

## PADSTOW TOWN COUNCIL

### Minutes of the Full Council Meeting of Padstow Town Council held on Tuesday 27 July 2021 at 7.30 pm in the Church Rooms, Church Street, Padstow

**Present:** J O'Keefe (Vice-Chairman and Chairman for the meeting), Mrs J Dawe, J H Fidler, A Flide, K Freeman, R Higman, A N Rees, Mrs A E Symons and D N Vivian

**In Attendance:** Mrs K Pemberton (Town Clerk), Mrs N Barnes (Responsible Financial Officer), Cornwall Councillor S Rushworth and 2 members of the public (speakers under agenda item 8).

**2021/52 To receive apologies for absence and announcements:**

Apologies were received from Councillors C Watson-Smyth, M Rickard and Mrs T Walter.

**2021/53 Declarations of interest from Members:** Councillors J O'Keefe, Mrs J Dawe, J H Fidler, A Flide, K Freeman, R Higman, A N Rees, Mrs A E Symons and D N Vivian declared an interest in agenda item 9 Padstow Parish Neighbourhood Plan.

Councillor Mrs Dawe declared an interest in agenda item 11, Museum Alteration Request.

**2021/54 Dispensations:** 9 requests for a dispensation to participate in discussions and vote were received in respect of Agenda Item 9: Padstow Parish Neighbourhood Plan.

The Chairman read aloud considerations in respect of the dispensation requests. Council noted the reasons given for all dispensations were "without the dispensation the number of persons unable to participate in the transaction of business would be so great as to impede the transaction of business (33a)" and "the dispensation is in the interest of persons living in the authority's area (33c)".

**RESOLVED** to grant Councillors Mrs J Dawe, J H Fidler, A Flide, K Freeman, R Higman, J O'Keefe, A N Rees, Mrs A E Symons and D N Vivian a dispensation to participate in any discussion and vote in respect of "Consideration of the Padstow Parish Neighbourhood Development Plan" from now until May 2022 for the reasons 33a and 33c, as detailed in the dispensation form.

**2021/55 Public Participation:**

Cornwall Councillor's Report: CC Councillor Rushworth reported on the following:-

- Consideration of the Waste Contract has been postponed due to budgetary issues.

- Availability of Vitality Funding in respect of town schemes. This was available for revenue costs only, not capital.
- Looking at "free port" which were tax free trade zones to encourage greater economic growth in Cornwall.
- Availability of Community Chest Fund. He encouraged any local group or organisation to get in touch to apply.

Police Report: The Police report for the period 24/5/21 to 24/7/21 detailing 21 recorded crimes, being an increase of 23.5% was noted. A Councillor advised that a new PC would be starting in the parish from September 2021.

**2021/56 RESOLVED** that the minutes of the meeting held on **Tuesday 29 June 2021** be signed as a true record.

**2021/57 Clerk's Report/Work Programme:** The report was noted for information. The Town Clerk added that the Beach Guardian had been in touch suggesting to meet up with regards to the single-use surf boards. This would be arranged with the Town Clerk and Councillor who raised this matter.

**2021/58 Committees/Working Group Meetings:**

- a) **RESOLVED** to adopt the minutes and approve recommendations (if any) for the meeting of the Finance and General Purposes Committee held on 20 July 2021.
- b) **RESOLVED** to receive the minutes of the Planning Committee meeting held on 13 July 2021.

**2021/59 Land to the West of Polpennic Drive, Padstow:**

The Vice-Chairman welcomed Ian Baker and Richard Ayre from Baker Estates Limited to the meeting to give a presentation on their proposal for land to the west of Polpennic Drive, Padstow. Information boards were displayed at the meeting showing past development as well as proposals for the site at Padstow.

