

# Marhamchurch Parish Council

Tuesday 26<sup>th</sup> November 2024

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The meeting of Marhamchurch Parish Council was held on the above date at 7:30pm, in Marhamchurch Sunday School Rooms.

## Councillors Present:

Chair Cllr Perry, Vice-Chair Cllr Edwards, Cllr Biddick-Bray, Cllr Grigg, Cllr Hunter, Cllr O'Sullivan, Cllr Proudfoot, Cllr Waterhouse.

**Also in attendance:** County Councillor Nicky Chopak & Clerk E Hawkins.

4 members of the public were present for the meeting.

Cllr Perry opened the meeting and welcomed everyone.

## Record and Approve Apologies.

**24/270**

None.

## Confirm Minutes from the October 2024 meeting and ratify all decisions taken therein.

**24/271**

It was resolved to approve the minutes and ratify all decisions made at the meeting held on Tuesday 15 October 2024. Proposed Cllr Hunter. Seconded Cllr Perry. 7 in favour. 1 abstained due to not being at the meeting. Chairman signed them as a correct record.

## Declarations.

**24/272**

- (i) Cllr Perry declared longstanding interests in Agenda item 9c: Playpark.
- (ii) Cllr Grigg declared interest in Agenda Item No 8bi: PA24/07782 | Erection of 20 dwellings (including 30% affordable housing), public open space, access and associated works | Land East Of Strathmore Hilton Road Marhamchurch.
- (iii) No other new declarations.

## Dispensations.

**24/273**

- a) To note approved dispensations relevant to items on the agenda.
  - (i) Dispensation noted for Cllr Perry re Agenda item 9c: Playpark.
- b) To review new dispensations requests.
  - (i) New dispensation request from Cllr Grigg re Agenda Item No 8bi: PA24/07782 | Erection of 20 dwellings (including 30% affordable housing), public open space, access and associated works | Land East Of Strathmore Hilton Road Marhamchurch. Request to stay in the room but not comment or vote. Cllr O'Sullivan proposed to refuse the dispensation request. Seconded Cllr Hunter. 2 in favour (Cllr O'Sullivan & Cllr Hunter). 0 against. 5 abstained (Cllr Perry, Cllr Edwards, Cllr Biddick-Bray, Cllr Proudfoot, Cllr Waterhouse). Cllr Grigg did not vote. Motion to refuse dispensation was passed.

Signed: \_\_\_\_\_ Chairman. 15/10/2024

**Matters Arising – for report only.**

**24/274**

**Public Open Session.**

(To receive statements, questions, and answers from the public on an agenda item)

**24/275**

A request from member of public to discuss items not listed on the agenda. The Chairman used his discretion and allowed resident to raise the issues, on the understanding that no resolutions could be passed on the matters discussed.

Concerns were raised about ongoing issues re Campervan parking overnight in the Viewing Point carpark. This has been an issue since 2022. Cllr Chopak updated that the concerns have been raised 3 times with Cornwall Council Enforcement Team – unfortunately there are no Enforcement officers who do overnight / early morning inspections. She will flag again with Enforcement.

Concerned about the ‘pop up’ Fresh Fries – seems to be storage unit there along with gas bottles. Cornwall Council are monitoring this as there have been complaints made previously. Cllr Chopak will flag up new concerns.

Whalesborough concerns re industrial vehicles parking at the Viewing Point car park at 7am waiting to go into the site. Photos were provided. Cllr Chopak to look into this.

**Correspondence.**

**24/276**

All circulated via email and listed at bottom of agenda.

Clerk will no longer list individual emails circulated but will keep correspondence on as an agenda item.

**Planning.**

**24/277**

a) **Decision Notices/Updates:**

- (i) PA24/07561 | non-material amendment in relation to decision notice PA24/01876 dated 18/06/2024, namely 1) Alter roof form and external envelope. | Whalesborough Farm Marhamchurch Bude – APPROVED UNCONDITIONAL
- (ii) PA24/06646 | Demolition of garage and construction of detached dwelling without compliance with condition 2 of decision notice PA22/11435 dated 26/04/2023 | Land Adj. Verona Helebridge Road Marhamchurch – Approved.

b) **Planning Applications/Appeals:**

*Any late planning applications received will be discussed but not decided under this section.*

- (i) PA24/07782 | Erection of 20 dwellings (including 30% affordable housing), public open space, access and associated works | Land East Of Strathmore Hilton Road Marhamchurch.

