

LUXULYAN PARISH COUNCIL

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

THURSDAY 8 NOVEMBER 2018

PRESENT:

Cllr Michaela Linfoot (Chair), Cllr Keith Bilston (Vice-chair), Cllr Kay Baker, Cllr Michael Grindley, Cllr Bob Hatton, Cllr Margaret Higman, Cllr Sarah Kemp, Cllr Francis Payne.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, Ward Member Cllr Sally-Anne Saunders, and 5 Members of the Public.

ABSENT:

Cllr Tina Windsor.

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 Network Panel (CNP), 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.

18/110 Apologies

Apologies were received from TW.

18/111 Declarations of interest or requests for dispensation.

MG declared an interest in Item 18/118.B.ii and .iii (PA18/08627 and PA18/05947).

KBi declared an interest in Item 18/118.B.iii (PA18/05947).

18/112 Public Session

A R Stephenson spoke about the Neighbourhood Plan.

- Draft NP sent to Cornwall Council for screening to see if SEA (Strategic Environmental Assessment) and HRA (Habitats Regulation Assessment) were required and these are not required.
- Cornwall Council made a number of comments most of which were minor including "The draft is substantially complete and well presented".
- Nick, Roger and I have been through all the comments and made alterations for where they have improved the draft NP.
- We will be finalising the draft on Tues, with our consultant Tony Lee, and then this along with supporting documentation will be sent to Cornwall Council to forward to the independent assessor.
- This also goes on the Parish website and sent by the Clerk to those people who wanted to be kept up to date.
- We then await the independent assessor's comments and make any alterations. This will then be the final document.
- This then gets sent back to Cornwall Council in order for them to organise a referendum. If things go smoothly, I would hope for a referendum, late winter/early spring. If approved, this then gets adopted as Luxulyan's Neighbourhood Plan.
- The Neighbourhood Plan has looked at the problems encountered by Crantock PC regarding the overruling of its Neighbourhood Plan by Cornwall Council and the Committee believes Luxulyan's Plan will avoid those problems.

The Steering Committee wishes to highlight:

- That one of the main themes of the draft NP is affordable housing, and therefore

the Committee suggests to the PC that every new residential planning application should be tested on this basis.

- The Steering Committee is also concerned that often each planning application is looked at individually. It suggests that strategic view is taken when an individual planning application is presented as well as looking at the detail of individual plan.
- Luxulyan Parish Council should support, and participate in, a Cornwall-wide conference on housing, as proposed by the North Cornwall Cluster Group.

R Stephenson left the meeting.

Item 18/118.B.ii. The Chair brought this item forward and MG left the chamber for the duration of the discussion. See the decision at that Item.

Item 18/118.B.iii was then discussed. MG remained outside the chamber and KBi also left the chamber for the duration of the discussion and vote. See the decision at that Item.

B The manager and assistant manager of Croft Farm Holiday Park explained the layout of the proposed permanent homes which would replace holiday caravans and pitches. Two residents also voiced their concerns about the placement of the permanent homes, which could overlook the other properties and the managers explained the discrepancies in the drawings of the proposed layout.

MG and KBi returned to the chamber to hear the result of the vote on Item 18/118.B.iii.

The remaining 4 members of the public left the meeting.

Because the Ward Member had to leave early her report was brought forward. See her report at Item 18/116.C. Cllr Sally-Anne Saunders left the meeting.

18/113 Review of action points

PFA Research has completed its analysis of the Bodwen Solar Park Questionnaire responses. They will come to the December meeting to explain the Report.

18/114 Meetings and governance

A The council **RESOLVED** that the minutes, as read, of the meeting held on 11 October 2018 were a true and correct record (proposed KBi, 2nd KBa) and they were duly signed.

B The councillors present filled in new Email Request forms with clear authorisation for their public contact details.
ACTION: Clerk

18/115 Finance

A It was **RESOLVED** to accept the Clerk's reports *Budget Comparison, Cash Flow, and Bank Rec* (proposed KBi, 2nd BH).

B Budget 2019-20 was **DEFERRED** to the 22 November Extraordinary meeting.

