

Luxulyan Parish Council **DRAFT** Minutes
The ANNUAL & ORDINARY Meetings of the Parish Council
THURSDAY 20 MAY 2021, 6.00 pm, at the Playing Field

PRESENT:

Cllr Michaela Linfoot (Chair), Cllr Michael Grindley (Vice-chair), Cllr Keith Bilston, Cllr Dan Cordy, Cllr Margaret Higman, Cllr Sarah O'Toole, Cllr Francis Payne.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, and no Members of the Public.

ABSENT:

Luxulyan Ward Member Cllr Peter Guest and Lockengate Ward Member Cllr Colin Martin.

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 clerk confirmed that all councillors had signed their Declaration of Acceptance of Office. The meeting began at 6.00 PM and the Chair welcomed all. Many families were on the playing field watching the exciting local youth football match, but no members of the public attended the meeting.

21/1 Election of the Chairman.

Cllr Michaela Linfoot was **ELECTED** Chair (proposed MH; 2nd DC) and signed her Declaration of Acceptance of Office.

21/2 Election of the Vice-chairman.

Cllr Michael Grindley was **ELECTED** Chair (proposed SO; 2nd FP) and signed his Declaration of Acceptance of Office.

21/3 Responsible Financial Officer

It was **RESOLVED** (proposed ML, 2nd FP) to appoint the clerk and proper officer of the council, Mrs Christine Wilson, as RFO.

21/4 Other appointments

The council **RESOLVED** (proposed FP, 2nd MG) to defer the appointment of committees and council representatives on outside committees until the next ordinary meeting on 10th June after the new councillors are co-opted.

21/5 Delegation to the Clerk.

The Chair explained that, due to the cold windy weather, discussion was extremely difficult, and the following ordinary meeting should be cancelled. However, due to the urgency of the decisions on the agenda, she proposed that the council delegate to the clerk – in consultation with the councillors – the decisions for the Ordinary meeting. It was then **RESOLVED** (proposed ML, 2nd KB) to cancel the following Ordinary Meeting and **RESOLVED** that the Clerk would decide the council's response to the items on the Ordinary agenda.

The Chair closed the meeting and announced that there would be a consultation with the Clerk immediately within the main room of the Village Hall following current government guidelines for Covid precautions.

The meeting closed at 6.10 pm and the Chair thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 21 May 2021

SIGNED:

THESE ARE DRAFT MINUTES.

Chair: _____ Date: _____

REPORT ON DELEGATED DECISIONS made from the consultation between the clerk and the parish councillors at the Village Hall, 20 May 2021.

APOLOGIES. The clerk reported that apologies had been received from Luxulyan Ward Member Cllr Peter Guest, Lockengate Ward Member Cllr Colin Martin, and H Francis.

MINUTES AND RISK ASSESSMENT. It was agreed and decided that the Minutes of 29 April 2021 and the *Risk Assessment for the hiring of the Village Hall for meetings organised by the Parish Council* would be formally approved at the next LPC meeting on 10 June. However, the councillors agreed that, in principle, the *Risk Assessment* was adequate for the council's purposes and was sufficient for the current consultation.

CHAIR'S REPORT. With the entire council present, the Chair read her 2020-21 Report and the clerk received it on behalf of the council. It is copied at the end of this report in Appendix 1.

LUXULYAN MEMORIAL INSTITUTE. It was agreed that it would be better for the neighbour of the Institute to come and explain how he would like to share the septic tank and how he, by agreement, would empty the septic tank each year. He will be invited to the 10 June meeting.

CONSULTEE COMMENTS.

PA21/03156 | Outline permission for the construction of 2 detached dwellings with all matters reserved | Atwell Gardens Road From Junction North Of St Cyriac To Atwell Gardens Luxulyan PL30 5DW.

The council had made a site visit to the property. The agent was present at this 20th May consultation and was able to answer questions about the development. The council had received a letter from the applicants indicating their intention to keep the plots available to local people and the council explored ways to make this possible.

It was decided to submit the following consultee comments:

*** Luxulyan Parish Council OBJECTS to this application in its current form. The Parish Council considers that this development fails to comply with LH1 and LH2 of its adopted Neighbourhood Plan (LNDP), because, under the current proposal, neither of the two houses would be affordable without structural changes.