**CLLR GRIGG LEFT THE ROOM.**

A very detailed discussion was had regarding the above application. It was noted that a previous application was refused in 2019 and turned down at appeal.

Signed: \_\_\_\_\_Chairman. 15/10/2024

Proposal made that Marhamchurch Parish Council recommended refusal of this application for the following reasons:

MPC fully supports the Planning Officer's Reason for Refusal of the previous Planning Application for the site being contrary to Policies 1, 2(1) 3, 7, 9 and 23 (1) of the Cornwall Local Plan Strategic Policies 2010 - 2030 (November 2016), a reason which was supported by the Planning Inspector at appeal. Bearing in mind their nature MPC fails to see how conflict with those policies can be addressed & certainly are not addressed in this application.

Additionally, the application conflicts with the Neighbourhood Plan VISION FOR MARHAMCHURCH especially Policies MNP1, MNP5 & NP12 of the plan

MPC disputes the viability of the tree planting schedule & CANOPY PROVISION PLAN bearing in mind the elevated nature of the site which challenges tree survivability as evidenced by the lack of natural tree growth in the area.

MPC strongly disputes the applicant's claim that the "Site is surrounded on three sides by existing built environment and housing" agreeing instead with the Planning Inspector's conclusion when she states "That there is an existing agricultural building adjacent to the south east corner does not suggest that the settlement is enclosed by features to an extent that would constitute rounding off".

MPC notes the absence of solar panels as part of the proposed development & would request that any planning permission granted would be conditional on the incorporation of these.

MPC also objects to the scale of the development & feel it is disproportionate to the needs of the parish.

This proposal was made by Cllr O'Sullivan. Seconded by Cllr Edwards. Unanimous.

#### **CLLR GRIGG RETURNED TO THE MEETING.**

#### **To receive oral or written reports and authorise any action**

**24/278**

a) Chairman.

- Meeting with Revel Field Committee Trust – agreed that Shed should be removed due to safety concerns.
- Trees in Cemetery need some attention.
- Discussions with The Bray Committee who are desperately seeking finances to make essential repairs.
- Remembrance Service very well attended. Thank you to Cllr Hunter for all her help and others who were involved.
- Cllr Perry and Cllr Edwards attended The Revel awards event – thank you to the Revel Committee for the donation of £200 to Marhamchurch Playpark.
- Very saddened by the terrible fire in Marhamchurch Playpark. Put a post on Marhamchurch Matters re the fire, but the post has since disappeared and it appears that Cllr Perry (along with his wife) no longer have access to Marhamchurch Matters.

b) Cornwall Councillor.

- Full Council meeting held flagging concerns re new Farmers Legislation released recently.
- New Cornwall Council Budget consultation is live and everyone encouraged to take a look. There is

Signed: \_\_\_\_\_Chairman. 15/10/2024

not a lot of good news re finances for Cornwall Council.

- Highways budget – Cornwall Road network is under huge pressure.
- Vote of No Confidence was held on 7 November but vote was lost. Concerns re Newquay airport being sold to private buyer and carpark transfer to private owners. Announcements expected in the New Year.
- New Waste and Recycling system is in place now. Any concerns to be flagged online.
- New booking system to be implemented in Recycling Centres, including Bude.
- Next CAP meeting scheduled for 9<sup>th</sup> December – and will be held virtually with a focus on transport.
- Cllr Chopak offered some finances towards replacement bench.

c) Playpark.

(i) Damage to bench and fence due to fire.

Thanks to Cllr Grigg, who was the original contractor that replaced the fence back in 2022, for repairing the fence so quickly, ensuring the area was safe and secure again. Thanks to Cllr Perry and George for going down and clearing the burnt-out bench. Thanks to anyone else involved in the clear up.

Clerk had been contacted by Mum of a young person involved in the fire, their sincere apologies were sent and offer of a donation towards the replacement bench made. Cllrs directed Clerk to make contact and accept offer of contribution towards the replacement bench.

Cllr Bray advised that she has also been contacted by another young person involved with the incident, who sent her sincere apologies.

(ii) Statement to Police and correspondence.

Clerk advised that she had provided the Statement to Police (which had been circulated to Cllrs) but had not heard anything back.

(iii) To discuss 'working party' on all Playpark matters.

Deferred due to time constraints.

