application PA16/00472. Reported that the sewage system capacity needs extending; that this is the wrong site as demonstrated by Neighbourhood Plan respondents.</p> <p>C Page: spoke against planning application PA16/00472. Stated that there is a narrow road with poor vehicular access, posing a danger.</p> | |

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| | <p>D Hoare: spoke against planning application PA16/00472. Reported that privacy will be compromised by the new houses overlooking nearby property.</p> <p>J Stansfield requested clarification of order of preference of sites for development within the Neighbourhood Plan.</p> <p>Cllr Fairman indicated that the issues will be addressed at the appropriate item on the agenda.</p> <p>6/16 Cornwall Councillor's report. Email circulated.</p> <p>7/16 Update: Highways and Footpaths. None.</p> <p>8/16 Council vacancy NOTED the resignation of Cllr Webber. The Council gives many thanks to Mrs Webber for her hard work as a Councillor and as Vice Chair over many years.</p> <p>9/16 Council Meeting: Minutes 14 April 2016 RESOLVED that the above Minutes of the Meeting of Blisland Parish Council having been previously circulated, be taken as read, approved and signed.</p> <p>Proposed Cllr Montague, seconded Cllr Carey. 6 voted in favour, 2 abstained: Cllrs Runnalls, Greenaway.</p> <p>No matters arising NOTED.</p> <p>Cllr Meads declared an interest in PA16/03228</p> <p><i>*Cllr Meads left the room</i></p> <p>10/16 Planning Applications for Consultation RECEIVED the following Planning Applications: Application: PA16/03228 Applicant: Mr Spittey Location: Greenbarrow Blisland Bodmin Cornwall PL30 4HP Proposal: Erection of conservatory at rear of dwelling.</p> <p>No objection proposed by Cllr Runnalls, seconded Cllr Bogle. Unanimous.</p> <p><i>*Cllr Meads re-entered the room</i></p> <p>Application: PA16/00472 Applicant: Kearnsweat Ltd Location: Land Adjacent To Cassacawn Road Blisland Bodmin Cornwall Proposal: Outline planning application for the erection of 12 dwellings to include 6 affordable dwellings.</p> <p>Cllr Fairman highlighted considerations as follows:</p> <p>In May 2015 the Parish Council agreed to start work on a Neighbourhood Plan. The initial consultation evening in June was attended by over 100 residents and onto a map of the village people were asked to place green dots where they would be for development, yellow where they were ambivalent and red where they would not prefer to see any new building.</p> <p>The site east of Newton House (i.e. the site in this application) received:</p> <ul style="list-style-type: none"> ○ 3 green dots ○ 12 yellow ○ 22 red | <p style="color: red;">Clerk to notify</p> |
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A follow-up questionnaire was then delivered to all 320 households in the parish in November 2015 and the first question asked people to rank possible site around the village that had been highlighted from the June consultation. Around 70 responses were received and the site east of Newton House scored the following:

- Ranked 1 = 6 respondents
- Ranked 2 = 9 respondents
- Ranked 3 = 13 respondents
- Ranked 4 = 3 respondents
- Ranked 5 = 10 respondents
- Ranked 0 (would not like to see development here) = 23 respondents

The Cornwall Local Plan states that up to 200 houses are needed in the area by 2030 and that these are to be appropriate to the setting they are built in. Home Choice statistics show that there are 15 households with connections that want to be housed in Blisland and 88 with no connection who want to be housed in Blisland – 50% of these are looking for affordable housing. It was noted the Neighbourhood Plan respondents indicated that the field opposite the Village Hall is preferable for development, however the Neighbourhood Plan doesn't yet have weight.

It was felt that the larger houses in the plan were out of line with detached houses in village, and that garages should be detached from the main home to avoid further extension and increase of bedrooms. The issue of privacy should be dealt with by the Planning Officer.

Issues regarding the AONB status will be dealt with by the AONB Unit, which will comment as a consultee. Almost all possible land for building in Blisland is within the AONB, so this will inevitably be built on unless there is no development at all.

It was noted that development is still allowed in Conservation Areas, and the site in question is not within this.

There was concern that the remainder of field near the site might be used to 'infill' with more houses, and it was felt that there should be a condition that prohibits this.

