

# CARDINHAM PARISH COUNCIL

## MINUTES OF VIRTUAL COUNCIL MEETING

**Held via Zoom on Tuesday 17<sup>th</sup> November 2020 at 7:30pm**

**Present:** Councillors J Best, G Tucker, G Rogers, P Tucker, P Claridge, P Fleming, T Irwin, K Morris, L Sutton, County Cllr C Batters and 1 member of the public.

The Chair welcomed everyone to the virtual meeting which began at 7:30pm.

### **Public Session:**

Issues raised were as follows:

- Holy Well sign. The sign is not yet up. Requested that the Parish Council chase this up.
- Treslea Cottage – further development noted ie new summer house in the garden.
- Comments made regarding the 2 planning applications on the rights of way, drainage, listed status of the buildings and features, size and scale, involvement of Historic Environment Planning team. All points noted.
- Correspondence received from neighbouring parishioners regarding the planning applications. Points were raised regarding drainage and visibility at the junction of the Lane and road. All points noted.

### **105/20 Cornwall Councillor**

Cllr Batters reported on the following issues:

- The road at Mount – Cllr Batters had received reports about this area.
- Concerns re Fern Hill, Treslea Cottage and the lambing shed.
- Cllr G Tucker asked about the direction arrow signs that have appeared between Fletchersbridge and Mount – these are for the filming units to follow.
- Cllr G Rogers raised the issue of problems on the Haygrove Road in Millpool – water on the road there, causing major problems. Cllr Batters to contact Highways about this.

Councillor Batters then left the meeting.

### **106/20 Apologies**

None

Cllr P Claridge gave his apologies and left the meeting.

### **107/20 Declaration of Interest**

The Chair and Cllr P Tucker declared their interest in item 6 on the agenda.

### **108/20 Minutes of the Previous Virtual Zoom Meeting 20<sup>th</sup> October 2020**

The minutes of the meeting held on 20<sup>th</sup> October had been circulated. The minutes for the meeting held on 20<sup>th</sup> October had been proposed by Cllr L Sutton, seconded by Cllr T Irwin and agreed as a true record of the meeting and will be signed by the Chairman. Councillors requested

That in future, when footpaths are mentioned in the minutes, a description of where they are is given in addition to the footpath reference number. Clerk to action.

### **109/20 Matters Arising**

- Footpath 18, from Treslea Cross through Bury woods to Maidenwell – there is an issue with the stile and gate which Cllr G Tucker will look into.

The Chair declared her interest in the following item. She asked for clarification on the amount please, before leaving the meeting. Cllr P Tucker declared an interest and left the meeting.

### **110/20 Chair's Honorarium**

The amount to be paid this year is £350 in view of the fact that this year has been an exceptionally challenging and difficult year.

It was noted that this is a way of saying thank you to the Chair for all the effort and hard work she has put in this year which has been greater than in other years. It was noted that the amount this payment is considered carefully each year, based on what the current Chair is available to do in terms of time and knowledge, and can be reduced as well as increased, based on what the Councillors agree to be a fair amount. Cllr K Morris proposed to keep the level for this year at £350 as already agreed, Cllr L Sutton seconded and all Councillors present unanimously agreed.

The Chair and Cllr P Tucker returned to the meeting.

### **110/20 Planning Decisions**

- PA20/07203 Woodhall, Bunnys Hill, Cardinham, Bodmin Cornwall PL30 4EB. Resubmission of PA18/06154. Change of use and extension of garage to self-contained annexe for ancillary and holiday letting uses, together with associated works. Approved.
- PA20/06515 Land North West Of Treslea House, Cardinham, Bodmin, Cornwall PL30 4DL. Prior Notification for the erection of a building for the storage of feed and fodder. Decided: prior approval not required.

### **111/20 Planning Applications**

- PA20/09005 Mr Griffiths, St Meubreds Cottage, Church Road, Cardinham Bodmin PL30 4BL. Listed Building Consent for renovation of cottage to 1-bedroom dwelling with associated parking and amenity. (Planning officer Peter Daines) Cllr G Tucker proposed support with conditions, Cllr K Morris seconded, all in favour.
- PA20/09006 Mr N Griffiths, Barns Adjacent To St Meubred's Cottage Cardinham. Conversion of barn to 2 bedroom residential dwelling with associated amenity and parking. (Planning officer Peter Daines.) Cllr L Sutton proposed support with conditions, Cllr P Tucker seconded, all in favour.