(iv) Annual Park Inspection with Cormac (£195.86 +VAT)

Cllrs happy to approve the quote. Proposed Cllr Biddick-Bray. Seconded Cllr Proudfoot. Unanimous.

Maintenance – still pending.

d) The Clerk.

- Want to apologise to everyone for not publishing the agenda within required timeframe. Clerk requested that should Cllrs notice that anything time sensitive, has been overlooked, could they please call or text.
- Info session re moving to a gov.uk domain – CALC confirmed that it was not mandatory. PC does not want Clerk to look into this any further.
- Purchase Cornish flags – better quality? How many? Purchased 3 Cornish (£4.45 ea) and 1 Union Jack (£3.32) late Feb and have been asked for more now. Single heavy duty flag est. £14.99. It was agreed to trial a more heavy duty one to compare.
- Have received forms back from TSB, some amendments required which Clerk will action. Hopefully straight forward.
- Signs for the public toilet have been installed thanks to Cllr Perry for helping with this.

Signed: \_\_\_\_\_Chairman. 15/10/2024

**Cllr O’Sullivan suggested that Agenda Item 13: The Bray Village Hall be brought forward so a member of the Village Hall Trust could update the Council. This was supported by The Chairman and Council members.**

### **The Bray Village Hall.**

**24/282**

The village hall trustees are trying to raise a total of £48,000 to remedy current structural problems, with a prospect of more required in the near future. This is way beyond the capacity of the hall to provide by itself, fundamentally due to the lack of use of the hall by the community. This has also been reflected by the lack of response from potential national funders noting the lack of local use of the hall.

The village hall trustees are going to produce a potted history of the hall, description of current issues and problems and offer a series of options to the local community to consider. Accompanying this they will give people a reply sheet to respond to options and offer opinions. This will be circulated to every household in the parish in hard copy form.

The Trustees would like the PC to consider joining them in this survey on the grounds that the village is currently facing a severe voluntary funding crisis with a clash of interests between the Village Hall, Revel Field, and Hele Valley Trail. There is discussion around potentially re-activating the Parish Newsletter, which stopped circulation when the pandemic hit.

As The Bray Hall belongs to The Diocese of Truro – the Parish Council have limited capacity to support financially due to Statutory Duties prohibiting Parish or Town councils contributing financially to religious organisations.

The PC thought trying to re-establish the Newsletter would be a positive thing to do, increasing awareness to the Village of issues faced by The Bray Hall.

### **Consideration and discussion of CCTV to be installed in the Village.**

**24/279**

Offer of donation from resident. Concerns flagged around GDPR, Privacy, image storage, maintenance. It was agreed to not progress this further.

### **Land on Pinch Hill estate (Allotments).**

**24/280**

- (i) Update from Cornwall Legal Team – no updates.
- (ii) Management of hedges

Cornwall Council would consider this to fall within the occupier’s management agreement and that the bindweed is not the boundary feature.

### **The Hele Valley Trail**

**24/281**

**Cllr O’Sullivan requested that the items be discussed in different order, which was supported by Chairman and Councillors:**

- 1. (iii) To resolve to formally withdraw MPC’s Community Ownership Fund grant.**

Cllr O’Sullivan requested that Cllrs accept that everything has been done in an open, honest & transparent manner, and once Cllrs agreed with that statement, Cllr O’Sullivan withdrew the above proposal.

- 2. (ii) Update from meeting with Landowner.**

Signed: \_\_\_\_\_Chairman. 15/10/2024

Cllr O’Sullivan updated that he had met with the landowner. The purpose of the meeting was to explore with him if he'd be interested in discussing other possible alternatives, not just a PC purchase. He made clear he would not be interested in any joint management or maintenance arrangement & was exploring other possibilities. He did confirm the site is still for sale for the advertised asking price.

**3. (i) Heritage Lottery Draft Project Enquiry Application.**

Clerk updated that she had a Teams calls with Project Manager who had a few questions and wanted to talk about areas where the application might need to focus on.

An overview was emailed to Clerk, and circulated to Cllrs for their information. Clerk checked with contact whether the fact that the area does not fall within the Marhamchurch Parish, may be an obstacle. She advised that a letter of support from Bude & Stratton Town Council would be helpful but she did not feel it would jeopardise the application.

Cllr O’Sullivan to request a letter of support from BSTC and have it listed on the agenda for their next meeting. Proposed Cllr Perry. Seconded Cllr Waterhouse. Unanimous.

