

## PADSTOW TOWN COUNCIL

### Minutes of the Full Council meeting held on Tuesday 25 June 2019 at 7.30 pm in the Council Offices, Station House, Station Road, Padstow

**Present:** C Watson-Smyth (Chairman), F J Bealing, R Buscombe, M Evans, K Freeman, H M Saunders, Mrs A E Symons, D N Vivian and Mrs T Walter

**In Attendance:** Mrs K Pemberton (Town Clerk), Mrs S Daly (Support Officer and Minute Taker) and 11 members of the public

- 2019/31 To receive apologies for absence and announcements:** i) Apologies were received from Councillors A P Flide, R Higman and A Rickard; ii) Councillor Buscombe announced that he had been advised by Cornwall Council's Monitoring Officer not to participate in discussions regarding Agenda Item 13: Boundary Governance Review, due to his Cornwall Councillor status.
- 2019/32 Declarations of Interest:** Councillor R Buscombe declared an interest in Agenda Item 13: Boundary Governance Review.
- 2019/33 Dispensations:** There were no dispensations.
- 2019/34 Public Participation:**
- i) A member of the public speaking on behalf of Situ8 addressed the meeting in respect of Agenda Item 11: Treceus Industrial Estate. Points included:
- Following a public consultation in May, Situ8 wished to discuss their scheme of 50 houses. They were keen to work with Council, the NDP Steering Group and the community. Concerns had been raised by members of the public at their recent consultation, some of which Situ8 felt could be addressed.
  - At the consultation the proposal had been for 50 dwellings with 50% being affordable housing. The layout had now been revised to 47 properties but given the strength of support for affordable housing this would be made up of 24 affordable dwellings and 23 open market. There had been support for 1 bed room flats for affordable rent;
  - Parking had been a concern raised at the consultation, the original scheme proposed parking for 104 vehicles, the revised scheme saw an increase in spaces to 114 with 4 visitor spaces;
  - Concern had been expressed regarding access from the A-Road. Situ8 had sought advice from Highways who advised that the addition of the 47 dwellings did not require any additional changes to the highway;
  - During the consultation the Head Teacher of Padstow Primary school had highlighted a drop in primary attendance figures, it was suggested that some reasons for the drop was the increase in the number of 2<sup>nd</sup> homes and also the lack of affordable housing;
  - They consider there is a justified need for additional affordable housing, with 73 households on the Home Choice Register and an additional 34 "hidden households" identified in the Housing Needs Survey undertaken by Padstow Town Council;

- The proposed site provides connectivity to the existing development and play areas via a footpath;
- Situ8 was keen to work with Cornwall Council to deliver the scheme and were in discussions with CC with regards to the tenure split to fit local need.

A member of the public speaking on behalf of Cornwall Council addressed the meeting in respect of agenda item 11: Treceus Industrial Estate. Points included:

- Cornwall Council was working with Poltair to purchase both affordable and open market dwellings for private rent. The tenure split would be 70% affordable rent, 30% shared ownership. It was found that shared ownership was preferred as it was more affordable with 25 -75% of the house being purchased for a lower deposit of between 5 -10%. The rented portion of the house being a 2.75% maximum, the cost of which would be cheaper than a mortgage;

A member of the public addressed the meeting in respect of Agenda Item 13: Boundary Governance Review. Points included:

- Outlined not speaking in favour of any change but wished to speak in favour of consultation with the community;
- It was noted that the last consultation on the matter took place 45 years ago;
- Concern was expressed that the NDP had been discussed at length with much resource and once complete should last for 10-15 years, however it was linked to the boundary which was last reviewed in 1974;
- Considered there should be more open consultation of the community undertaken by Cornwall Council to provide everybody the opportunity to comment and therefore suggested that Padstow Town Council revisit it's decision in response to the consultation.

