

Luxulyan Parish Council **DRAFT** Minutes
Ordinary Meeting, MONDAY 6 SEPTEMBER 2021
6.00 pm, at Luxulyan Village Hall

PRESENT:

Cllr Michael Grindley (Vice-chair), Cllr Keith Bilston, Cllr Bob Hatton, Cllr Margaret Higman, Cllr Carl Tonkin.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, and eleven Members of the Public.

ABSENT:

Cllr Michaela Linfoot (Chair), Cllr Dan Cordy, Cllr Helen Francis, Cllr Sarah O'Toole, Cllr Francis Payne.

ABBREVIATIONS:

Councillors are abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Cornwall Assoc. of Local Councils (CALC), Footpath (FP), *** indicates the Consultee Comments submitted to the Planning Authority; the general points are proposed and decided by LPC; formal submission is delegated to the Clerk.

MINUTES:

The Vice-chair assumed the Chair and welcomed all. The meeting began at 6.02 PM.

21/60 Apologies

Apologies were received from ML, DC, HF, SO, Lockengate Ward Member Cllr Peter Guest, Luxulyan Ward Member Cllr Colin Martin.

21/61 Declarations of interest or requests for dispensation.

MG and CT declared an interest in Item 21/67.D.iii, the planning application at Penrose Farm. However, if both left the chamber the meeting would be inquorate. Therefore, as MG declared an interest as a neighbour and CT declared an interest as a family member, it was **AGREED** that CT should leave the chamber and MG should remain but not speak.

21/62 Public Session

A The owner of a section of Prideaux Woods gave an update about his request to fill in an area beside the road so the road doesn't subside. His planning application was refused and he has subsequently requested the support of the parish council and hosted a site visit. He has written to his MP, Steve Double and is awaiting a reply.

Two members of the public left the meeting.

B The builder/developer for the plot of land opposite the Village Hall, which was identified many years ago for possible development, along with the architect, updated the council on the proposed plan. They both answered questions from the council about the project and he listed its main points:

- As per your request we have stayed below 10 properties and opted for 9 decent sized family homes.
- 3 of these (30%) will be affordable homes based on the advice from the affordable housing officer.
- 6 of these will be open market.
- As per your request, all 9 properties will be standard bungalows or dormer bungalows

rather than tall 2 storey bungalows

- As per your request we have designed the layout so the view from the main road will be very minimal and the ridges will be very low.
- As per your request we are looking to use a rural style design using natural materials that blend into the landscape rather than cheap white boxes.
- The highways policy doesn't permit 9 houses to lead out on to the quarry road junction
- 3 of the properties will have access from the quarry road junction but even this may be turned down by highways
- 6 of the houses will have access through an entrance on the main road opposite the village hall entrance. This works with traffic and planning policy.

The council also asked whether all the houses would be built at the same time and the builder said that, yes, they would because that is the most cost-effective. The council also asked who would be in charge of the affordable housing and the developer said that he would be open to suggestions from the parish council.

It was **AGREED** in principle that the council was in favour of the scheme and the builder said that they would now submit a planning application.

Two members of the public left the meeting.

It was AGREED to bring the planning at 21/67.D forward so that the members of the public that were here for these items could answer questions from the council. The discussion and resolutions are recorded at those items.

21/63 Meetings and governance

A	The council RESOLVED that the minutes, as read, of the meeting held on 12 August 2021 are a true and correct record (proposed BH, 2nd MH) and as a paper copy was not available it was AGREED that it would be signed by post.
B	With only half the council in attendance, it DEFERRED the appointment of two members for free access to Climate Literacy online training for one year.
C	The response to Cornwall Council's request for suggestions was DEFERRED until the next meeting.
D	The council hear from two members of the public about the importance of the Climate and Ecological Emergency Bill. After discussion the parish council RESOLVED (proposed BH, 2 nd CT) to SUPPORT the Bill by writing to Sheryll Murray MP and requesting her support for the Bill. ACTION: Clerk

Two members of the public left the meeting.

