



# BLISLAND PARISH COUNCIL

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**Council Meeting 9<sup>th</sup> September 2021 - 7pm.**

## MEETING MINUTES

<p><b>208/21</b></p>	<p><b>Persons Present/Apologies</b></p> <p>NOTED persons present:</p> <p>Cllrs. S. Meads (Chair), K. Dickin, A Green, G. Montague, K Lowden, L. Spencer, M. Riddiford, M. Stirling, P. Shephard.</p> <p><b>Apologies</b> : None.</p> <p><b>Also Present:</b> Cllr. Jenny Cruse (Cornwall Council)</p> <p>Carolyn Y. May – Locum Clerk</p> <p>2 Members of the public.</p>	
<p><b>209/21</b></p>	<p><b>Receive any Declarations of Interest from Members / Dispensations</b></p> <p>Cllr. Montague declared an interest in relation to Agenda Item 8 – PA21/07047        Cllr. Riddiford declared an interest in relation to Agenda Item 6        Cllr. Lowden declared an interest in relation to Agenda Item 6</p>	
<p><b>210/21</b></p>	<p>Due to the importance of the debate in respect of the Neighbourhood Development Plan (Agenda Item 6), Members felt that there was a requirement to consider the granting of a dispensation to those with a declared interest in the matter. Such dispensation would permit Members with a declared interest to engage in the discussion, and determination, of the matter.</p> <p><b>Proposed</b> by Cllr. Meads, <b>seconded</b> by Cllr Dickin. UNANIMOUS. <b>Carried.</b></p>	
<p><b>211/21</b></p>	<p><b>Council Meeting: Minutes:</b> 12th August 2021</p> <p>One typographic error was highlighted by Cllr Stirling ( page 3, para 195/21, line 7).</p> <p>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><b>Proposed</b> Cllr. Dickin, <b>seconded</b> Cllr Green. Seven in favour, two abstentions - <b>Carried.</b></p>	
<p><b>212/21</b></p>	<p><b>Cornwall Councillors Report</b> – Cllr. Cruse addressed the meeting, raising the following matters:</p>	

- **Retrospective Planning Application/ Planning Matters**
  - **Advertising Boards on the A30** – this matter is currently being considered by Cornwall Council.
  - **Bodmin Town Council – St Lawrence Development.**
- People are being asked for their views on a masterplan to develop an area of the town to help meet Cornwall’s housing needs.
- The site is expected to deliver around 780 new homes and a masterplan has been developed for a green, sustainable and vibrant new neighbourhood, with a focus on reconnecting people with nature and prioritising the health and wellbeing of the community.
- A mix of housing types is envisaged, including Extra Care housing, affordable homes, accessible properties, and self-build plots.

Parish Councillors ‘Noted’ the report

**213/21 Public Participation** – No requests to address the Parish Council had been received.

**214/21 NDP Presentation and Discussion**

Members were asked by representatives of the NDP Steering group, to consider the report, (previously distributed by the Clerk) and to resolve whether to approve the draft Plan (NDP Document), sufficient to meet the requirements of the submission process, as set out in the Localism Act 2011.

The Chair of the NDP Steering Group opened the debate, providing a brief description of the process undertaken, over the past three years. The draft Plan under discussion sets out a balanced view of the research undertaken, and evidence gathered, in respect of the policies, which Parish Councillors and Parishioners have already viewed.

Permission was now being sought from the Parish Council to progress the project to the next stage of the process. That is, to submit the document formally to Cornwall Council Planning Department for their comments.

It was emphasised by the Chair that Cornwall Council Planning Department representatives may come back to the NDP Steering Group with amendments and suggestions, in which case, any alterations to the NDP Plan will be brought back to the Parish Council for further consideration.

After the inclusion of any required amendments, the Plan will be forwarded to an independent examiner who will check the document for compliance with the national policy framework.

Once approved by the Independent Investigator the Plan will be the subject of a Community Referendum for Parishioners.

The Chair of the NDP Steering Group also explained the importance of an NDP for the Parish. The existence of such a document ensures that the views of the Parish are given proper consideration as part of the planning process.

Members were invited to consider, and comment upon, each of the key policy areas of the report individually.

**Policy Area 2. Heritage ( policies 5,6,7 & 8 )** – no issues were raised, or comments made, in relation to this policy area.

**Policy Area 3. Landscape and Natural Environment (policies 9, 10 & 11)** - no issues were raised, or comments made, in relation to this policy area.

**Policy Area 4. Local Services and Infrastructure (policies 12,13,14 &15)** - no issues were raised, or comments made, in relation to this policy area.

