

Luxulyan Parish Council **DRAFT** Minutes
Ordinary Meeting, THURSDAY 12 March 2026
6.00 pm, at Luxulyan Memorial Institute

PRESENT:

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

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Luxulyan Ward Member Cllr Sarah Preece and five Members of the Public.

ABSENT:

Cllr Margaret Higman, Cllr Kay Baker, Lockengate Ward Member Cllr Steve Trevelyan.

ABBREVIATIONS:

Councillors may be abbreviated with their initials; Luxulyan Parish Council (LPC), Luxulyan Parish Community Fund (LPCF), 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 6.00 pm and the Chair welcomed all.

25.26/169 Apologies

Apologies were received from MH, KBa.

25.26/170 Declarations of interest or requests for dispensation.

CT declared an interest in item 175.C regarding the weed spraying contract for Luxulyan village.

25.26/171 Public Session

A The agent for planning PA26/01109 spoke about the application (Item 176.C.iii) and was able to answer questions from the councillors.

*Item 176.C.iii was brought forward for discussion and vote. See the decision at that item.
One member of the public left the meeting.*

B Three representatives of the Clays Veterans Football Club, based in St Austell, attended because they are scouting Clay Country parishes for suitable permanent football grounds. The council confirmed that the Luxulyan pitch was smaller than regulation size and could not be expanded, so it was agreed that it was not suitable. Various other possible pitches were suggested, in and outside the parish. A number of councillors said they would enquire about other possible grounds and the Clerk will pass on any new information.

The Veterans thanked the council and left the meeting. HF & Cllr Preece arrived.

C Chris Austin had received a draft of the Statement of Truth for the Land Registry of the Institute. He queried some of the history in the document. The Clerk will investigate and speak with the solicitor to revise the Statement of Truth before signature. [ref Minute 25/83.E] See also Minute 172.E.

Chris Austin left the meeting.

25.26/172 Meetings and governance

A	The council RESOLVED that the minutes, as read, of the meeting held on 12 February 2026 are a true and correct record (proposed HF, 2nd CT) and they were duly signed.
B	The council RESOLVED (proposed ML, 2nd MG) to approve CALC training for the Clerk in Accessible Documents at £12.50 + VAT.
C	The council reviewed the Risk Assessment from July 2024. No changes were proposed and the council RESOLVED (proposed MG, 2nd HF) to approve the document without change.
D	The LPCF committee. Nothing to report.
E	It was RESOLVED (proposed FP, 2 nd HF) that, when the final Statement of Truth document was ready and was confirmed to be in accordance with Minute 25/83.E and Standing Order 22, two councillors would sign the Statement of Truth for the Land Registry of the Institute – with the Clerk as witness for LPC and Chris Austin as witness for the Institute Committee. See also Item 171.C.

25.26/173 Finance

A	There were no questions about the accounts and it was RESOLVED (proposed CT, 2nd KBi) to receive the Clerk’s reports, <i>Bank Reconciliation</i> , <i>Budget Comparison</i> and <i>Cash Flow</i> to the end of February 2026, as a correct record.		
B	The council RESOLVED (proposed KBi, 2nd MG) to approve the payment schedule for March 2026 totalling £2,837.57		
	<u>Description</u>	<u>Amount with VAT</u>	<u>VAT</u>
	Clerk's salary and expenses	£1,199.69	£ 6.00
	HMRC payment	309.37	-
	Clerk's Pension	55.96	-
	Playground inspections	120.00	-
	Public Conveniences, electricity	14.07	0.67
	Public Convenience Cleaning Feb26	648.00	108.00
	Cleaning: solar panel , gutters, bus shelter	160.00	-
	Bear Bin for play area	324.48	54.08
	Monthly bank interest	£6.00	-

DC arrived at the meeting.

25.26/174 Reports

A	Report on Actions. None other than mentioned in these minutes.
B	Chair’s report. Cones were placed strategically in various dangerous potholes in the parish. Unfortunately, the weather is still too wet to make permanent repairs but the worst potholes are being filled temporarily.
C	<p>Cornwall Councillor Sarah Preece’s report to the Parish (Luxulyan Ward)</p> <p>Cllr Preece gave a verbal report.</p> <ul style="list-style-type: none"> Some interesting statistics. Highways is receiving 500 reports of potholes. Cormac is averaging 378 temporary repairs a day. There are 5,296 road repairs in Cormac’s ToDo list. The Preschool and the Parish Council receive Community Chest grants form Cllr

Preece's 25-26 allocation. Thank you very much, Cllr Preece!