Regarding Highways issues, it was stated that the Highways officer commented that it is fundamentally safe & appropriate.

Sewerage capacity is a matter for South West Water.

Cllr Greenaway added: There is demand for houses in the village, though the size of the larger houses is overbearing and they should be smaller.

Cllr Runnalls added: There is clearly strong feeling in the community as this is a nice green area – however there may be opposition to any development on this basis. There should be a condition not to build on the rest of field. There is a need for affordable housing and for social renting. The houses are too big and overbearing.

Cllr Bogle added: There is a clear need for housing. Development should meet the requirements though. This proposal is on undesirable site, the preservation of the character of the village may be put at risk, and the proposal doesn't demonstrate need being met.

Cllr Meads added: The site is not the most favoured but also not the least favoured according to respondents in the Neighbourhood Plan. Clusters of

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| | <p>housing like this are preferable to estates. The plan allows for greenery, trees and screening.</p> <p>Cllr Pope added: What is stopping these becoming 2nd homes? There is a big concern from the public and councillors should represent this.</p> <p>Cllr Fairman added: For a development of this size there should be provision for recreation space – if there is no suitable place then a tariff can be imposed to invest in existing play areas in the parish.</p> <p>Cllr Carey added: Regarding sewerage – South West Water are consulted</p> <p>Cllr Montague added: It is not appropriate to local needs and not in keeping with the village.</p> <p>It was clarified by Cllr Fairman that this is an outline planning application and that a decision on the ratio of affordable dwellings and access points to be site will be confirmed with this application. Other aspects will follow.</p> <p>Cllr Fairman proposed that the Council supports the application with the conditions that:</p> <ul style="list-style-type: none"> • At least 50% of the affordable units should be for social renting as this more closely reflects the actual local need • The remainder of field is protected from development; • Traditional stone Cornish hedge to define South-Western boundary which will produce a net gain of hedgerow from the development • Reduce scale of detached houses to in line with character of other houses in village. Detach garages, face with local stone where visible • That there are at least 2 parking spaces per dwelling regardless of size and not including garage space; • Any monies secured in lieu of playing fields not to be tied to village green but available for use by council to acquire alternative site. <p>Cllr Meads added that there must be sufficient internal utility storage space within the affordable homes.</p> <p>Seconded Cllr Meads. 5 voted for, 3 against: Cllrs Bogle, Pope, Montague.</p> <p>Application: PA16/03605 Applicant: Mrs B Makin Location: Carwen Farmhouse Carwen Road Blisland Cornwall PL30 4JJ Proposal: Listed Building Consent - replica handmade windows replaced rotten windows 2012, this was granted consent PA15/10322. This application is to amend an error in the description of the previous application, from "1 x Sash east facing in drawing room" to "1 x Sash West facing in drawing room".</p> <p>No objection proposed Cllr Fairman, seconded Cllr Meads. Unanimous.</p> | <p>Clerk to notify</p> <p>Clerk to notify</p> |
| 11/16 | <p>Planning Applications Decisions – Approved NOTED that the following Planning Applications have been approved: Application: PA16/01947 Applicant: Mr J Blake Location: Cassacawn Farmhouse Cassacawn Hill Waterloo Bodmin PL30 4JU Proposal: Construction of a garage / workshop with games room above.</p> | |
| 12/16 | <p>Planning Applications Decisions - Decided not to make a TPO (TCA apps) NOTED that the following Planning Applications have been approved:</p> | |