**Policy Area 5. Economy and Tourism (policy 16)** - no issues were raised, or comments made, in relation to this policy area.

**Policy Area 1. Housing Objective (policies 1,2,3 &4)** – the following matters were raised:

- **Cornish Stone Hedges in front of new properties** – the Blisland Properties Design Guide (Housing Impact Policy (policy 2) refers to new properties being set well back, behind Cornish hedging. Cllr Lowden asked if there was a requirement to place new properties well back from existing fencing. Cllr Meads stated that the policy relates specifically to hedging, adding that these were non-designated assets that add to the character of the area in which we live.

Cllr Lowden asked if the rule would ensure that new builds are not constructed close to existing fences, owned by current householders, so that properties are not improperly overlooked. He was advised that such a matter fell within the remit of the Planning Department of Cornwall Council. It was further noted that the issue would be addressed as 'a matter of amenity' for the Planning Officer.

- **Settlement Boundary** - It was established that Cllr Lowden was, in fact, alluding to the proposed settlement boundary. He stated that he had been advised by a number of people, that they did not approve of the same because of the boundary fencing and access issues. Cllr Lowden advised that he was aware that quite a lot of people had formally objected to the settlement boundary. The Chair of the NDP Steering Group advised the meeting that there had been eight objections received (out of approximately 600 parishioners). Cllr Lowden stated that there had been many more people who had complained to him verbally.

The Chair of the Steering Group emphasised that the NDP process was evidence based and, therefore, there had to be tangible evidence of objection to the proposals. Parishioners had been provided with a number of means by which they could comment upon the draft plan. The evidence available did not reflect a high degree of dissatisfaction. Indeed, despite the extant discussion having been advertised on the Parish Council agenda, no parishioners had attended the meeting to voice their views about the same.

The reasons for the proposed extension to the settlement boundary were explained to the meeting.

At the time of the 2019 survey, the balance of parishioners wished for a facility to be provided, for approximately eight new properties. The steering group felt that their plan should accommodate this request. The only way to satisfy the request was to extend the settlement boundary. All of the available areas around the existing settlement were considered and consulted upon. The balanced decision from the process was that the selected area was the only viable site. Cllr Lowden disputed that statement, maintaining that there were two sites that could have been selected. Cllr Lowden stated that, at the meetings held with the public, many people objected to the selected site. He was advised that, in fact, only two people had objected. If there was another site, perceived to be suitable, then evidence to substantiate the claim would have to be presented.

- **Road Issues** – Cllr Lowden alluded to traffic and safety issues, stating that people were objecting to the increased traffic at the crossroads, which with several access roads and a curvature, which creates a blind spot. He was advised that the road