A second member of the public addressed the meeting in respect of Agenda Item 13: Boundary Governance Review. Points included:

- Outlined was aware of a movement within Trevone to breakaway from Padstow;
- Considered the existing service from the Council was excellent with good knowledgeable Councillors therefore no good justification to split, stronger and more effective together;
- In Trevone only 1 member stood to fill the last Trevone ward vacancy, question was raised as to whether additional Councillors could be found to stand for a Trevone Parish Council;
- Trevone residents could have to pay precept which could be difficult for some. It was difficult to estimate and was avoidable in the current set up;
- Considered in the longer term Trevone would be short of volunteers with necessary skill set.

A third member of the public addressed the meeting in respect of Agenda Item 13: Boundary Governance Review. Points included:

- Outlined were in agreement with both speakers on this matter;

- They were surprised that there had been no community consultation;
- Did feel that Padstow Council representation was well balanced, and would want to stay as Padstow and Trevone;
- Considered the Council had always been good but felt there needs to be thorough consultation and the matter openly discussed by all residents of Padstow and Trevone.

A member of the public addressed the meeting in respect of Agenda Item 12: Climate Change. Points included:

- They had recently presented a report to the Community Network Panel regarding climate change and they were part of a small group working to promote change by approaching groups to see who would follow Cornwall Council (CC) by 1) declaring a climate emergency and 2) forming their own action committee;
- Had recently met with Cllr Hanniford, Cabinet Member for Climate Change and 3 other senior members and was aware that a report was being prepared which proposed a "Complete Systems Change" in CC's approach. This would mean, every decision taken by CC would need to take account of the Climate Emergency;
- They suggested that Town and Parish Councils ought to begin thinking in the same manner and wished to ask Padstow Town Council to declare a climate emergency and to form an action committee.

A second member of the public addressed the meeting in respect of Agenda Item 12: Climate Change. Points included:

- Considered the Council had so far done an excellent job and had put Padstow and Trevone in a good place;
- Considered action regarding climate change should happen quickly prior to a climate disaster;
- Suggested car parking charges be increased by 200-300% to build reserves for a time when the Railway car park was underwater from rising sea levels in approx. 10-15 years' time;
- Estimations relating to the effect of climate change for Padstow in the future were read aloud;
- Wished to offer support.

ii) Cornwall Councillor's Report: Cornwall Councillor Buscombe updated that following his investigations arising from information shared at a Community Network meeting into the recruitment of a multi-tasked enforcement officer in Polzeath, he had found that the role related only to the beach and not the highway. If he discovered anything further that was of use in this regard he would report back to a future meeting.

iii) Police Report: There was no police report.

**2019/35 Minutes Tuesday 28 May 2019: RESOLVED** that the minutes of the meeting held on Tuesday 28 May 2019 were a true record of the meeting and they were signed by the Chair.

**2019/36 Clerks Report/Work Programme:** was noted for information.

**2019/37 Committees/Working Group Meetings:**

- a) **RESOLVED** to adopt the minutes and approve recommendations (if any) for the meetings of the:
  - i) Leisure, Tourism and Open Spaces Committee held on 11 June 2019;
  - ii) Highways, Roads and Transport Committee held on 18 June 2019; and
  - iii) Staffing Committee held on 18 June 2019.
- b) **RESOLVED** to adopt the notes and approve the recommendations (if any) of the Neighbourhood Development Steering Group Meeting held on 19 June 2019

**2019/38 Finance: Monthly Accounts and Payments June 2019**

- a) The monthly finance report was received and noted for information.
- b) It was **RESOLVED** to i) ratify accounts paid June (a) of £14,012.85 and direct debits paid of £12,129.07; ii) to ratify accounts paid June (b) of £5,487.13 and direct debits of £137.87; iii) to approve the addendum to accounts outstanding for payment of £7,429.25 and direct debits and cheques paid since the last statement of £110.88 having been tabled and read.
- c) Car park takings were noted.
- d) Bank Reconciliation availability was noted.