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| | <p>Application: PA16/02961 Applicant: Mr Lee Dunkley Location: The Village Green Blisland Bodmin Cornwall Proposal: Notification of proposed works to trees in a conservation area - Various tree works.</p> <p><i>*Cllr Runnalls left the room</i></p> | |
| 13/16 | <p>Finance Report: 12 May 2016 RESOLVED to adopt the most recent Finance Report and authorise the payments of Accounts Outstanding.</p> <p>Proposed Cllr Fairman, seconded Cllr Meads. Unanimous.</p> <p><i>*Cllr Runnalls re-entered the room</i></p> | |
| 14/16 | <p>Clerk's report NOTED the contents of the Clerk's report. The following Cllrs responded regarding the Code of Conduct training session in Camelford: Runnalls YES; Greenaway NO.</p> | |
| 15/16 | <p>Annual Governance Statement on Annual Return APPROVED the Annual Governance Statement – Section 1.</p> <p>Proposed Cllr Bogle, seconded Cllr Meads. Unanimous.</p> | |
| 16/16 | <p>Accounting Statements on Annual Return APPROVED the Accounting Statements – Section 2.</p> <p>Proposed Cllr Pope, seconded Cllr Greenaway. Unanimous.</p> | |
| 17/16 | <p>Internal Audit report 2015/16 NOTED the internal audit report.</p> | |
| 18/16 | <p>Appointment of Members to committees, working groups and outside bodies APPOINTED representatives as follow: A30 liaison group – Cllr Carey Camel Trail - Cllr Pope Community Network Panel – Cllr Fairman Neighbourhood Plan – Cllr Fairman</p> | |
| 19/16 | <p>Code of Conduct RESOLVED to approve and adopt the updated Code of Conduct.</p> <p>Proposed Cllr Fairman, seconded Cllr Meads. Unanimous.</p> | |
| 20/16 | <p>Standing Orders RESOLVED to approve and adopt the unchanged Standing Orders.</p> <p>Proposed Cllr Carey, seconded Cllr Bogle. Unanimous.</p> | |
| 21/16 | <p>Broadcasting and Social Media Policy RESOLVED to adopt a broadcasting policy as required in Standing Orders.</p> <p>Proposed Cllr Montague, seconded Cllr Pope. Unanimous.</p> | |
| 22/16 | <p>Financial Regulations RESOLVED to approve and adopt the unchanged Financial Regulations.</p> | |

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| | Proposed Cllr Bogle, seconded Cllr Montague. Unanimous. | |
| 23/16 | Changes to payment methods RECEIVED a report regarding electronic payments. | For next agenda |
| 24/16 | Internal control policy CONSIDERED an Internal Control policy ready to adopt at a future meeting. | For next agenda |
| 25/16 | Village Institute renovation RECEIVED updates from Cllr Runnalls: The floor is in the toilets; aqua board being installed on Saturday; flooring, painting, plastering, guttering to take place next week. Aim to be open the week before 12 June. Estimated remaining expenditure of up to £6,000. RESOLVED to agree expenditure of up to £6,000 from the appropriate budget. Proposed Cllr Fairman, seconded Cllr Carey. Unanimous. | |
| 26/16 | Opening of the Village Institute DISCUSSED the opening of the Institute: Fun Run at 2pm; Treasure Hunt at 3pm; Opening of Institute & picnic on the green 4pm. Application to be put in the Blisland Foundation to cover costs (music etc). RESOLVED to authorise expenditure of up to £200. Proposed Cllr Meads, seconded Cllr Montague. Unanimous. | |
| 27/16 | Price of hiring Village Institute DISCUSSED the pricing and RESOLVED to set an interim price of £75 for full day, otherwise £10 hourly, and to discuss setting up of management committee at a future meeting. Proposed Cllr Fairman, seconded Cllr Meads. Unanimous. | Clerk to respond to request for booking |
| 28/16 | Update: Neighbourhood Plan RECEIVED an update: presentation to take place at Parish Meeting on 25 May. | |
| 29/16 | Reports from Council representatives to outside bodies NOTED that the Bodmin Moor Parishes Network meeting is due on 16/5/16. | |
| 30/16 | Notification of meeting/items for agenda: 12 May 2016. Institute management committee. Name on war memorial. | |
| 31/16 | Public Bodies (Admission to Meetings) Act 1960 RESOLVED that in view of the confidential or special nature of the business about to be transacted it is advisable that the press and public be excluded and instructed to withdraw during the discussion for the following items: Quotations. Proposed Cllr Fairman, seconded Cllr Greenaway. Unanimous. | |
| 32/16 | a) Quotes for work on trees on the Green RECEIVED quotations as above and RESOLVED to accept quotation from James Bellenger. Proposed Cllr Fairman, seconded Cllr Carey. Unanimous. The meeting closed at 20:50. | Clerk to pursue |