

PADSTOW TOWN COUNCIL

Minutes of the Full Council meeting held remotely on Tuesday 23 February 2021 at 6.30 pm

Present: C Watson-Smyth (Chairman), A Flide (Vice-Chairman), R Buscombe, M Evans, K Freeman, R Higman, J O'Keefe, M Rickard, H M Saunders, Mrs A E Symons, D N Vivian and Mrs T Walter

In Attendance: Mrs K Pemberton (Town Clerk) and Mrs S Daly (Support Officer and Minute Taker) and 4 members of the public (3 in part)

2020/136 To receive apologies for absence and announcements: There were no apologies for absence or announcements.

2020/137 Declarations of Interest: There were no declarations of interest.

2020/138 Dispensations: There were no dispensations.

2020/139 Public Participation:

- i) **Cornwall Councillor's Report:** Cornwall Councillor R Buscombe provided an update in relation to queries from members of the public as to the safety of the gaps and ditches left by Cornwall Council following recent works along the coast path from stile field to George's Well. He noted that due to the weather, it had not yet been possible for CC Officers to attend a site meeting but it was hoped this would take place in the next few days.
- ii) **Police Report:** Members noted the police report for the period 23/1/2020 to 23/02/2021.

2020/140 Minutes Tuesday 26 January 2021 RESOLVED that the minutes of the meeting held remotely on Tuesday 26 January 2021 be signed as a true record.

2020/141 Treceus Development Phased Strategy: At the invitation of the Chair, representatives of Situ8 Planning Consultancy and Poltair homes were invited to present on the latest development proposals at Treceus Farm. Comments from Situ8 included:

- Client has a number of options for development, as identified on map in the additional agenda paper. Client wished for development to avoid piece-meal approach and adopt a holistic approach which addresses community needs raised/identified in the Padstow Parish Neighbourhood Plan e.g land for next phase is a logical extension of existing site, not in the AONB and could address business needs;
- Welcomed any guidance and advice from Town Council as to what would be useful to the Parish;
- Keen to engage with community and hold public consultations when allowed.

Comments from Poltair homes included:

- Focus of previous phases had been on delivery of much needed affordable housing with 114 being subject to a 106 agreement;

- Contributions had been made to educational services, public open spaces and a play area;
- Ethos for the development is to add community value as evidenced by the honoured commitment to sell a number of the phase 4 properties to Cornwall Council for the purpose of both affordable and open market dwellings for private rent;
- Poltair are looking to deliver good quality, tenure blind housing. Ambition is to create an attractive neighbourhood not just urban sprawl. The development could complement the approaches identified in the Neighbourhood Plan and could include:
 - senior housing, self-design and self-build schemes;
 - as an exception site would need to be affordable led for which there is still demonstrated need;
 - Size of housing would need to be discussed in relation to need;
 - Senior living could be an important feature potentially with sheltered support containing community facilities;
 - Open market housing for full time occupancy;
- Government push for custom build and self-build schemes which are well laid out and incorporate green spaces as well as managing surface water disposal.
- No numbers for development at present, helpful to have collaborative engagement to help inform this. Discussion on a wider scale will help create community cohesion and avoid a piece-meal development.

Comments from Cornwall Councillor Buscombe included:

- Would defer to Home Choice Register, however noted he received many comments from local residents requesting rental properties for single people other than those of retirement age.

Specific areas of community concern were noted as follows:

Cemetery Extension

- Situ8 map, in to follow paper, marked land next to Padstow Cemetery as a possible cemetery extension;
- The Town Clerk noted that remaining burial spaces were approximately 50;
- It was felt additional burial land was much needed however it was noted that any land would need to be tested for suitability and would likely require appropriate drainage as the water table in the area was known to be high.

Employment

- Felt beneficial to counterbalance tourism employment with light industry employment;
- More homes would need more employment opportunities;
- Noted that Treceus Industrial Estate was busy and well established and a logical expansion;
- Issues raised through NDP process regarding Treceus were difficulty with parking at Treceus, particularly for smaller businesses needing visitor parking;
- Situ8 noted that Miller Commercial had shared some encouraging thoughts around expansion at Treceus. It was noted that Situ8's client could only explore an extension to Treceus on land they owned and not land to the South.