**2019/39 Correspondence:**

- a) Correspondence for information was noted.
- b)(i) Request from Padstow Sailing Club: **RESOLVED** to approve the request from Padstow Sailing Club to erect a marquee tent, as per last year, on 2 occasions in July and for the period 14 – 16 August 2019 provided that relevant risk assessments and public liability insurance details are received and Council's insurers are satisfied.
- (ii) CC: Polling Places Review – Stage 2: **RESOLVED** that in response to the CC Polling Places Review – Stage 2, Cornwall Council be advised that "Padstow Town Council are in favour of current polling stations and voting arrangements".

**2019/40 Planning Applications: RESOLVED to make the following responses to planning applications:**

a) **PA19/04157 6 Strand Street Padstow PL28 8BU** - Listed Building Consent for internal reconfiguration and change to two windows externally in south elevation.  
**SUPPORTED; provided Conservation Officer satisfied**

b) **PA19/04927 Land East of Tristan Trevone Road Trevone Padstow Cornwall PL28 8QX** – Non material amendment to PA19/02527 dated 20 May 2019 for the construction of dwelling (amended design) namely to amend conditions nos 2,3 and 4 so as to allow upper windows on the south-west and north-eastern elevations of the dwelling to open, but will have restrictive hinges, so as to comply with building regulations.  
**NOT SUPPORTED; consider original conditions imposed by CC correct.**

**2019/41 Treceus Development: Update from Situ8:** At the invitation of the Chairman and in response to some member questions, members of the public representing Situ8 and Cornwall Council provided the following additional information:

- Submission of the planning application for 47 dwellings was expected to be by the end of June. It was hoped that works on site would begin by the end of 2019 with 35 dwellings available for CC by spring of 2021 as part of CC's objective to create 1000 extra homes. The open market housing was hoped to be available by 2022;
- Dwellings marked "A" on the plan were affordable. Of the others, some were for private rent by CC and 11 were open market housing.

Concern was expressed by one member that there were no play areas on the plan. They felt that in respect of climate change, only open market dwellings could make use of solar energy based on the position of the properties. They felt that the footpath through Spritty Meadow should be included on the plan and further footpaths should be added through the residential areas leading to the school and local amenities without the need to be passing the busy and polluting main road.

Query was raised as to whether the affordable rent would be for local long term letting and how this would be managed. It was noted that the rental would be managed by CC Housing or the CC Investment Plan.

Members were pleased to see that 70% of the rental properties would be affordable rent. There was support for 1 bed flats as these could accommodate those who do not qualify for sheltered housing however, there was some opinion that the breakdown of affordable rent properties should be "rejigged". It was noted that 1 bedroom properties could see couples "stuck" should they want to start a family, as well as being isolating to older tenants who would not have the room for friends and relatives to stay.

One member felt that the affordable housing should be more "pepper-potted" across the development with a communal play area for use by all. It was noted however that the plan showed the phase in isolation and that the wider scheme did show a "pepper-pot" approach with affordable housing next to open market.

**2019/42 Climate Change:** There was some discussion on this matter, it was noted that Towns and Parish had a role to play in this regard and that the Town Council had undertaken some positive actions already as per the agenda report.

Generally, members considered it prudent to wait for CC's report in expected in July. A member commented that each Committee could then use this to begin to look at their own way ahead in this matter. Another suggestion by a member was that a group of interested persons could possibly work up suggestions for action going forward.

**RESOLVED** that Climate Change be brought back to a future meeting of the Full Council once Cornwall Council's report on this matter was made available.

**2019/43 Boundary Governance Review:** Councillor R Buscombe left the meeting.

The Chairman advised members that via the Council Office 13 emails had been received from members of the public regarding this matter, all were against any proposals for change.

A Trevone Ward member commented that the current set up had worked well for nearly 50 years and that working together provided Trevone "more power to the elbow", they considered any change unnecessary.

A Padstow Ward member advised that they had received 3 phone calls from members of the public opposed to any change. A second Padstow Ward member had received similar.

