



Minutes of an ordinary meeting of Budock Parish Council on Monday 28th July 2025 commencing at 7.30pm held in the Treverva Village Hall, Treverva

Present : Cllr J Bastin (Chair) Cllrs K Bailey, P Burnett, D Chatterjee, N Hennell, S Hume

In Attendance : Mrs S Mason Locum Clerk

25-60 SAFETY PROCEDURES – Cllr Bastin advised the meeting of existing safety procedures.

25-61 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Cllr Bastin welcomed members to the meeting and apologies were received from Cllr I Davison.

25-62 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

a. Cllr Burnett – Agenda Item 14.1 Application PA25/04655 Proposal Replacement of Existing Residential Caravan with a Single Dwelling.

25-63 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS none

25-64 PUBLIC PARTICIPATION (LIMITED TO ITEMS ON THE AGENDA)

Cllr Burnett left the meeting.

14.1 On behalf of the applicant, the planning agent explained that after a previous applicant a planning inspection had accepted that there was potential for a replacement caravan on the site although there were planning barriers. The application is for a multi generational replacement dwelling but if permission is refused the applicants would consider a return to two caravans on site in line with the Planning Inspectorate in 2017.

A resident felt that the new design is significantly larger than previous proposals or the guidance provided by the Planning Inspector.

Cllr Burnett returned to the meeting.

25-65 CHAIRMAN'S REPORT none

25-66 TO RECEIVE AND APPROVE THE MINUTES OF THE ANNUAL MEETING OF THE COUNCIL HELD ON MAY 19TH, 2025 AND THE CHAIR TO SIGN THEM

The Chairman advised that these had now been circulated it was proposed by Cllr Hennel, seconded Cllr Chatterjee and **resolved** that the minutes were a true record and signed by the Chair.

25-67 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA

It was noted that the following items were outstanding.

- adding Cllr Burnett to the bank mandate remained outstanding.
- review of Standing Orders referred from Annual Meeting

25-68 TO RECEIVE AND APPROVE THE MINUTES OF THE FULL COUNCIL MEETING HELD ON THE JUNE 30th, 2025 AND THE CHAIR TO SIGN THEM

It was proposed by Cllr Hennell, seconded Cllr Chatterjee and **resolved** that the minutes were a true record and signed by the Chair.

25-69 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA

None

25-70 TO RECEIVE A REPORT FROM THE CORNWALL COUNCIL DIVISIONAL MEMBER

Cllr Saunby reported matters referred within the parish :

- Traffic speed in Budock - he continued to receive complaints about traffic speed but had not received any response for a call for volunteers to form a Speedwatch for the village.
- Hedge Cutting at Vicarage Hill – he has reported the overgrown hedges in need of trimming.
- The Cornwall Councillor Community Chest budget has been reduced to £1400 per member.
- Treverva Polytunnel – the work of the case officer on the retrospective planning application is on going. The Planning Officer had offered to look at any information relating to the visual impact of the development. Cllr Saunby agreed to circulate the update from the Planning Officer.
- Persimmon development – The Chair raised two issues with Cllr Saunby. He asked why a Cornish Hedge had been removed at the Persimmon site. Cllr Saunby reported that he had raised this with the developer who had no response, however they had confirmed that they were waiting for further information from Cornwall Council on the bus gate. The Chair noted that the parish council had not been consulted on the name of the new site by Eve Park, Falmouth.
- Affordable Housing - the Chair asked for an update on how Cornwall affordable housing allocations were being made from Leeds. Members noted that a number of affordable homes had been built in the parish but that the numbers on the register remained unchanged.

25-71 TO RECEIVE CORRESPONDENCE AND AGREE RESPONSES

Cornwall Council Consultation on Dogs on Beaches – a consultation regarding the removal of restrictions on the beach in July and August. After discussion it was proposed by Cllr Chatterjee, seconded Cllr Hennell and **resolved** that the council should make no comment. It was agreed to publish the link to the consultation on the Council's website.

25-72 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

- i. To consider any applications received before the meeting.
 - a. Application PA25/04655 Proposal Replacement of Existing Residential Caravan with a Single Dwelling.
Location Lamanva Shed Lamanva Farm Lamanva Penryn Cornwall TR10 9BJ Grid Ref 176372 / 32037
(Case Officer - Mark Webb)

Cllr Burnett left the meeting.

The Planning Group had considered the application and the planning history on the site and uphold the comments of the Planning Inspector on previous applications, for a new building

to replace the caravan. Cllr Burnett had not been included in the planning panel's consideration of the application.

After lengthy discussion It was proposed by Cllr Hennell, seconded Cllr Chatterjee and resolved to adopt the recommendations of the Planning Panel and object to the application. PA25/04655

Budock Parish Council strongly objects to this application. It should be noted that previous applications at PA16/05872, PA15/09806 and PA99/00859 have all been refused. 16/05872 was refused following appeal and a Planning Inspector Report APP/D0840/17/3173883 dated 11 December 2017. The reasons for refusal by the Inspector are still completely valid. As the footprint of this development far exceeds the maximum allowed by the Planning Inspector and in the subsequent CLUD 18/03977 it is not a replacement. It must be considered as an application for an 'isolated home in the countryside'. The part of the Inspector's refusal relating to 'housing in the countryside' is further endorsed by the site being in a Green Buffer as shown in the Budock NDP plus being outside of a Development Boundary (NDP H1 and H2 plus NPPF para 12)). Nothing in this application merits an exemption under para 84 of the NPPF (2024)

Cllr Burnett returned to the meeting.