The presentation included:-

- Baker Estates was 5 years old and based in Newton Abbott.
- They currently had 8 developments on going at the moment.
- Outlined they build better quality housing than other developers and houses were bespoke to the area they are in.
- They had won a best residential property award in 2019.
- They were doing a development in Callington, with Callington Town Council pleased with what they were delivering and happy to talk with any Council on the same.
- The site at Padstow was a 5.5 acre site, outside of AONB;
- They were in early stages of development but considered their proposal was different that what was being offered to other developments in the area.
- They considered there was a shortage of bungalows and their scheme enabled people to downsize, then freeing up homes in the town for younger people. This is what was working in Callington.
- In a previous development they had offered the local community first refusal on properties before put to open market;

- Two proposals were one all bungalows and the other with a care home (75 beds). Would also provide shops/hairdressers and jobs to the local economy.
- Comments from Councillors included concerns about connectivity to the town, the walk along the main road to the town, a roundabout at a difficult junction, the price of the bungalows and if they are affordable.
- The Town Clerk asked if the need for residential care had been looked at and many people could not afford properties locally. A Baker Estates representative replied that there was a need for Care Homes in Cornwall and people can move up and down the property ladder.

**2021/60**

**Padstow Parish Neighbourhood Plan:**

**i) Submission Version of the Padstow Parish Neighbourhood**

**Plan:** Members gave consideration to approving the latest version of the Padstow Parish Neighbourhood Plan for submission to Cornwall Council as the Submission Version. Members noted the confirmation from Cornwall Council (CC) that the amendments made to the Plan following CC's screening check were minor and that no further screening was required.

Members also noted that the Steering Group's (SG) proposed changes to the Trevone and Windmill Settlement Area map had not been made. This was because when checking, subsequent to the SG meeting, it was found that adopting the 100-year erosion line would involve the Trevone settlement area boundary cutting through existing buildings. It was felt that this was not appropriate and could lead to challenges from property owners. Therefore, under their delegated decision the Town Clerk and Chairman of the NDP SG agreed that the map remain unchanged.

In terms of the Padstow Settlement Area Map the matter regarding the land at Sarah's Meadow with planning permission was not straight forward and confirmation from Cornwall Council was still awaited. Therefore, members were asked to give consideration to approving the Submission Version of the Plan, subject to any potential change to Padstow Parish NP Map 9 boundary at Sarah's Meadow following their confirmation from Cornwall Council.

**RESOLVED** to i) approve the Submission Version of the Padstow Parish Neighbourhood Plan for submission to Cornwall Council, subject to any potential change to Padstow Parish NP Map 9 boundary at Sarah's Meadow following confirmation from Cornwall Council;

ii) approve supporting documents for submission to Cornwall Council having been circulated and taken as read; and

iii) adopt the notes and approve recommendations of the Neighbourhood Development Steering Group meeting held on 16 June 2021.

- 2021/61 Finance: Monthly Accounts and Payments July 2021**
- a) The monthly finance report was noted.
  - b) It was **RESOLVED** to ratify payments made June (c) of £9,487.29 and direct debits of £3,297.28 and to note wages paid (gross including contributions) of £23,262.90.
  - c) Carpark takings were noted.
  - d) The availability of bank reconciliations for inspection was noted.

- 2021/62 Museum Alteration Request:** Councillor Mrs Dawe left the meeting for this item.

Councillors were referred to the agenda report for their consideration. It was noted that as per the lease they would need to return it back to its original state anyway.

**RESOLVED** that permission be granted to the museum to fit an extraction fan in the skylight above the rear door and replacement glass panel with pre-drill aperture using a certified electrician.

Councillor Mrs Dawe returned to the meeting.

- 2021/63 Correspondence:** Correspondence for information was noted.

- 2021/64 Reports from Members/Outside Organisations:** There were no reports.

- 2021/65 Dates of Council Meetings:** Date of the next meeting, Tuesday 28 September 2021 at 7.30pm and future meeting dates were noted.

- 2021/66 It was RESOLVED to exclude the press and public due to the confidential nature of the business about to be transacted.**

- 2021/67 RESOLVED** that the **confidential minutes** of the full Council meeting held on Tuesday 29 June 2021 be signed as a true record.

- 2021/68 Lease and Tenant Updates:** Members noted the updates – see confidential minutes.

Meeting closed at 8.36 pm