

Luxulyan Parish Council **DRAFT** Minutes
Extraordinary Meeting, MONDAY 20 OCTOBER 2025
7.00 pm, at Luxulyan Memorial Institute

PRESENT:

Cllr Michaela Linfoot (Chair), Cllr Dan Cordy (Vice-chair), Cllr Helen Francis, Cllr Michael Grindley, Cllr Francis Payne, Cllr Keith Westmacott.

ALSO PRESENT:

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

ABSENT:

Cllr Kay Baker, Cllr Keith Bilston, Cllr Margaret Higman, Cllr Carl Tonkin.

ABBREVIATIONS:

Councillors may be abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Cornwall Assoc. of Local Councils (CALC), Footpath (FP), Community Land Trust (CLT), *** 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 meeting began at 7.01 PM and the Chair welcomed all.

25/103 Apologies

Apologies were received from MH, KBa, KBi, CT.

25/104 Declarations of interest or requests for dispensation.

None.

25/105 Public Session

None.

25/106 Meetings and governance

The council **RESOLVED** that the minutes, as read, of the meeting held on 9 October 2025 are a true and correct record (proposed MG, 2nd KW) and they were duly signed.

25/107 Finance

A BUDGET. Firstly, it was agreed that the expected receipts next year would be less because bank interest is dropping regularly. Secondly, it was noted that inflation is still high. The internal auditor pointed out that non-ringfenced reserves were low and should be boosted, so the recently approved Reserves Policy set non-ringfenced reserves at, as a goal, one half of the proposed payments. However, this reserves goal may be achieved gradually.

After reviewing every category in the budget, it was **RESOLVED** (proposed ML, 2nd DC) that the budget for the 2026-27 fiscal year should be £41,745. This adds £2K to the Elections reserve (£7500 will be needed in 2029) and adds £2K to the playing field reserve, which can be used toward the renewal of play equipment.

B PRECEPT. Expected receipts of £3,355 were subtracted from the proposed budget of £41,745. It was **RESOLVED** (proposed ML, 2nd HF) that the precept of Luxulyan Parish

Council should be £38,390.

The taxbase was estimated at 540, a slight increase to the previous year's taxbase of 538.52. Therefore, it is estimated that the Band D taxpayer will see an annual increase of £8.16 or £0.68/month. Taxpayers in Tax Bands A-C pay less and Bands E-G pay more.

25/108 Reports

A See the CLT report at 25/109.B.ii.

A KW reported that he had had a conversation with the local Police Support Officer for the area who is ready to help in any way with crime-stopping but sorry that he isn't able to come to meetings because his area covers many parishes. The area is too large to communicate regularly with parish councils.

25/109 Planning

A Correspondence and planning of note.

i. The CLT had earlier looked at the unresolved enforcement notice concerning Beswetherick Field, **EN20/00457**. The CLT requested that the parish council find out why the enforcement had not been enforced. The clerk advised that this would carry a fee in the region of £500 + VAT. The council **RESOLVED** (proposed MG, 2nd DC) to request of the Local Planning Authority confirmation of compliance with the enforcement notice **EN20/00457** served on RURAL FOUNDATIONS C.I.C.

B Applications for consultee comments.

i. **PA25/04054 | Proposed agricultural access track | Kents Farm Minorca Lane Bugle St Austell Cornwall PL26 8QN.**

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

*** Luxulyan Parish Council has NO OBJECTION to this application.

ii. **PA25/06656 | Application for permission in Principle for the construction up to 3 self-build detached dwellings | Beswetherick Field Luxulyan PL30 5FB.**

The council discussed the application with residents of Beswetherick and CLT trustees. After agreeing that the land should be developed in one way or another, the council **RESOLVED** (proposed OO, 2nd OO) to submit the following consultee comments:

*** Luxulyan Parish Council has a qualified NO OBJECTION to this application on the understanding that conditions can be mentioned at this stage (Permission in Principle) and placed at Stage Two (the next planning application based on this one). The conditions sought by the parish council and as voiced by residents from Beswetherick are:

A) That the applicant, Quay Developments Luxulyan Ltd, and Cornwall Council comply with the PLANNING OBLIGATION BY AGREEMENT dated 23 November 2009 between 1. CORNWALL COUNCIL, 2. THE FAMILY OLIVER, and 3. QUAY DEVELOPMENTS LUXULYAN LTD.

B) That the three plots comply with the same 106 agreement applicable to the other affordable houses on the estate.

C) That the applicant must complete the road to a standard so that it can be adopted by Cornwall Council. In their appeal judgement (APP/D0840/W/16/3145679), the planning inspector stated that the 'adoption of the estate road' is not a planning matter. However, private maintenance of the estate road would make a mockery of

the affordable status of the affordable of homes in the development.
D) That the houses built on these plots are designed in keeping with the other properties at Beswetherick.
E) That parking for these properties does not increase the congestion of vehicles on the development.

25/110 Correspondence

The photos of the refurbished Quarry sign and the cleared bridge at Bridges have been very popular on the council's Facebook page: @LuxulyanPC.

25/111 Business for the next meeting

Luxulyan Circular Walks booklet. Christmas Tree for the Institute.

25/112 Dates of next meetings.

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| A | Ordinary Meeting 13 November 2025, 6.00 pm at the Luxulyan Memorial Institute. |
| B | 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 8.45 pm and the Chair thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 29 October 2025

SIGNED:

THESE ARE DRAFT MINUTES.

Chair: _____ Date: _____