



DRAFT MINUTES – NOT RATIFIED UNTIL SIGNED BY THE CHAIRMAN

MINUTES OF THE 996th MEETING OF BUDOCK PARISH COUNCIL HELD ON MONDAY 30th March 2026 IN THE BUDOCK VILLAGE HALL

PRESENT: Cllrs Bailey, Bastin (Chairman), Burnett, Hennell, Hume and Moon

IN ATTENDANCE: Cllr D Saunby Cornwall Council divisional member

Members of the public: Two

25-206 SAFETY PROCEDURES

The Chairman explained the safety procedures.

25-207 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Cllr Chatterjee

It was proposed by Cllr Hennell and seconded by Cllr Burnett and:

RESOLVED: that the apologies from Cllr Chatterjee for non-attendance at the full council meeting were accepted.

On a vote being taken the matter was approved unanimously

25-208 MEMBERS TO DECLARE ANY DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS AND ANY GIFTS OR HOSPITALITY OVER £25

None.

25-209 TO CONSIDER REQUESTS FOR DISPENSATIONS FROM MEMBERS

Cllr Burnett declared an interest in the appeal PA25/04655

25-210 PUBLIC PARTICIPATION (LIMITED TO ITEMS ON THE AGENDA)

The agent spoke for the applicant for PA26/01240

(Cllr Burnett left the room)

One member of the public spoke reference appeal reference PA25/04655

(Cllr Burnett returned to the meeting)

25-211 CHAIRMAN'S REPORT

Cllr Bastin commented on our parish precept being only a 4.1% rise which compared very favourably against much higher rises elsewhere.

25-212 TO RECEIVE AND APPROVE THE MINUTES OF THE FULL COUNCIL MEETING HELD ON 23rd February 2026 AND THE CHAIRMAN TO SIGN THEM.

It was proposed by Cllr Hume and seconded by Cllr Hennell and:

RESOLVED that the minutes of the Council Meeting held on the 23rd February 2026 are received and approved.

On a vote being taken by all those who had been present at that meeting.

The Chairman to sign them.

25-213 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA (for information only)

None

25-214 TO RECEIVE A REPORT FROM THE CORNWALL COUNCIL DIVISIONAL MEMBER

Cllr Saunby reported on:

The matter of affordable housing in Budock for Budock related applicants was still unresolved and he was pursuing the issue with Council officials. He will email councillors if he has anything further.

CC are thinking about cancelling Mobile Libraries but nothing until 2027.

The consultation over the Taxi zone system was complete with the Taxi operators wanting the system to remain as a Zonal one.

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25-215 TO RECEIVE CORRESPONDENCE AND AGREE RESPONSES – (for information only)
None

25-216 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL
APPROVED: 09/03/2026 PA26/01229 S52/S106 and discharge of condition apps

Applicant: - Mr & Mrs Felix & Claire Rowe

Location: - Treverva Chapel Treverva Penryn Cornwall TR10 9BN

26/02/2026 PA25/09533 APPROVED

Applicant: - Mr & Mrs Dixon

Location: - Roscarrack Farm Roscarrack Road Maen Valley Falmouth Cornwall TR11 5BL

Proposal Proposed Extension to Listed Dwelling, construction of a car port and improvement of pre existing access track.

PA26/00623 - Land at Belle Vista, Hillhead Road, Kergilliack

The Planning officer had written to BPC to confirm that the Council's concerns re access had been noted and action taken.

25-217 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

Application PA26/01240

Proposal Application for Permission in Principle for the erection of up to five dwellings (minimum of 4, maximum of 5)

Location Land at Lamanva Training Centre Lamanva Penryn Cornwall

Applicant Mr James Mann

Grid Ref 176371 / 31724

RESOLVED that the following be submitted: -

Budock PC objects: As per Annex 1

Cllr Hume proposed, Seconded Cllr Hennell. Carried with one abstention.

(Cllr Burnett left the room)

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78

Site Address:	Lamanva Shed Lamanva Farm Lamanva
Description of development:	Replacement of Existing Residential Caravan with a Single Dwelling.
Appellant's name:	Mrs J Lacey
Appeal reference:	6004801
Appeal Start Date:	27 February 2026

An appeal has been made to the Secretary of State against the decision of Cornwall Council to refuse to grant planning permission. The Chairman explained the process and that Budock PC would present their case at the appeal 10:00 am, 13 May 2026 at the venue tbd.

(Cllr Burnett returned)

Application PA26/01637

Proposal The construction of an additional storey to an existing garage.

Location 47 Watersmead Parc Budock Water Falmouth Cornwall

Applicant Mr J Collins

Grid Ref 178243 / 32003

The status of this application is uncertain so BPC has suspended comment.

25-218 PLANNING APPLICATIONS TO RECEIVE CONSULTATION RESPONSE REQUESTS AND TO RESOLVE A RESPONSE. FORMAL REQUESTS FROM THE PLANNING AUTHORITY RECEIVED BEFORE THE START OF THE MEETING WILL BE CONSIDERED.

None

25-219 TO RECEIVE REPORTS FROM COMMITTEES AND REPRESENTATIVES

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Footpaths and rights of way – nothing to report this month

Tree Warden –nothing to report this month.