- b. Application PA25/03632 Proposal Application for modification of a planning obligation in relation to W2/PA03/01134/F to enable funding for conversion of the outstanding barn and preserve the building. Location Roscarrack Farm Roscarrack Road Maen Valley Falmouth Grid Ref 179049 / 31376 (Case Officer – Chloe Britten)**

It was proposed by Cllr Burnett, seconded Cllr Hennell and **resolved** to object to the application on the grounds that the detail in this application lacked clarity and that there are conflicting statements between planning officers and agents within this application and the previous decision.

- c. Application PA25/04765 Proposal Retention of 5 Caravans for Full Residential Occupancy Location Tresooth Fields Penwarne Road Mawnan Smith Cornwall Grid Ref 176624 / 31545 (Case Officer - Mark Webb)**

Cllr Burnett reported that the development had previously been ruled unlawful by a previous ruling of the Planning Inspectorate. On that basis it was unclear whether the new application was lawful as there remained an outstanding enforcement decision. Members considered that the current application appeared to be an effort to regularise the existing situation, but it was unclear whether that was lawful given the previous decision on the site.

It was proposed by Cllr Burnett, seconded Cllr Hennell and **resolved** that although the council was sympathetic to the needs of the current residents it was confused.

PA25/04765

Budock Parish Council is confused by this application as these caravans should not be in use in accordance with 15/02457. We would ask for a comment from Cornwall Council Enforcement on the legality of this application. Budock Parish Council has some sympathy for the applicants.

- d. Option 5 Day turnaround reply required.**
Application number: PA25/03088 Proposal: Extensions and alterations to an approved conversion of a former cattery building to a residential dwelling. Confirmation only

It was proposed by Cllr Burnett, seconded Cllr Hennell and resolved to agree to disagree with the Planning Officer.

ii. **URGENT APPLICATIONS** (*To discuss and resolve any planning applications that have been received after publication of the agenda and that cannot, due to time constraints, be dealt with at a future meeting of this committee.*)

a. **Application number : PA057171** **Proposal Demolition of existing extension and construction of new extension. Location 7 Merry Mit Meadow, Budock Water, Falmouth Cornwall** **Applicant Mr Kendall** **Grid Ref 176624/31545** (Case Officer Abbie Franklin)

It was proposed Cllr Burnett, seconded Cllr Hennell and **resolved** that the Council had no objections.

b. **Application number : PA25/05168** **Trewen Farm, Budock Water**

It was proposed by Cllr Burnett, seconded Cllr Hennell and **resolved** that the council had no objections to the application.

25-73 TO APPROVE THE PAYMENT OF ACCOUNTS FOR THE MONTH OF JULY 2025

It was proposed by Cllr Bastin, seconded Cllr Hume and **resolved** that accounts for July totalling £1647.90 were approved for payment.

25-74 TO ELECT MEMBERS AS REPRESENTATIVES FOR THE FOLLOWING COMMITTEES

i. Budock Village Hall - deferred.
ii. Budock Playing Field - Cllr Chatterjee

25-75 TO CONSIDER AND AGREE COMMUNITY ENGAGEMENT (A PROGRAMME OF MONTHLY SURGERIES FOR RESIDENTS, FACEBOOK)

It was agreed to defer the matter to the September meeting to allow the Clerk to be present for the discussion.

25-76 TO CONFIRM THE CO-OPTION TO FILL THREE VACANCIES ON BUDOCK PARISH COUNCIL
None had been received at the time of the meeting.

25-77 TO CONSIDER THE CONSULTATION AND REPLY TO CORNWALL COUNCIL FOR THE PROPOSED SPEED LIMIT SCHEME - HILLHEAD ROAD 20MPH AND 30MPH LIMITS PEN BETHAN

Members considered the consultation on revised speed limits at Pen Bethan. Members agreed that there should be a 20mph limit for all areas. It was proposed by Cllr Chatterjee, seconded Cllr Bailey to submit a response and that Cllr Hennell would work with the Clerk to make a response.

25-78 CONSIDER AND AGREE BUDGET FOR NEW EMAILS ADDRESS

It was proposed by Cllr Hennell, seconded Cllr Burnett and **resolved** to accept proposals to move to a .gov website with associated councillor email addresses at a cost of £160 + VAT hosting fees for 3 years and £72/annum for associated email addresses for the Clerk and all members.

25-79 COUNCILLORS' AND CLERK'S ITEMS

- Update Enforcement issue – railway carriage being used as a residential dwelling (Enforce 25/00204) (Cllr Burnett)
- Road Closures notices – to consider how the parish council is notified of road closure notices (Cllr Hume)

25-80 DATE AND TIME OF NEXT MEETING

The Next regular meeting of the Parish Council will be held on Monday September 29th, 2025 at the Budock Village Hall at 7.30 pm.