One member noted that there seemed to be a lot of people against any change but that the Boundary Governance Review Consultation was open to all and as such, the 2 members of the public referred to in the agenda report, were entitled to request a Boundary Review in their personal capacities.

A Trevone Ward member was unsure as to why the office had been contacted by 13 people against a change as this was not the question for discussion. The matter was whether Trevone should be consulted on whether there should be a review. The member felt that most people did not know anything about the consultation, and it was more democratic to ask CC to carry out a review to find out what Trevone thought. The member added that what the review would conclude was unknown.

The Chairman outlined again that individuals were able to request a review from Cornwall Council who were undertaking this review and consultation. The information received from those who contacted the office were not supportive of a change.

**RESOLVED** not to recommend to Cornwall Council that a detailed review be made of whether there should be a Trevone Parish Council separate to that of Padstow Town Council.

**Councillor M Saunders requested that his name be recorded as voting against this decision.**

Councillor Buscombe returned to the meeting.

**2019/44 Fingerposts:** Members gave consideration to the agenda report, noting that new signage in the car park had seen a decrease in enquiries. As such, it was felt the fingerpost on the railway platform was no longer required.

Members were supportive of the proposal for the fingerpost on the bandstand. It was noted that the fitting costs for the fingerpost was unknown at present, however the Responsible Financial Officer had advised this could be met using the Capital & Project Contingency Budget, this being £30,000. Costs of the fingerpost was detailed in appendix 1 of the report.

**RESOLVED** i) not to purchase a fingerpost for the Railway Car Park; ii) to purchase a fingerpost for the bandstand as outlined in appendix 1 to the agenda papers sent "to follow"; and iii) that the cost be taken from the Capital & Project Contingency Budget.

A member raised concern that the directional "Toilet" signs at the end of the Camel Trail near to the workshop units were not large enough. He outlined his concern with some people who were relieving themselves behind the units. It was suggested that an additional, larger, sign be placed above the signage requesting cyclists to dismount.

**RESOLVED** to install a larger sign directing members of the public to the Railway toilets above the sign requesting cyclists to dismount at the end of the Camel Trail.

**2019/45 Reports from Members/Outside Organisations:** One member provided an update on a recent Camel Trail Advisory Group meeting they had attended. It was noted that a scheme of works had been developed for the trail for the Wadebridge to Wendford section. A repeat of vandalism and graffiti on benches was thought to be a local individual as it matched previous graffiti. It was felt slow improvements were being made to the area. An increase in the use of electric bikes and an increase in use of the trail by older people had been noticed. The Group had asked to use Padstow Town Council's Chamber for its September meeting and the Town Clerk had agreed to look at future availability for the group as well.

**2019/46 Meeting Dates: RESOLVED** to i) hold an Extra Ordinary Meeting of Full Council on Tuesday 16 July at 7 pm in particular Lawns Car Park Improvement Works update and tenders and Cory and North Quay Toilets expressions of interests; and ii) that the meeting of the Highways, Transport and Parking Committee be moved from 16 July to Tuesday 23 July at 6.30 pm; and iii) the Finance and General Purposes meeting on Tuesday 23 July be at 7pm or on the rising of the HRT Committee, whichever the later.

**2019/47 It was RESOLVED to exclude the press and public due to the confidential nature of the business about to be transacted.**

**2019/48 Confidential Minutes Tuesday 28 May 2019: RESOLVED** that the confidential minutes of the Full Council meeting held on Tuesday 28 May 2019, were a true record of the meeting and they were signed by the chair.

**2019/49 Confidential Minutes: RESOLVED** to adopt the confidential minutes and approve recommendations (if any) of the Staffing Committee meeting held on 18 June 2019.

**2019/50 Workshop Unit – Lease Issue:** See confidential minutes.

**2019/51 Padstow Core Building:** See confidential minutes.

Meeting closed at 8.56 pm