

CARDINHAM PARISH COUNCIL

MINUTES OF PARISH COUNCIL MEETING

Held in Cardinham Parish Hall on Tuesday 20th August 2024 at 7:30pm

Present: Cllr G Tucker (Chair), Cllr L Sutton, Cllr A Bonker, Cllr P Claridge, Cllr K Morris, Cllr R Farley, Cllr G Rogers, Cllr T Irwin, Cllr J Best (Remotely via phone), County Cllr J Cruse. J Wilson (Clerk/RFO)
Eighteen members of the public were present.

The Chair welcomed everyone to the meeting and confirmed that Cllr Best was in attendance remotely (by phone).

146/24 Apologies

Cllr Best gave her apologies for not attending in person.

147/24 Declaration of Interests

None.

148/24 Public Session

Members of the public were invited to speak on items on the agenda.

- Several parishioners spoke against PA24/05687 Kernow Slide, and a summary of objections to the application were as follows: Noise pollution negatively impacting local residents and local businesses; removal of hedge; use of highly chlorinated water and its effect on the surrounding environment; negative impact on the bio-diversity of the area; increase in traffic on narrow single track lanes, lack of public transport in the area for accessing the site; opening times being earlier and closing times being later than stated. Objectors passed their written objections to the clerk. Note: It is advised that any comments are forwarded by members of the public to Cornwall Council for consideration by the planning officer so all comments can be taken into account, as the Parish Council is a consultee only and Cornwall Council will make the final decision.
- The applicant spoke in support of the application and addressed some of the concerns raised: any chlorine in the water will dissipate after 2 days; entrance widened but the tree that was removed was rotten; only one field is being used. Borehole is already in place on site; maximum capacity is 50 people in a one-hour slot. It is possible to get a taxi to the site from Bodmin Parkway railway station.
- There followed a short question and answer session.

149/24 County Councillors Report

- Treslea Cross – further investigation regarding the integrity of the surrounding area is being carried out
- Further works may be scheduled for the maintenance of Cardinham that could involve heavy machinery.
- Pothole near school reported and has been dealt with.

- Bridleway from Millpool through Coombe cottage cleared – bridleway now easily accessible.
- Monitoring of traffic at Fletchersbridge – this is part of the Sustrans feasibility study for the Quiet Lanes project that is being promoted via CAPs funding.
- Airfield road passing places – Cllr Cruse will chase up re the unfinished works.
- Concerns around increase in traffic around Fletchersbridge have been raised and the following information was provided: from Carminow to Twelveheads from 2018-22 there have been 81 collisions, 142 casualties, 5 fatal, 22 serious, 115 slight Closure of the A38 due to accidents and road closures causes substantial congestion on the minor roads, recently there has been huge congestion around Respryn Bridge in Lanhydrock PC.

150/24 Minutes of the Previous Meeting held 16th July 2024

The minutes of the meeting held on 16th July 2024 had been circulated. There were 2 minor amendments to correct typos. The amended minutes for the meeting held on 16th July 2024 were proposed by Cllr P Claridge, seconded by Cllr K Morris and agreed as a true record of the meeting and signed by the Chair.

151/24 Matters Arising from the meeting held on 18th June 2024

Matters arising were as follows;

- Treslea – already covered in Cllr Cruse's reports.

152/24 Planning Decisions

The Chair read out the planning decisions as follows:

[PA24/03426](#) Callybarrett Cottage Callybarrett Road Cardinham Bodmin Cornwall PL31 2AZ. Erection of steel clad garage / workshop. **Approved.**

[PA24/04596](#) Chy An Cogas Millpool Hill Millpool Bodmin Cornwall PL30 4HY. Retrospective consent for a retention of Garage. **Approved.**

[PA24/04205](#) Higher Treslea Barn Cardinham Bodmin Cornwall PL30 4DL. Change of Use of existing home office, horticultural and agricultural storage building into a self-contained annexe with associated works. **Approved.**

153/24 Planning Applications

[PA24/05867](#) Kernow Slide South Of Park Farm Ladder Lane Cardinham Bodmin Cornwall PL30 4EF. Change of use of land for up to 70 days (operational period) annually for siting of water slide attraction. (Planning officer M Arnold)

Cllr A Bonker proposed objection, seconded by Cllr L Sutton, all in favour, on the following grounds:
1. The Application is unclear, due to inaccuracies and contradictions in the application's Planning Statement

The Application implies the site will be cleared after each 70 days operational period.

The Planning Statement suggests only the inflatable slide may be removed. It says, "The main piece of equipment is the single inflatable slide". "The equipment can be packed away leaving the site in its natural, undeveloped condition."

But, if the scaffolding and other equipment remains, permission to occupy the land will be effectively for 365 days.

2. The Planning Statement mis-represents the nature, location and means of access of the site. "Located close to established leisure facilities (and walking routes) and close to the primary road network, bus stops, and train station serving the adjoining main town of Bodmin.

"The site is amongst an established cluster of other rural leisure attractions and rural businesses around the east and southern fringe of Bodmin."

"Tracks and bridleways link the proposal to Cardinham Woods providing opportunity for sustainable, linked trips."