- The main stakeholders in the Luxulyan Valley Partnership will meet this month and Cllr Preece will chair the meeting. The portfolio holder for the Environment, Loic Rich, and Cornwall Heritage Trust will also be there.
- Cllr Preece will meet with LPC's CLT representatives, FP & MG at 8am tomorrow to discuss a way forward for affordable homes at Beswetherick.
- In county wide news, the budget has been agreed, cutting £154 million over three years. Hard decisions were made but key services including Adult Social Care and Child services were ringfenced.
- Cllr Preece is now working with a Clean Rivers & Sea initiative.

Cllr Preece left the meeting.

D Cornwall Councillor Steve Trevelyan's report to the Parish (Lockengate Ward). None.

25.26/175 Considerations

A Cllr Preece has been updated concerning Beswetherick and will meet with LPC's CLT representatives, FP & MG tomorrow morning. The current application for Beswetherick will be discussed and comments from LPC will be decided at an extraordinary meeting on 26 March, 10.30am, Luxulyan Memorial Institute.

B FP reported that some Beswetherick residents have had difficulty with sales of property because of the unknown positioning of Footpath 14. Now that it has been formally re-routed and the new path is visible on the definitive map, it was **AGREED** that the council would write to Cornwall Council requesting that the Countryside Access Team formally write to the affected houses.

C There was no proposal for a response to the consultation: Chief Planning Officer Advice Note on Homes for All and Build-to-rent discussion paper.

CT left the chamber for the discussion and vote on the following item.

D The council considered two quotes for weed spraying in Luxulyan village and **RESOLVED** (proposed DC, 2nd KBi) to accept the quote from A1 Tree & Grounds Ltd at £180 + VAT per spray for two treatments a year which will include the pavements in the village, the bus stop and the Institute.

E The council **AGREED** to form an Emergency Plan Working Party with ML, HF, CT and the Clerk. They will meet and use the [guidelines from Cornwall Council](#).

F Clays Veterans Football Club. See 171.B.

MG gave his apologies and left the meeting.

25.26/176 Planning

A Correspondence and planning of note. Planning decisions are reported in Clerk's Notes.

i. There was no proposal for a response to the consultation on the Trelavour Lithium Project. [Information about the Trelavour Lithium Project can be found here](#).

ii. Neighbourhood Priorities Statement. The Clerk submitted Luxulyan's interest in a pilot scheme for an NPS which would complement (possibly replace) Luxulyan's Neighbourhood Development Plan from Aug 2019. Luxulyan has been added to CC's NPS interest register. CC is refining the templates through the pilot process, at the

	<p>moment. More information and guidance will be coming in Spring. Info online at LetsTalkCornwall.gov.uk: Neighbourhood Priority Statements.</p>
	<p>iii. Beswetherick. Cornwall Council has opened a further enforcement (details unavailable on the CC website) concerning the non-compliance with EN20/00457.</p>
	<p>iv. The 5-day protocol was enacted after the case officer reported that the planning authority would approve PA25/09678 Retrospective application for the demolition of the original dwelling due to structural instability and construction of a replacement two-storey dwelling. Penhale Bugle St Austell Cornwall PL26 8RT. After discussion, the council RESOLVED (proposed ML, 2nd FP) to 'AGREE TO DISAGREE' with the decision. The original building was due to be modified under PA25/01920 and the council reiterates its frustration and concern that there was no consultation on the new design after demolition of the original building.</p>
B	<p>Pre-apps. Comments on pre-applications may be submitted to the case officer but the council is not a consultee.</p>
	<p>i. PA26/00275/PREAPP Pre-application advice for erection of single residential dwelling on site of Old Piggery Land South Of Okewoon Farm Lanivet Bodmin Cornwall PL30 5HU. The council briefly discussed the pre-application and awaits the full application to consider its comments.</p>
C	<p>Applications for consultee comments.</p>
	<p>i. PA26/00662 Extension of a general purpose agricultural building. Savath Farm Savath Lane Lockengate Bugle St Austell Cornwall PL26 8SA. The council discussed the application and particularly wanted to support Cornish farmers. The council RESOLVED (proposed ML, 2nd DC) to submit the following consultee comments: *** Luxulyan Parish Council SUPPORTS this application.</p>
	<p>ii. PA26/00850 Modification of S106 Agreement dated 23.11.2009 relating to decision C2/08/01791 Land Off Cyriac Beswetherick Field Luxulyan Cornwall. The Luxulyan CLT wished to meet with Ward Member Sarah Preece in order to discuss this application and as this was not possible before the meeting, consultee comments were DEFERRED until an extraordinary meeting on Thurs, 26 March at 10.30 am, Luxulyan Memorial Institute.</p>
	<p>iii. PA26/01109 The proposed demolition of the existing outbuildings and the erection of a self-contained annexe Carne Cottage Minorca Lane Bugle St Austell Cornwall PL26 8QN. The council discussed the application and RESOLVED (proposed ML, 2nd FP) to submit the following consultee comments: *** Luxulyan Parish Council has NO OBJECTION to this application.</p>
	<p>iv. PA26/01468 proposed side extension with garage Lower Menadue Bungalow Luxulyan Bodmin Cornwall PL30 5DR. The council discussed the application and RESOLVED (proposed ML, 2nd DC) to submit the following consultee comments: *** Luxulyan Parish Council has NO OBJECTION to this application.</p>