In order for support to be given to this application, Luxulyan Parish Council considers that the plot sizes of the houses should be reduced so as to lower their value, and the larger

northern 4 bedroom house should be reduced in size, from the proposed 225 square metres, to a size that is compatible with a 4 bedroom affordable dwelling, of which there is a limited identified need within the LNDP. Should the applicant wish to consider restricting the scale of this development to comply with the aims of the LNDP, then they would find that the parish council has all the development tools in place to assist with a smooth conclusion in the form of an established community land trust which could oversee the erection of suitable dwellings. The Parish council is currently negotiating for the delivery of several houses on two already adopted sites both of which are closer to the existing built environment, and both will comply with the aims of the LNDP.

Also the council considers that because of the nature of the extended property owned by the applicant, it is impossible for any form of meaningful guarantee being placed upon the adjoining property to restrict further development in the future. The garden of this property is rich in mature plants and biodiversity. The Parish Council would like to see the recommendations in the environmental survey incorporated as conditions into the planning approval.

In addition, the Parish Council is in receipt of a letter, dated 19/5/2021 from the owner, Mr. Howells, in which he states that he will not sell the plots for second homes. Luxulyan Parish Council would like to see this made a condition against the planning approval. If the owner agrees, Luxulyan would prefer the building plots are sold as "Owner Build" as a way to ensure the assurance stated in the letter is carried over to at least the first buyer.

NEXT MEETING. It was agreed that the next meeting would take place in the Village Hall, Thursday, 10 June 2021 at 6.00 pm.

END OF THE CONSULTATION.

SIGNED:

Clerk: _____ Date: _____

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APPENDIX 1 — Chair’s Report 2020-21

- First of all I would like to thank my fellow councillors and the Parish Clerk for their support, dedication, enthusiasm and efforts through the past year.
- During the last two years the council was usually working with the full complement of 10 councillors.
- When the pandemic and lockdown hit in March 2020 the Annual Parish Meeting and the Annual Meeting of the Parish Council were suspended. So, in the period since my last report in April 2019, there have been 34 Parish Council meetings and 1 Parish Meeting (meeting of the electors).
- Our Ward Councillor, Sally-Ann Saunders, attended most of our meetings, including Parish Meetings, and the Parish Council is very grateful for her friendly and dedicated service to Luxulyan Parish.
- Luxulyan Parish now has 2 Wards. It sits in 2 divisions and boasts 2 Cornwall Councillors. We welcome Peter Guest, Ward Member for Roche & Bugle, and Colin Martin of Lostwithiel & Lanreath Division and look forward to working with them both in close collaboration.

- COMMUNICATION. It is very important to the Parish Council to keep in touch with the parishioners.
- The council continues to provide financial support to Granite Towers for publishing costs and the cost of postage to Luxulyan residents.
- The website has been renewed in line with accessibility standards and it continues to keep a record of the council's activities along with other happenings in the parish. On the website you can find a copy of the Neighbourhood Plan and information about the Luxulyan Parish Community Fund, Planning, Highways, and our own Grant Awarding Policy, etc, etc.
- Since the Facebook Page began in August 2018, it has become increasingly popular, highlighting information about the council's activities and publishing notices.
- FINANCE. Parish Accounts for 2019/20 and 2020/21 have been managed satisfactorily and the latest yearly Financial Briefing Note, along with other financial documents will be available on the website shortly. After careful financial planning, the parish precept was decreased by 2.5% this year.
- PROJECTS. In 2019/20 no major projects were needed; however, the members of the Neighbourhood Plan Committee completed their hard work and Luxulyan's Neighbourhood Development Plan was approved by referendum in August 2019. Luxulyan can be very proud of this achievement.
- In the past year, 2020/21, the council continued to maintain the play equipment. We have purchased new benches for the cemetery, the Institute, and the Atwell triangle. Because of Covid restrictions these were not installed immediately, but they are now in being put in place for the enjoyment of all. The picnic benches on the playing field came to the end of their life and the council has installed three new sturdier benches made of British recycled plastic.
- Covid-19 has been a challenge for everyone: individuals, businesses, the NHS, care workers, and government. The parish community rose to the challenge and we can be very proud of the way so many cared for their vulnerable neighbours.
- We now hope that the pandemic is coming to an end and that social distancing will soon become a distant memory.

Once again, my thanks go to all my fellow Councillors and our clerk, for the amount of time and effort they commit to the Council, and without whom the task of being Chair would certainly be that much harder.

Best wishes to you all for the coming year.

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END.