

# LUXULYAN PARISH COUNCIL

Minutes of the Ordinary Meeting at the Luxulyan Memorial Institute, 6.00 pm,

**THURSDAY 11 OCTOBER 2018**

**PRESENT:**

Cllr Michaela Linfoot (Chair), Cllr Keith Bilston (Vice-chair), Cllr Kay Baker, Cllr Michael Grindley, Cllr Sarah Kemp, Cllr Francis Payne, Cllr Tina Windsor.

**ALSO PRESENT:**

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Sally-Anne Saunders, and 3 Members of the Public.

**ABSENT:**

Cllr Bob Hatton, Cllr Margaret Higman and Cllr Justine Rowe.

Abbreviations: Councillors are abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Footpath (FP), General Data Protection Regulations (GDPR), Local Maintenance Partnership (LMP), Community Land Trust (CLT), Friends of Luxulyan Valley (FOLV), General Data Protection Regulations (GDPR), Luxulyan Neighbourhood Plan (LNP). \*\*\* 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.

*The meeting began at 6.00 PM and the Chair welcomed all.*

**18/95 Apologies**

Apologies were received from MH, JR.

**18/96 Declarations of interest or requests for dispensation.**

FP declared an interest in Item 18/103.C.ii (PA18/08528) because he is a neighbour.

**18/97 Public Session**

The agent and the applicant for PA18/08528 introduced themselves. The other member of the public explained that they were at the meeting for the same item but did not wish to speak.

*FP left the chamber.*

The agent explained the nature of this new type of planning application 'planning in principle'. 'Planning in principle' establishes whether a building can be built on the land, but the details of the building would be in a separate and subsequent planning application which would then go through the normal planning process, would come to LPC for consultee comments, and could be approved or refused. Permission in principle is not pre-determination. The applicant explained where a new dwelling would be placed and there was a discussion about whether the neighbouring properties would be overlooked. The applicant stated that if a building was allowed, she could adjust the design based on input from the neighbours.

*The Chair moved forward Item 18/103.C.ii. All members of the public left the room for the discussion and vote. (See the decision at that item.) All members of the public returned to the chamber to hear the decision and FP returned to his seat at the table.*

*The members of the public thanked the council and left the chamber.*

**18/98 Review of action points**

A The Clerk reviewed all action points from July – September and explained all actions that were still in progress. There was nothing unactioned.

B The Clerk explained that the clerk to Lanlivery Parish reported that a letter about the overgrown hedges at the Cairns has not been written. LPC considered that the next

step should be a polite letter from LPC to request they cut back the hedges.  
ACTION: Clerk

#### 18/99 Meetings and governance

C The council **RESOLVED** that the minutes, as read, of the meeting held on 13 September 2018 were a true and correct record (proposed FP, 2<sup>nd</sup> TW) and they were duly signed.

#### 18/100 Finance

A Clerk's reports *Budget Comparison, Cash Flow, and Bank Rec* were **NOTED** including the highlighted links between the documents.

B The internal auditor has replied to LPC's request for two more years of internal audits. He is not able to audit LPC any longer because of changes to his business procedures. The clerk will get quotes from other internal auditors.  
**ACTION: Clerk**

C The council **AUTHORISED** payments for October 2018 totalling £3,206.20 (proposed KBi, 2<sup>nd</sup> FP). The last column is recoverable VAT.

Mrs C Wilson	11 Oct 18	Clerk's salary and expenses		£	696.93		
HMRC-PAYE	11 Oct 18	Clerk's HMRC		£	-		
Andy I. Inv---	11 Oct 18	Playground inspections - 4 weeks		£	46.00		
Cormac Cleaning	11 Oct 18	Public Conveniences cleaning Aug		£	353.77		58.96
XLN Business Services	11 Oct 18	LMI broadband Oct18	DD	£	37.08		
British Gas	11 Oct 18	Public Conveniences, electricity	DD				
Lux Memorial Inst.	11 Oct 18	Room Hire LMI		£	200.00		
A&A Inv822	11 Oct 18	1st cut Parish Footpaths		£	518.20		
A&A Inv823	11 Oct 18	Grass cutting P.Field, Cemetery		£	585.00		
A&A Inv824	11 Oct 18	Grass cutting Verges		£	610.00		
A&A Inv825	11 Oct 18	Erecting goal posts		£	100.00		
Jim Cleare	11 Oct 18	Granite Towers postage - Oct/Nov		£	59.22		

#### 18/101 Reports

##### A Chair's Report

- She attended the Valley Partnership meeting. See the report at Item 18/106.C.
- The chair has been checking progress at the cemetery. The work needed slight adjustments, but is now in good shape, though the gate needs painting and the barbed wire on the fence should be removed.
- She continues to attend the two Community Network meetings.