Please see Appendix at the end of the minutes for the Councillors' detailed comments and decisions on both of these applications. These submissions have been sent to Cornwall Council planning officers for their consideration.

**112/20 Finance reports and payment of accounts**

The income and expenditure report for November showed:

Receipts of £nil & Payments of £1174.83 made up of:

Funeral Fees - £20.00

PAYE Payment - £82.80

Clerk's wages (£331.20) and expenses (£42.63) - £373.83

Grounds maintenance - £313.20

Replace cheque 1080 from Dec2019 to The Poppy Appeal - £17.00

Chair's Honorarium- £350.00

Wreath/Donation to Poppy Appeal - £18.00

A Budget to Actual comparison up to October 2020 and a September bank reconciliation had also been prepared. These have been added to the website. First draft of budget 21/22 prepared and distributed for consideration at December meeting.

**113/20 Correspondence.**

The following correspondence was received during the month:

- Play equipment brochures
- UK POS brochure
- ICO – contacted ICO re the unbanked cheque for this year's subs – the office is currently closed with employees working from home - all cheques are gradually being dealt with but there is currently a huge backlog.
- Reply from Cormac re the highways query raised at the last meeting.
- Query received from St Neot clerk -dealt with

**114/20 Footpaths.**

As mentioned earlier in the meeting any footpaths mentioned in the minutes should also include a brief description if where they are in the parish.

**115/20 Highways**

No specific roads mentioned but it was agreed that the condition of the roads in general seems to be deteriorating.

**116/20 Cemetery**

The 2 quotes received from Eager Beaver and Lanhydrock Garden Services had been received and were considered by the Councillors. The quotes each provided separate figures for the higher cemetery, which is looked after by the church, and lower cemetery, which is maintained by the Parish Council. It was proposed by Cllr P Fleming and seconded by Cllr T Irwin to accept the quote from Eager Beaver for the Lower cemetery. Chair will notify Eager Beaver. It was noted that the Church has accepted the quote from Lanhydrock Garden Services for the Higher Cemetery.

**117/20 Parish Matters**

None

**118/20 Items for the next agenda**

Budget and precept.

The meeting concluded at 9.16pm

Chairman:

Date: 15<sup>th</sup> December, 2020

**Appendix****Submission on PA20/09005:****Cardinham Parish Council response to planning application PA20/09005****PA20/09005 Mr Griffiths, St Meubreds Cottage, Church Road, Cardinham Bodmin PL30 4BL. Listed Building Consent for renovation of cottage to 1-bedroom dwelling with associated parking and amenity. (Planning officer Peter Daines)**

The Cardinham Parish Council welcomes the renovation of St Meubreds Cottage which is currently a neglected historic building with Grade 2 listing.

The Councillors are pleased with the involvement of the Historic Environment (Planning) Team, which it is felt will ensure the renovations are carried out in a sensitive and appropriate way having regard for the listed status of the cottage.

The Parish Council agrees with the HEP's recommendation for the renovation as a **one-bedroom holiday** cottage only with no extension. The Parish Council therefore supports this application but with the condition that the Cottage is used as a holiday cottage only and not as a residential dwelling due to its small size.

The Parish Council would like the following comments to be taken into consideration by the planning officer when he is making his decision regarding the planning application for the Cottage and the development of this site:

The North boundary of the Churchyard comprises the Churchyard wall, the North gate of the Church and St Meubred's cottage – all are Grade 2 listed and therefore due care and regard should be taken during renovations of the cottage.

The relationship between the Cottage, the Barns and the graveyard is unusual. The Cottage and Barns were built into the graveyard, which is roughly eaves height of the buildings so the graveyard physically abuts the rear(S) walls of the Cottage and Barns. Note - the proprietors of the graveyard have **no liability** in respect of this conjunction.

Rights of way –the public have accessed the North Gate of the Church via both the track to the south and the track to the west of the triangular area. These rights of way must not be obstructed nor blocked.

Visibility – the Councillors have raised concerns regarding the wall that is proposed to enclose the amenity and parking area. They believe that this would have a negative impact on the visibility at the junction for traffic coming out from the private lane onto the road.

Drainage – There needs to be clarification on the drainage provisions as these are not clear from the plans, there being some disparity between SWW Sewer plan, the Application forms Foul drainage Assessment forms and design and access statements for the two properties (PA20/09006 and PA20/09006). The plans agree that foul sewage from the 2 properties will, after renovations are complete, discharge into a single existing septic tank that is located in the triangular amenity area. However, residents in the area dispute that there is an existing septic tank in this location. This is supported by the fact that neither the St Meubreds Cottage nor the Barns had sanitation (toilets drainage or running water) so would not have needed a septic tank.