Treverva Village Hall –. Broken window repaired and a capital sum placed in an interest-bearing account.

Playing Field – No representative as yet. No volunteers.

25-220 TO APPROVE THE PAYMENT OF ACCOUNTS FOR THE MONTH OF MARCH 2026.

It was proposed by Cllr Bastin and seconded by Cllr Hennell that the accounts were in order and that Cllr Burnett be thanked for taking on the role of Responsible Financial Officer in the absence of a clerk.

25-221 TO CONSIDER LONE WORKING AND SAFEGUARDING

The Chairman and Cllr Burnett had identified potential safeguarding issues with the new Clerk meeting the public one to one. It was decided that the new clerk would be expected to have a venue to meet with the public.

25-222 CONFIRMATION THAT CLLR BURNETT HAS BEEN CARRYING OUT MONTHLY CHECKS ON BOTH THE DEFIB'S IN THE PARISH AND UPDATING THE ONLINE RECORDS:

Cllr Burnett updated the Council on the Parish defibrillators and identified that the Treverva one required new pads which he was purchasing. The Council thanked Cllr Burnett for his efforts.

25-223 UPDATE ON THE VACANT CLERK/RFO ROLE:

The Staffing committee updated the council on progress, pointing out that the new clerk would have to have a thorough understanding of modern office IT. It was deduced that 15 hours per week would be a base line. The staffing Committee would hope to have a job description in 6 weeks (18 May). The option of a temporary replacement from within the CAP would be looked at. The interview committee does not need to be just the staffing committee (Cllr Moon left the meeting)

25-224 TO DISCUSS A NEW IT POLICY INCLUDING THE RECENT PURCHASE OF LAPTOPS FOR COUNCILLORS.

Cllr Burnett reported that Mark Lis was in process of providing Laptops. It was agreed that Cllr Chatterjee would be the link between councillors and Mark Lis for all matters so as to keep IT charges down.

25-225 TO RECEIVE AND AGREE ASSOCIATED COSTS FOR THE FITTING OF THE REPLACEMENT NOTICE BOARD IN BUDOCK

Cllr Burnett reported that the NB will be fitted in the near future at a cost of £830.

25-226 TO DISCUSS AFFORDABLE HOUSING IN BUDOCK

After discussion it was agreed to defer this item to the next meeting. Cllr Saunby offered to invite the appropriate Council Housing Officer to the next meeting to explain priorities and allocation protocols.

25-227 TO DISCUSS THE MOBILE LIBRARY IN THE PARISH AND POSSIBLE DISCONTINUING OF THIS SERVICE

Deferred until next meeting post Divisional member's comments at 25-214.

25-228 TO UPDATE ON ENFORCEMENT ISSUES WITHIN THE PARISH.

Proposed by Cllr Bastin and seconded by Cllr Hennell.

Resolved that Cllr Burnett would contact Enforcement about the Railway Carriage being used as accommodation inside the Lamanva Green Buffer. On a vote being taken the matter was approved unanimously

25-229 COUNCILLORS' AND CLERK'S ITEMS

Affordable housing in Budock

Mobile Library in the parish and possible discontinuing of this service

25-230 DATE AND TIME OF NEXT MEETING

The next scheduled meeting will be held on Monday 27th April 2026 at the Budock Village Hall at 7.30 pm.
There being no further business the meeting closed 9.25 pm.

Signed:.....27th April 2026

Chairman

ANNEX 1 to BPC minute 25-217 dated 30 Mar 26

Budock Parish Council consider this application for Permission in Principle to contravene Policy 7 of the Cornwall Local Plan and Policy H1 of Budock Parish Neighbourhood Development Plan in that it lies outside of the Defined Settlement Boundary for Lamanva and Treverva, is not affordable housing and breaches the new build quota for the area. Despite the Agents reasoning in their statement, both plans above were referenced as recently as last summer in another adjoining application where we find the following comment by the Planning Officer for the caravans at nearby Tresooth.

"Policy 7 of the Cornwall Local Plan (CLP) and Policy H1 of the Budock Neighbourhood Development Plan (NDP) establish a clear spatial strategy that directs new housing to within defined development boundaries and strictly controls residential development in the open countryside. The application site lies outside any such boundary, and the proposal does not meet any of the specific exceptions for rural housing outlined in CLP Policy 7 (such as agricultural workers' dwellings or the conversion of historic buildings). Therefore, the proposal is in clear conflict with the adopted spatial policies of the development plan." OFFICER REPORT ' DELEGATED

Application number: PA25/04765

Received on: 24 June 2025

Expiry date: 15 September

We also feel that in combination with immediately adjacent P-I-P granted recently to land at Church View (PA25 /07265), this creates potentially 10 new Market Houses with no affordable quota and neither application has submitted reasoned defence of the argument that the sites are sustainable (Bus timetables ,road traffic accidents, pedestrian sidewalks street lighting). We acknowledge that the sites are in different ownership but represented by the same Agency. We acknowledge further that this current application has the merit of the status of brownfield site as against a substantial lawn within a residential curtilage

All-in-all this PIP is not in accordance with para 55 of the NPPF 2024.