The Parish Council does not recognise this description of the area or existing activities. Quiet holiday accommodation and activities such as walking better represent this agricultural area.

3. The Planning Statement incorrectly implies access to the site, other than by car.

It says, "A Bridleway leads from close to the west of the site directly to Cardinham Woods." and "Cardinham Woods is to the west some 700m away."

In fact, the bridleway which leads from the only parking area in Cardinham Woods to the site, is actually 3.5 km long, with a gradient of 1 in 5.

"The nearest public bus stop is located at Bunnys Hill some 600m north of the site."

There is no public Bus Stop. Nor has there ever been a bus service.

"Located close to established leisure facilities (and walking routes) and close to the primary road network, bus stops, and train station serving the adjoining main town of Bodmin."

The Parish Council is not aware of any realistic access to this site, other than by private road vehicle.

4. The Planning Statement implies that slip and slide is both appropriate and needed.

It says, "Waterslide facilities exist in Cornwall, these are currently at Bude, St Columb Major, north of Saltash and just outside of Truro. None currently cover the Bodmin area."

The Parish Council feels that absence of such attractions locally does not prove requirement or need.

5. The Planning Statement claims this will provide significant employment.

It says, "The business will employ 8-10 people working at one time and will employ 20-25 in total."

The Parish Council does not consider this significant. Over the 70 days of activity proposed, this equates to casual employment for 25 people on just 28 of the busiest holiday days of the summer. The Parish Council would like to highlight the shortcomings of this (and other) applications and requests that the integrity of the Planning Statement should be ensured before being submitted with the application.

The Parish Council further objects to the application due to non-compliance with the following Cornwall Local Plan policies:

Policy 5b - the area of Littledowns is not well served by public transport – there are no buses and Bodmin Parkway Railway station is taxi/car ride away. Colesloggett train station is not a public stop.

Policy 5.3 - the attraction is not accessible by a range of transport modes. It is accessible only by Car/Taxi/Other private motor vehicles.

Policy 21a - This land has not been previously developed having been farm land (used by grazing animals)

Policy 25 - It is not contributing to the Green Infrastructure.

Policy 27 - This development will negatively impact the local road network due to the increase in traffic in an area where roads are narrow and where visibility of oncoming traffic can be poor. A significant amount of the traffic for this development is likely to be coming through Fletchersbridge where significant stretches are single track only.

The Parish Council also recognises the significant concerns of local residents regarding the noise pollution which is having a detrimental impact on residents and neighbouring businesses. There

are also concerns over the effect the increase in traffic will have on the biodiversity of the verges in the immediate vicinity, which includes rare butterflies and orchids.

17 members of the public left the meeting.

154/24 Other planning items.

None.

155/24 Consider and comment on the Riders Walkers and Wheelers report A30 Bodmin to Trewint.

There was a lively debate and discussion on this topic but the Parish Council did not wish to make any comments on this.

Cllr Cruse and Cllr Best left the meeting.

156/24 Update on opening a Lloyds internet banking account.

The Clerk has now received the forms but unfortunately these contained several errors. New forms to be requested.

Finance reports and payment of accounts:

157/24 Payment of Accounts

The receipts and payments report for August 2024 showed:

Receipts of £Nil for July - & Payments for August of £1,419.85 made up of:

HMRC – Tax on clerk’s wages - £96.60

J Wilson – Clerk’s wages £386.32

J Wilson – Clerk’s expenses £29.05.

Lanhydrock Garden Services – Grass Cutting - £407.88

Choose Nature CIC (Donation from Community Project reserve) - £250.00

LME Equine Therapeutic Centre (Donation from Community Project reserve) - £250.00

Cllr K Morris proposed and Cllr G Rogers seconded to sign this month’s cheques. All in favour. A Payments List, Budget to Actual comparison and a bank reconciliation for the current period. These were forwarded to all the Councillors. Cllrs G Tucker and P Claridge to sign the cheques.

158/24 Correspondence

- Correspondence forwarded to Councillors by email.

159/24 Footpaths

The following footpath and bridleway issues were raised:

- Millpool bridleway cleared.
- It was noted that any public footpath that is not on the definitive map should be registered by 2031.

160/24 Highways Issues.

The following Highways issues require attention:

- All cattle grids in the parish need emptying – Cllr G Tucker will provide the W3W reference for the clerk so they can be reported.
- Cllr G Rogers will attend the CAP meeting – the next one will be in October.
- Maintenance – Cllr G Rogers provided a report on the maintenance that has been carried out so far.
- Gateway at Brighton Water – branches need cutting back.

- Old Castle Farm – there is deep mud on the track and a tractor is parked in the farmyard.

161/24 Parish Matters

- The vacancy on the Council will be advertised and any applicants will be considered at the October Parish Council meeting. As long as there is clearance of 3m there should be no issues.

162/24 Items for the next agenda

- Lloyds Internet banking.
- Update on the Routine Maintenance report.
- Cllr G Tucker gave his apologies for the September meeting. Cllr G Rogers will Chair the meeting.

There being no further business the meeting was closed at 9.47pm.

Chairman:

Date: 17/09/2024