**4. (iv) Any other matters (for discussion only).**

Clerk updated that she had received communication from COF Team. Waiting for further communication.

**Neighbourhood Plan.**

**24/283**

No updates.

**Re-development of Bude Skate Park request for financial support from BSTC.**

**24/284**

Due to time constraints this matter was deferred.

**Parish Grant Applications.**

**24/285**

3 applications received from:

Marhamchurch Preschool (£240) to purchase resources for the setting.

Marhamchurch PSFA (£300) to help towards subsidising cost of school Christmas Theatre Trip.

The Bray (as much as possible) towards repairs of the Village Hall.

It was resolved to allocate funds of £860 (£40 for wreath purchases) accordingly:

Preschool: £300

PSFA: £300

The Bray: £260 towards set up of Newsletter.

Proposed Cllr Perry. Seconded Cllr Proudfoot. Unanimous.

**Update from meeting with Revel Trust Committee.**

**24/286**

Not discussed.

**Christmas Tree Festival.**

**24/287**

Signed: \_\_\_\_\_Chairman. 15/10/2024

CLlr Waterhouse advised this is in hand.

**Community Chest Grant.**

**24/288**

Clerk directed to submit request for funds to replace burnt out bench in Playpark. Proposed Cllr Perry. Seconded Cllr Biddick-Bray. Unanimous.

**Reserves Account – discussion to transfer money earmarked for specific items.**

**24/289**

Deferred due to time constraints.

**Community Infrastructure Levy (CIL) expenditure.**

**24/290**

To monitor PC's expenditure. As at 31 March 24 MPC had £3326.02 unspent CIL money, received in 23/24 financial year. August 2024 spent £558 on repaint of Phonebox which houses the Defib. Leaving £2768.02. 5 years from receipt of CIL to spend.

**Duchy Defib Update.**

**24/291**

Deferred due to time constraints.

**To consider adopting the Model Councillor-Officer Protocol.**

**24/292**

Deferred due to time constraints.

**Local MP contact details card.**

**24/293**

Deferred due to time constraints.

**Precept 25/26.**

**24/294**

Deferred due to time constraints.

**NALC: Local Government Services Pay Agreement 2024/25.**

**24/295**

Deferred due to time constraints.

**Annual Clerk Review.**

**24/296**

Deferred due to time constraints.

**Quarterly Financial Check.**

**24/297**

Deferred due to time constraints.

**Quarterly Budget Report 1 July-30 Sept 24.**

**24/298**

Signed: \_\_\_\_\_Chairman. 15/10/2024

Deferred due to time constraints.

### **Finance & Legislation.**

#### **24/299**

- a) Approval of payments as per schedule (£2,292.81) and consider payment of urgent accounts presented by the date of the meeting. Proposed Cllr O’Sullivan. Seconded Cllr Perry. Unanimous.
- b) To note Income & Bank Balances as per the schedule. Noted.
- c) To note Bank reconciliations. Noted.

**Parish Matters** – Agree action and authorise associated expenditure.

#### **24/300**

Deferred due to time constraints.

### **Urgent Matters raised with the Chairman since the Agenda was published.**

#### **24/301**

Clerk advised there was a confidential matter to be discussed at closed part of meeting.

Chair proposed to resolve that in view of the confidential or special nature of the business to be discussed, the public are excluded and instructed to withdraw. Seconded Cllr Biddick-Bray. Unanimous.

### **Cllr Chopak left the meeting. The meeting was closed at 9:55pm.**

The confidential matter was discussed and an agreement was met. Proposal was made to not contribute. Cllr O’Sullivan. Seconded Cllr Perry. Unanimous.

### **The meeting was reopened to the public at 10pm.**

### **Date of next meeting and note items from Councillors for the Agenda.**

#### **24/302**

Tuesday 17 December.

Headstone. All urgent matters for Dec meeting, which were deferred.

### **Meeting closed at: 10:02pm.**

#### **PUBLIC BODIES (ADMISSION TO MEETINGS) Act 1960 S1(2) & S1(6)**

During the meeting it may arise that publicity would be prejudicial to the public interest by reason of the confidential or special nature of the business to be transacted and the press and public will be instructed to withdraw.

When this arises, the Chair will recommend to consider passing the following resolution: “to resolve that in view of the confidential or special nature of the business to be discussed, the public are excluded and instructed to withdraw.”

Signed: \_\_\_\_\_ Chairman. 15/10/2024