25.26/177 Highways & Flooding

A	The council RESOLVED (proposed ML, 2 nd CT) to appoint HF as LPC representative to the 20mph teams meeting for a pre-consultation stakeholder meeting, including Local Members, CLOs, Highway Managers, Cormac, and a representative from each Town/Parish Council. Date: Wednesday, 22 April 2026. Time: 13:00 - 15:00.
B	The Clerk was requested to get quotes for the testing of water being released onto the road across from Eden Meadows.
C	See also Reports at 174.B & C.

25.26/178 Assets – reports and maintenance

A	Playing Field. Playing Field inspections for February 2026 were received and NOTED . The Chair will organise a meeting for the Play Equipment Working Party.
B	Cemetery. Nothing to report.
C	Defibrillators. The council reviewed quotes for various defibrillator boxes and RESOLVED (proposed ML, 2 nd KW) to approve the purchase of two new unlocked boxes for the Institute and Gunwen Chapel at a cost of approximately £500 + VAT, plus related installation expenses (there must be an electric supply to keep the box above freezing temperatures.) The Emergency Services now promotes the use of unlocked boxes. The clerk will ensure the defibrillator kit will fit.
D	Footpaths. The Lead Councillor for Footpaths HF reported on a meeting with the Clerk, HF, the council's contractors and two local experts on 2 nd March to discuss the delivery and placement of the 39 new signposts from Cornwall Council via the Enhanced Local Maintenance Partnership grant awarded last year (Minute 25/98.C). The work on Dark Lane (FP 6) is waiting for a spell of dry weather.
E	Luxulyan Memorial Institute. Nothing to report.
F	Village Toilets. Nothing to report.

25.26/179 Parish Matters – reports

A	Luxulyan Valley Partnership. Reorganisational meeting on 19 March for all stakeholders.
B	Village Hall Committee. Nothing to report.

25.26/180 Correspondence & Invitations (complete list in Clerk's Notes)

A	It was confirmed that the Village Hall has an audio loop for those with hearing aids in the main hall but not in the smaller hall. The equipment is available on request.
B	Cornwall Council's PROW team, working in partnership with Imerys, is proposing improvements to the local PROW network in the Clay Country area. A public consultation will take place on 18 March, St Stephens Social Club, 10am-7pm. There are two permissive paths in the west of the parish, details here: Imerys Permissive Paths and the Clay Trails Digital leaflet.pdf .
C	The Clerk continues to be copied into correspondence between the South West Water Treatment Plant and the neighbourhood group asking about the noise. SWW says: "We have reviewed the operation of the site and have changed the blowers to reduce the noise, and we hope this will make a significant difference."

25.26/181 Business for the next meeting

Signing of a Statement of Truth for HM Land Registry; cost of water analysis for water running across the road at Carne Cross.
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25.26/182 Dates of next meetings.

A Extraordinary Meeting on Thurs, 26 March, 10.30 am, to discuss and decide comments for planning application PA26/00850.

B An Audit Panel meeting one half hour before the ordinary meeting on 9 th April at the Institute.

C Ordinary Meeting Thurs, 9 April 2026, 6.00 pm at the Luxulyan Memorial Institute. Please note that, because of the Easter holidays, items for the April meeting must be submitted to the Clerk by 28 th March.

The meeting closed at 7.30 pm and the Chair thanked everyone for attending.

Mrs C Wilson ~ Parish Clerk ~ 19 March 2026

SIGNED:

THESE ARE DRAFT MINUTES.

Chair: _____ Date: _____