21/64 Finance

A	There were no questions about the accounts and it was RESOLVED (proposed MG, 2nd MH) to receive the Clerk's reports, <i>Bank Reconciliation</i> , <i>Budget Comparison</i> and <i>Cash Flow</i> to the end of August 2021, as a correct record.
B	The audit of accounts for Luxulyan Parish Council for the year ended 31 March 2021 has been completed and the accounts have been published on the parish council's website on the <i>Parish Accounts</i> page. The external auditor stated: "On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper

Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.”																							
C	The council RESOLVED (proposed MG, 2nd MH) to renew the council’s insurance policy as the 2 nd year of a 3-year agreement. The council requested that the clerk investigate the cost of cancellation and the possibility of less expensive insurance. ACTION: Clerk																						
D	The council AUTHORISED payments for September 2021 totalling £2,545.99 (proposed CT, 2nd KB). <table border="1"> <thead> <tr> <th>Description</th> <th>Amount with VAT</th> </tr> </thead> <tbody> <tr> <td>Clerk's salary and expenses</td> <td>996.93</td> </tr> <tr> <td>HMRC payment</td> <td>109.69</td> </tr> <tr> <td>Clerk's Pension</td> <td>38.92</td> </tr> <tr> <td>Playground inspections</td> <td>75.00</td> </tr> <tr> <td>Public Conveniences, electricity</td> <td>13.53</td> </tr> <tr> <td>Chairmanship training x1</td> <td>24.00</td> </tr> <tr> <td>Insurance 2nd of 3-year agreement</td> <td>952.06</td> </tr> <tr> <td>NALC online conf. Rural Housing x2</td> <td>77.86</td> </tr> <tr> <td>External Audit</td> <td>240.00</td> </tr> <tr> <td>Bank Service Charge</td> <td>18.00</td> </tr> </tbody> </table>	Description	Amount with VAT	Clerk's salary and expenses	996.93	HMRC payment	109.69	Clerk's Pension	38.92	Playground inspections	75.00	Public Conveniences, electricity	13.53	Chairmanship training x1	24.00	Insurance 2nd of 3-year agreement	952.06	NALC online conf. Rural Housing x2	77.86	External Audit	240.00	Bank Service Charge	18.00
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21/65 Reports

A	Report on Actions. All actions completed.
B	Chair’s report. A meeting with South West Water and the StARR project has been organised by Cllr Guest for 9th September, 10.30 am, at the Village Hall. All councillors welcome to attend.
C	Crime & Prevention. Cllr Guest looked into how to report illegal parking in the new virtual walkway and around the Village Shop. In an email from Devon and Cornwall Police, they state that non-emergencies should be reported to Cornwall Council. More detailed information has been published on the council’s Facebook page.

21/66 Considerations

A	The council RESOLVED (proposed KB, 2nd CT) to SUPPORT a wildflower planting for the Queen’s Platinum Jubilee paid for with some of Cllr Guest’s Community Chest.
B	The council RESOLVED (proposed OO, 2nd OO) to lobby parliament about housing in Cornwall at the suggestion of Bude-Stratton TC.
C	Consideration of quotes for a path to the bench at the Atwell triangle was DEFERRED .
D	Consideration about painting the bus shelter at Bridges was DEFERRED .
E	Consideration about erecting a sign for Luxulyan Holy Well was DEFERRED .
F	The council briefly discussed how celebrations of the Queen’s Platinum Jubilee might be organised for Luxulyan parish. The parish council would like to support any members of the community who would like to organise an event or events. Please contact Cllr Michael Grindley with your ideas.
G	It was RESOLVED (proposed MG, 2 nd BH) to leave to the Staffing Committee the possible hiring of a local person to clean the public toilets from March 2022. A Staffing Committee meeting will be arranged. The clerk will ask the insurance company about

insurance implications.

ACTION: Clerk

21/67 Planning

A Planning issues and correspondence. Planning decisions are reported in Clerk's Notes and on the website.

i. PA21/00499/PREAPP | Pre-application advice for conversion of a redundant Calf barn to a 1No. private residential dwelling. - Lower Harros Farm Roche St Austell PL26 8LN.
No comments could be made because members who attended the site visit were not at the meeting.

ii. There is nothing to report on the possible self-build site.

iii. **PA20/07022** | Addition of 5 Mobile Homes (Statics) to existing Traveller Site | Eden Meadows Carne Cross St Blazey Par Cornwall PL24 2SX.

This was APPROVED at Planning Committee, with condition 5 stating:

"The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of each individual unit on the site, and shall make this information available at all reasonable times to the Local Planning Authority. Reason: To accord with development plan policies to ensure that the units are being occupied by Gypsy/Travellers in accordance with policy 11 of the Cornwall Local Plan."

B Beswetherick update. Nothing to report.

C StARR project update. Nothing to report, but an officer from the StARR project will meet with LPC on Thurs, 9 Sept, 10.30 am at the Village Hall.