B Crime & Prevention. It has been announced that the proposed amalgamation of Devon & Cornwall Police with Dorset Police has been abandoned.

##### C Cllr Saunders' report to the Parish

- Attended two of the A30 Link Road exhibitions. In total about 800 people attended all the exhibitions. She found the CC officers very helpful and open-minded. She asked anyone who has a problem with the proposal to contact her so that their problems can be addressed.
- She reported on the Community Network Highway Scheme proposals sent in by LPC which now have rough estimates of cost. LPC prioritised the virtual walkway between the public toilets and the shop. There was also a discussion of the dangerous road crossing for pedestrians at Kitt's Way because the cars from Bridges are not easily seen.
- After months of repeated enquiries and complaints from Cllr Saunders and others, CC has put the Minorca Lane Multi-agency Action Group back together. This is very good news and a 'super-enforcement' officer may also be appointed to concentrate on the complaints about that area.

<ul style="list-style-type: none"> <li>• Two appeals have been placed with the planning inspectorate. The first for the refused planning application <b>PA18/08193</b> at the field off Minorca Lane next to the SSSI and the second for the Enforcement regarding the work already happening there. The 'Full Statement of case' on behalf of PA18/08193 against the refusal of Cornwall Council is online in the documents section for this application.</li> </ul>
<p>D Neighbourhood Plan steering group. FP reported that the last meeting was quiet. He will liaise to have the Coastal Housing Representative come to an LPC meeting and give their presentation about developing a few affordable houses in the parish. The judicial review – requested by Crantock PC because CC overruled Crantock's Neighbourhood Development Plan – will be discussed in full at the next meeting. <b>ACTION: FP</b></p>
<p>E Skate Park Working Party. The survey about the Skate Park is available in the current Granite Towers and responses will accepted up to 15 November. The Clerk will make the survey available from the website as well. See Item 18/102.C. <b>ACTION: Clerk</b></p>
<p>F Granite Towers. The Clerk reported on the financial situation of the Granite Towers as explained by the GT treasurer in the latest edition of the magazine. They have sent their yearly accounts to the Clerk and will be requesting a grant from LPC shortly.</p>

#### 18/102 Considerations

<p>A The council <b>RESOLVED</b> (proposed ML, 2<sup>nd</sup> KBa) to SUPPORT Open Spaces' application for Common Land status: Notice 2960 — 5.944 acres of land at Trevellion Moor or Lowertown Moor in the parish of Luxulyan, centred on Ordnance Survey grid reference SX 048 615. <b>ACTION: Clerk</b></p>
<p>B No proposal was made regarding CC's review of its <i>Statement of Licensing Act Policy</i>.</p>
<p>C Skate Park Fundraising Group. It was <b>RESOLVED</b> (proposed SK, 2<sup>nd</sup> KBa) to dissolve LPC's Skate Park Working Party and simply keep one or two parish councillors on the Skate Park Fundraising Group. This is because the two groups are made up of the same people. The Fundraising Group holds its own bank account and it will now be very clear that their funds are separate from the Parish Council. Councillor SK is currently a member of the Skate Park Fundraising Group. <b>ACTION: Clerk</b></p>
<p>D Second Cemetery Bin. The Clerk reported on a number of quotes. It was <b>RESOLVED</b> (proposed ML, 2<sup>nd</sup> SK) to purchase a second bin for the Cemetery which matches the current bin (Maelor Trafflex, 90 litre). It will sit on the opposite side of the gate and the area has been prepared. <b>ACTION: Clerk</b></p>
<p>E It is advisable to change annual playground inspectors occasionally. LPC <b>RESOLVED</b> (proposed SK, 2<sup>nd</sup> KBa) to get quotes for the 2019 annual inspection. <b>ACTION: Clerk</b></p>
<p>F Institute bookings. After discussion, it was <b>RESOLVED</b> (proposed ML, 2<sup>nd</sup> KBa) that LPC will no longer reserve a provisional booking at the Institute for the 4<sup>th</sup> Thursday evening for possible planning meetings. LPC could hold its meetings on other evenings if the 4<sup>th</sup> Thursday is not free. This was requested by the Institute secretary because it releases an evening and the Institute could thus increase its income.</p>
<p>G Complaints Procedure. The model Complaints Procedure from CALC had been distributed to all councillors and the council <b>RESOLVED</b> (proposed ML, 2<sup>nd</sup> FP) to</p>

accept this document.