Outdoor Community Facilities

- Comment from Situ8 was that it was felt that the development needed a "heart" in terms of an outdoor facility and question was raised as to the possibility of re-siting Wheal Jubilee Parc by pulling it into the centre of the development. The Town Clerk clarified that the land was currently managed by a trust;
- Comment was made that the Town Council had begun consulting on the redevelopment of the tennis courts into a Multi-Use Games Area (MUGA) and that consultation in this regard could have useful data for the development.

Connectivity

- Concern was raised that developments had not improved connectivity with the existing community, cycle routes or pedestrian routes and that the route to town continued to be along a main road;
- Situ8 agreed that connectivity was a key issue and welcomed speaking with any organisations/groups in the parish regarding possible routes that could be explored.

Sustainability

- Comment was made that new housing should be mindful of Cornwall Council's climate emergency declaration and climate change effects, and should include sustainable, energy efficient features;
- It was noted that future proofing the development was at the heart of the project and that in phase 4 all properties included air source heat pumps, no fossil fuel systems were installed and all houses had SAP rating B. The designs were very much in line with planning for the future and all highly insulated.

2020/142 Clerk's Report: The Clerk's report was noted for information.

2020/143 Committees/Working Group Meetings: RESOLVED to receive the minutes of the Planning Committee meeting held remotely on 9 February 2021.

2020/144 Finance: Monthly Accounts and Payments February 2021

- a) The monthly finance report was noted.
- b) It was **RESOLVED** to i) ratify payments made February (a) of £4,411.97, standing orders or direct debits (regular payments of the same amount of £10,254.69 and direct debits of £482.93; and ii) to ratify payments made February (b) of £3,639.81 and £150,000 and direct debits of £1,683.55.
- c) Car park takings were noted.

2020/145 Correspondence:

- a) Correspondence for information was noted.

2020/146 Election Update: The Town Clerk referred members to the agenda update in this regard. It was noted that elections were due to take place on Thursday 6 May 2021 with purdah taking place between 22 March to 6 May; all subject to change due to COVID19. The Town Clerk advised that regarding Council decision making during

this time, purdah was not thought likely to impact on normal council business but that members should be mindful of purdah during meetings. The Town Clerk would write to members with further information on the process in the coming weeks.

- 2020/147 Planning Application: RESOLVED to make the following planning application response to the Planning Authority (Cornwall Council) in respect of PA21/01297 Land West of 29 Grenville Road Padstow PL28 8EX - Non Material**
Amendment to Application No PA20/01087 dated 29 June 2020 for a proposed new house - namely erection of an air source heat pump housing by the garage and change in cladding to upper level of elevations substitution of the approved Larch cladding to the upper levels of the elevation with a Cedral cladding.
Supported; As long as noise level is fine on source heat pump.
- 2020/148 Reports from Members/Outside Organisations:** Councillor Vivian reported he had attended a recent meeting of the Sea Cadets. It was noted that the Unit hoped the old portacabin would be removed by the end of the month and the new one installed on the same footprint.
- 2020/149 Future Meeting Dates and Date of Next Meeting:** Future meeting dates were noted. Members recalled the resolution at the January meeting of the Full Council to bring forward the March meeting date due to purdah. It was now known that both meeting dates would be within the purdah period and as such there was no benefit to the new date.

RESOLVED that the March Full Council meeting date be moved back to Tuesday 30 March 2021 and that this be the next meeting of the Full Council.
- 2020/150 It was RESOLVED to exclude the press and public due to the confidential nature of the business about to be transacted.**
- 2020/151 Confidential Minutes Tuesday 26 January 2021: RESOLVED** that the confidential minutes of the meeting held remotely on Tuesday 26 January 2021 be signed as a true record.
- 2020/152 Wheal Jubilee Parc Update:** See confidential minutes.
- 2020/153 Council Land/Tenant Issues:** The oral update was noted for information.

Meeting closed at 7.29 pm