D Applications for consultee comments and Pre-applications for comments submitted to the case officer.

i. **PA21/07107 | Construction of a new dwelling house | Land South East Of Treskilling Farm Cottage Treskilling Luxulyan Cornwall PL30 5EJ.**

The council discussed the application and **RESOLVED** (proposed MG, 2nd BH) to submit the following consultee comments:

*** Luxulyan Parish Council held a site visit for this application and also listened to the viewpoints of neighbours. The council looked at the original plans with the house situated over the water mains and the new plan for a much larger house with garage slightly set back. The council has concerns about the visual domination of the house in its setting and looked to ameliorate this. The applicant explained his plans to plant trees along the boundary to lessen the impact. The council was also aware of a small stone shed beside the road which contributes to the character of the area; however, it agreed that removal of the shed would allow safer highway access. Having discussed these points with the applicant and the neighbours, Luxulyan SUPPORTS this application on the understanding of three points: 1) the house and garage will move further away from the access road and further into the plot to reduce the impact of the large structure; 2) the roofline will be lowered as much as possible; 3) the granite shed at the entrance, requiring demolition in order to widen the access, will be rebuilt in keeping with the original, including a slate roof, as close as possible to the entrance.

Two members of the public left the meeting.

ii. **PA21/07179 | Proposed first floor infill extension | The Cottage Canna Bugle St Austell Cornwall PL26 8RW.**
The council discussed the application and **RESOLVED** (proposed CT, 2nd MG) to submit the following consultee comments:
*** Luxulyan Parish Council SUPPORTS this application.

Three members of the public left the meeting.

CT left the chamber for the discussion and vote on this next item.

iii. **PA21/07353 | Change of use of former agricultural building to residential use (re-submission of withdrawn application PA20/10105) | Land North Of Penrose Farm Luxulyan Cornwall PL30 5EQ**
The council discussed the application and **RESOLVED** (proposed BH, 2nd MH) to submit the following consultee comments:
*** Luxulyan Parish Council has NO OBJECTION to this application.

iv. **PA21/07754 | Proposed 2 storey extension with first floor recessed balcony, raised decking area with side privacy screens and formation of parking area | 7 Fairview Lockengate St Austell Cornwall PL26 8RX.**
The council discussed the application and **RESOLVED** (proposed BH, 2nd KB) to submit the following consultee comments:
*** Luxulyan Parish Council has NO OBJECTION to this application.

Two members of the public left the meeting.

21/68 Highways & Flooding

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| A | The problems at New Road through Prideaux Woods will be discussed at the 9 th Sept site visit. |
| B | A sign at the Bridges bus shelter (for traffic to water treatment plant) is sharp and hazardous and it was AGREED that this should be brought to the attention of South West Water at the 9 th Sept meeting. |
| C | It was RESOLVED (proposed MG, 2 nd KB) that the council supports – in principle – the road safety campaign ‘Twenty is Plenty’ and further resolved that MG should be the lead councillor on this. |

21/69 Assets – reports and maintenance

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| A | Playing Field. Playing Field inspections for month were received and NOTED . |
| B | Cemetery. Nothing to report. |
| C | Footpaths. The clerk reported on the response to the letters written to landowners about overgrown hedges at Eden Meadows and Footpath 15 on either side of St Julitta. The clerk will write to Ocean Housing about the hedge on its property.
ACTION: Clerk |
| D | Luxulyan Memorial Institute. Nothing to report. |
| E | Village Toilets. Nothing to report. |

21/70 Parish Matters – reports

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| A | Luxulyan Parish Community Fund. Nothing to report. |
| B | Luxulyan Valley Partnership. The Clerk will write to the owner of the weir at Cam Bridges and invite them to a parish council meeting to discuss how to move forward. |

C Village Hall Committee. Village Hall Film Night will be the 1st Thursday of the month.

21/71 Correspondence & Invitations

Nothing to report outside these Minutes and Clerk's Notes.

21/72 Business for the next meeting

No business was requested.

21/73 Second Public Session for feedback from the public

None.

21/74 Dates of next meetings.

A South West Water and StARR Project meeting with LPC. Thurs, 9 September, 10.30 am, Village Hall, and on to the pumping station, Prideaux Woods and Cam Bridges.

B Audit Panel meets Thursday, 14 October at 4.30 pm at the Village Hall.

C Ordinary Meeting Thursday, 14 October, 6.00 pm at the Village Hall.

D An extraordinary meeting may be called by the Chair if needed for planning or other business. An agenda would be posted 3 clear days before.

The meeting closed at 9.20 pm and the Chair thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 9 September 2021

SIGNED:

THESE ARE DRAFT MINUTES.

Chair: _____ Date: _____