Surface water drainage – there doesn't seem to be any information in the Design and Access regarding how this is to be dealt with. The Parish Council would welcome further details please.

The size of the cottage – The Parish Council agrees with HPE that due to the tiny size of this dwelling and its small amenity area, it could only ever be suitable as a holiday let and would not be suitable as a residential dwelling. Additionally, it should be noted that the small size of the Cottage is a crucial aspect of its historic importance and interest.

### **Submission on PA20/09006**

#### **Cardinham Parish Council response to planning application PA20/09006**

#### **PA20/09006 Mr N Griffiths, Barns Adjacent To St Meubred's Cottage Cardinham. Conversion of barn to 2-bedroom residential dwelling with associated amenity and parking. (Planning officer Peter Daines.)**

The Cardinham Parish Council welcomes the renovation of The Barns, which is currently a neglected historic building and which is situated adjacent to St Meubreds Cottage.

The Councillors are pleased with the involvement of the Historic Environment (Planning) Team, which it is felt will ensure the renovations are carried out in a sensitive and appropriate way having regard for area in which it is situated and the close proximity of the Grade 1 listed Church and the Grade 2 listed Cottage, North gate of the Church and the churchyard wall.

The Parish Council supports this application but want the planning officer to take into account the following points when forming his decision regarding the development of this site please:

Several of the Councillors were of the opinion that this development would be too small to be considered as a residential dwelling, particularly in view of the tiny amenity space which risks residential amenity conflict and they felt that it would be preferable as holiday accommodation. However overall, the majority of councillor agreed with HEP that this could be a residential dwelling.

The Barns form part of the setting of and backdrop for the Grade 1 listed church. The Grade 2 listed cottage abuts the Barns and these Barns were formerly Lord Vivian's stables which although they are unlisted are an important historical feature of this part of the village.

The relationship between the Cottage, the Barns and the graveyard is unusual. The Cottage and Barns were built into the graveyard, which is roughly eaves height of the buildings. The graveyard physically abuts the rear(S) walls of the Cottage and Barns. The proprietors of the graveyard have no liability in respect of this conjunction.

The area between the Barns and the storage room (this area being known locally as the bowling alley or skittle alley) is shown as having a low wall to the front of it and no roof. This area currently has several large granite posts situated along the boundary where the proposed new low wall is shown on the plans. These granite uprights are an integral feature of this area providing positive visual impact on this side of the lane. The Parish Council therefore believes these posts should be retained with any walling being infill in between them.

A further concern is the replacement of the roof – currently it is difficult to ascertain from the plans and Design and Access statement exactly how the roof will look in terms of the angle of pitch and the final shape. The visual impact of the roof is an important aspect of this area. This little row of buildings is significant as it forms part of the setting for the Grade 1 listed Church and is in such close proximity to it, Roof angles should be carefully considered with the backdrop of the Church and Churchyard in mind.

Rights of way - The public have always had access and use of the North gate of the Church via both the track to the south and the track to the west of the triangle (proposed parking and amenity area). These tracks must not be obstructed or blocked.

Visibility – Concerns have been raised regarding the visibility at the junction where the private lane joins the road – if the proposed amenity/parking area is walled residents are concerned that this will have a negative impact and significantly reduce the visibility for road users joining the road from the private lane.

Drainage – There is some disparity between the SWW sewer plan, the Application Form, the Foul Drainage Assessment Form, and the Design and Access statements for the Barns and St Meubreds Cottage. However, all documentation is in agreement that foul water and sewage is to be discharged from the Barns and the Cottage into a single septic tank. The Access statement says that there is an existing septic tank in the triangle amenity area, but the Parish Council disputes this, since neither the Barns nor the Cottage had sanitation (drainage, toilets, running water etc) and would therefore not have had need of a septic tank. Currently the residents are served by a mains water supply that runs through the middle of the proposed amenity/parking area.

Surface water drainage – this has not been addressed in any of the planning documentation for either of the proposed applications. The Parish Council would welcome further details on this please.

It should further be noted that Cardinham Village currently has no shop, no pub and no regular bus service, The Parish Hall provides some facilities such as occasional film nights and pop-up pub evenings etc.

End.