**ACTION: Clerk**

## 18/103 Planning

### A Planning issues and correspondence of note.

- i. **PA18/02331/PREAPP** | Pre application advice for six glamping units | Tredinnick Fields Luxulyan Bodmin Cornwall PL30 5DT  
The Clerk read a letter from the applicant explaining his plans for the proposed development, which will take place in stages, if approved. The council discussed the pre-application and was impressed with the look of the glamping units and the potential for local employment and support of local businesses and amenities. The council agreed that the Clerk would write to thank the applicant for the information provided and to advise him and the case officer regarding LPC's positive reaction.  
**ACTION: Clerk**
- ii. Appeal against the refusal on **PA17/08193** | Change of use of land to 4 no. Gypsy / Traveller pitches with associated works including 3 no. mobile homes, 4 no. touring caravans, 3 no. day rooms, 3 no. sealed septic tanks, 5 no. sheds, and hardstanding | Land South East Of Minorca Lane Bugle Cornwall PL26 8QN. The Planning Inspectorate reference is not yet known. Appeal documents are available online in the documents section for this application.

### B Planning decisions are reported in *Clerk's Notes* and on the website.

### C Applications for consultee comments.

- i. **PA18/07889** | Construction of detached dwelling | Sunnyside Access To Rosemullion Farm Rosemelling Luxulyan PL30 5EQ.  
The council discussed the application and **RESOLVED** (proposed SK, 2<sup>nd</sup> KBi) to submit the following consultee comments:  
\*\*\* Luxulyan Parish Council has NO OBJECTION to this application.
- ii. **PA18/08528** | Application for Permission in Principle for a dwelling | Ivy Cottage Luxulyan Bodmin Cornwall PL30 5DW  
The council discussed the application and **RESOLVED** (proposed SK, 2<sup>nd</sup> ML) to submit the following consultee comments:  
\*\*\* Luxulyan Parish Council has NO OBJECTION to this application because it appears to be infill and it is a dwelling for a local person.
- iii. **PA18/09449** | Listed Building Consent for alterations and repairs to the dwelling with associated works including re-pointing the stone walls, replacement windows and renewal of tapered lead valley gutter and installation of thermodynamic panel | Trevillyn Manor Farm Bugle St Austell Cornwall PL26 8RT.  
The council discussed the application and **RESOLVED** (proposed SK, 2<sup>nd</sup> KBi) to submit the following consultee comments:  
\*\*\* Luxulyan Parish Council has NO OBJECTION to this application. The listed status ensures that case officer will make certain the works are in keeping with the building.

## 18/104 Highways & Flooding

- A There will be details of reports for fly-tipping, potholes, etc in the Clerk's Notes each month. The Reports are made via the CC website at the webpage REPORT IT. Members of the public may also use the REPORT IT service. Links are available from LPC's website on the *Useful Links* page and the *Parish Highways* page as well as the CC website.

B In conjunction with the discussion with Cllr Saunders about the Community Network Highways Scheme it was reported that the junction down to Bridges at Kitt's Place has very poor visibility. LPC would like CC to investigate the possibility of installing some kind of warning or traffic mirror to aid pedestrians. At the first opportunity ML and Cllr Saunders will advise the Highways Scheme.  
**ACTION: ML & Cllr Saunders**

18/105 Assets – reports and maintenance

- A Playing Field. Playing Field inspections for September were received and NOTED.
- B Cemetery. It was **RESOLVED** (proposed SK, 2<sup>nd</sup> KBa) that A&A would be asked to repaint the Cemetery gates and replace the barbed wire on the fence with plain wire.  
**ACTION: Clerk**
- C Footpaths. Nothing to report.
- D Luxulyan Memorial Institute. Nothing to report.
- E Village Toilets. All is clean and tidy.

18/106 Parish Matters – reports

- A Community Networks: St Blazey; China Clay. Nothing more to report.
- B Luxulyan Parish Community Fund. The next round of grants will be decided in December. Get your application in!
- C Luxulyan Valley Partnership. The Chair reported on the last meeting. The Partnership now has a new chair, CC Cllr C Martin, ward member for Lanlivery. E Harradence was thanked for his many years of service to the turbine and the Partnership. Serious discussions are taking place to restart the turbine after fish screens are purchased and installed. The account held by E Harradence will only pay for the fish screens and other items but not the renovation of the leats which is the responsibility of CC. Repairs of the leats may move forward slowly. Tree thinning near the viaduct is a priority.
- D Village Hall Committee. SK will attend the Monday, 15 Oct meeting in place of MH who has given her apologies.

18/107 Correspondence & Invitations (complete list in *Clerk's Notes*)

- A A letter from the applicant for PA18/04942 to thank the council for its support, though it was refused at Planning Committee.
- B A letter from a parishioner about the Bodwen Solar Park Questionnaire.

18/108 Business for the next meeting

Budget. Risk Assessment.

18/109 Dates of next meetings

- A Ordinary Meeting 8 November 2018, 6.00pm, Luxulyan Memorial Institute.
- B Audit Panel. 16 October, 10.00 am, Luxulyan Memorial Institute.

*The Chair thanked everyone and closed the meeting at 8.20 pm.*

*Mrs C Wilson ~ Parish Clerk ~ 19 October 2018*

*M. L. Lister*  
8-11-2018