	<p>had been considered by Cornwall Council Highways department (evidenced in the available paperwork) and that the department representatives had agreed that the road was acceptable as an access. Cllr Riddiford supported the concerns raised in respect of this matter.</p> <p>Mr John Stansfield was permitted to speak at that juncture. He explained that, if there is to be an expansion of the settlement, the most sustainable site, and the least environmentally damaging site is the one to the east of the village hall. In terms of the road, this is the Highway Officer's clear, informal advice (because he does not yet have the full proposal). 'If the plan does go forward to Cornwall Council, part of the process will include the Head of the area team looking at the specifics of the road access. Development that is otherwise sustainable can only be refused on highways grounds if there is a road issue, or an adverse impact on the existing road infrastructure.' The arbiter of that is the Highways Development Officer. He has stated that, if the development to the east of the village hall is sustainable, there would be no objection from him on the basis of either of the aforementioned grounds.</p> <p>Cllr Lowden stated that the Steering Group should revisit both sites, prior to progressing the draft plan further. The Chair of the group stated that both sites had been considered at length and that the group had determined that the selected site was the most appropriate. The Parish Council had been aware of the site proposed and had voted to accept the same, therefore, there was no surprise in relation to the choice of site.</p> <p>It was felt that the only manner in which the matter could be addressed was to move forward to a vote, in respect of the draft plan.</p> <p>It was RESOLVED that the Parish Council would approve the draft Plan (NDP Document), sufficient to meet the requirements of the submission process, as set out in the Localism Act 2011.</p> <p><b>Proposed</b> Cllr. Montague, <b>seconded</b> Cllr Dickin. Five in favour, two against and two abstentions - <b>Carried</b>.</p> <p>Cllr Lowden requested that, despite the discussions, he wished it to be noted in the Meeting Minutes that the vote, on this matter, was taken forward despite the arguments raised by him, on behalf of parishioners.</p> <p>In response to the request (ibid), members of the NDP Steering Committee provided the following response: The objections raised numbered eight residents. This represents 3% of the population of the parish.</p> <p><b>Highways and Footpaths</b></p> <p>Cllr Shephard reported that the wood for the oak bridge repairs has been delivered to site. At the date of the meeting, no further information was available.</p> <p><b>Planning and Pre-Applications</b></p> <p><b>Planning Application PA21/07137</b></p> <p><b>216/21</b></p> <p>Location: Tremasden, St Breward, Bodmin PL30 4QL</p> <p>Proposal: Double storey side extension with rear infill.</p> <p>The Parish Council RESOLVED not to support this application.</p> <p><b>Proposed</b> by Cllr. Meads, <b>seconded</b> by Cllr. Green. UNANIMOUS. <b>Carried</b>.</p>	
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<p><b>217/21</b></p>	<p><b>At 20.28 hrs, Cllr. Montague left the Chamber.</b></p> <p><b>Planning Application PA21/07047</b></p> <p>Location: Tor Farm, Temple, Bodmin PL30 4HW</p> <p>Proposal: Prior notification for the erection of a steel framed agricultural building for the storage of feed and machinery.</p> <p>The Parish Council RESOLVED to support this application.</p> <p><b>Proposed</b> by Cllr. Dickin, <b>seconded</b> by Cllr. Riddiford. UNANIMOUS. <b>Carried.</b></p> <p><b>At 20.31 hrs, Cllr. Montague returned to the Chamber.</b></p> <p>Planning Decisions were 'noted'.</p>	
<p><b>218/21</b></p>	<p><b>Finance</b></p> <p>The Parish Council RESOLVED to accept the bank reconciliation and the monthly payment schedule.</p> <p><b>Proposed</b> Cllr Lowden, <b>seconded</b> Cllr. Spencer. UNANIMOUS. <b>Carried.</b></p>	
<p><b>219/21</b></p>	<p><b>Clerks Report</b></p> <p>The Clerk gave a brief report in respect of matters that had arisen since the last meeting.</p> <ul style="list-style-type: none"> <li>• AGAR</li> <li>• PCC Update</li> <li>• Publication of Accounts Guidance</li> <li>• BHIB Insurance – amendments to the PC Insurance Policy have been effected. We are awaiting contact from a surveyor, who will carry out a valuation of the Blisland Institute.</li> <li>• Kompan – we are awaiting an installation date for the swings.</li> <li>• Blisland Community Bus – details to be placed on the Community website</li> </ul>	
<p><b>220/19</b></p>	<p><b>Horseshoe Bench</b></p> <p>There was nothing to report in respect of this matter.</p>	
<p><b>221/21</b></p>	<p><b>Update: Institute</b></p> <p>Cllr Spencer reported that there had been a suggestion that the pricing structure, for rental of the facility, should be revisited.</p> <p>The PAT testing of appliances has been completed. However, the main board has to be checked on a five yearly basis, and the lighting checked regularly. The course fee for training persons to undertake this work is £200.00.</p> <p>It was noted that the batteries in the emergency lights require replacing and permission was requested from the Parish Council to undertake this work, at an estimated cost of £100.00</p> <p>The institute website requires additional funding.</p> <p>The fire extinguishers inspection is also due.</p>	

	<p>The Parish Council RESOLVED to allocate the sum of £450.00 for the electrical work, lighting and website costs.</p> <p><b>Proposed</b> Cllr Lowden, <b>seconded</b> Cllr. Dickin. UNANIMOUS. <b>Carried.</b></p>	
222/21	<p>The Risk Assessment for the Blisland Institute has been updated and was forwarded, by the Clerk to all Members prior to the meeting.</p>	
	<p>The Parish Council RESOLVED to accept the updated Risk Assessment.</p>	
	<p><b>Proposed</b> Cllr Lowden, <b>seconded</b> Cllr. Spencer. UNANIMOUS. <b>Carried.</b></p>	
223/21	<p><b>Upcoming Events/ Training</b> - None</p>	
224/21	<p><b>Correspondence</b></p> <ul style="list-style-type: none"> <li>• Letter from Bodmin Town Council, re: objection to planning reform proposals. This is to be placed on the October 2021 Agenda, for discussion.</li> <li>• Cornwall Council - Campaign to ban the sale of environmentally damaging body boards.</li> <li>• Letter from PC</li> </ul> <p>The meeting closed at 9 pm.</p> <p>Next Meeting: 14<sup>th</sup> October 2021</p>	