C Precept 2019-20 was **DEFERRED** to the 22 November Extraordinary meeting.

D The council **AUTHORISED** payments for November 2018 totalling £6,557.46 (proposed SK, 2nd KBa). The last column is recoverable VAT.

Clerk's salary and expenses	faster	£	687.97	4.01
Clerk's HMRC		£	-	
Combination Lock for P.Field gate	faster	£	13.95	
Playground inspections - 5 weeks	faster	£	57.50	
Public Conveniences cleaning Oct	faster	£	353.77	58.96
LMI broadband Nov18	DD	£	37.08	
Public Conveniences, electricity	DD		TBC	
Ink toner	faster	£	61.19	10.20
Knotweed control, playing field	faster	£	114.00	19.00
Planning Training FP, Nov'17	faster	£	12.00	
Grass verges	faster	£	120.00	
Cemetery	faster	£	200.00	
Tarmac at Cemetery	174	£	3,700.00	
Bodwen Fund Questionnaire analysis	faster	£	1,200.00	200.00

18/116 Reports

A Chair's Report. She attended the St Blazey, Fowey & Lostwithiel Community Network Panel Meeting where the new Community Network Highway Scheme is organised and voted on. Tomorrow she will meet with the Ward Member about the leats.

B Crime & Prevention. The Chair is Luxulyan's representative for the Police Councillor Advocate Scheme which is slowly being organised. See Item C for a way to retrieve crime figures for the area.

C Cllr Saunders' report to the Parish

Firstly in response to a particular planning application that Luxulyan Parish Council considered at the October mtg. which was for "Permission In Principle" (PIP) and which caused some degree of concern amongst the Councillor's present. I have followed up with CC Planning as promised. It would appear that Luxulyan are one of only two Parish Council's in Cornwall to have encountered these types of planning applications to date. CC Planning have been quick to respond to my request for further guidance and this week I was able to email your Clerk with a Briefing Note on Permission In Principle which will hopefully enable all Councillor's to consider these particular applications in a more informed way in future.

Back on the 15 October the Community Network Panel (CNP) for St Blazey, Luxulyan, Fowey & Lostwithiel, was given an update on all matters to do with local policing and anti-social behaviour. A representative of the Police & Crime Commissioner (PCC) was there together with Inspector Ed Gard of the St Austell Neighbourhood Policing Team and Helen Toms of CC's ASB Team and Zoe Wonnacott CC of Safer St Austell.

We heard amongst other things about an expansion of the recently trialled Tri Service Teams - good news for our locality, as two of these new teams will be based at Lostwithiel and St Dennis, providing invaluable additional resource to our Neighbourhood Policing team.

In respect of ASB, the message was clear – resource is focused where the police and ASB team understand there to be a problem, therefore residents troubled by crime of this sort must please always make a report to the police. They will respond should they see levels of reported ASB behaviour rising in any given area, and stress that they cannot respond to something they aren't aware of. I have attached a useful poster with contact details for the police – should residents encounter problems and delays with ringing 101 though, I would welcome the feedback. I have signed up to be a Councillor Advocate with the police for the Bugle Division area, which should provide me the opportunity to feedback matters of that sort and any other concerns that residents may

have.

Residents and Parish Councillor's curious to understand better just what the recorded crime figures are for this area can look them up on the www.police.uk website. Click "Find your Neighbourhood". Luxulyan falls within the Fowey Lostwithiel grouping – but there is an interactive map that will allow you to view more precise locations.

At the Customer & Support Services Overview & Scrutiny Committee on the 23 October, we were reminded that the Council's Draft Budget for 2019/20 is out for public consultation. With savings of £70 million to be found I would urge residents to make their priorities for Council spending known by participating in the online survey accessible at www.cornwall.gov.uk/budget2018/

There is also an opportunity to attend a special cluster meeting of the Clays, St Austell & Fowey Lostwithiel CNP's at the ESAM building at West Carclaze on Monday 10th December at 7.30pm where we will hear a member of the Cabinet present on the draft budget consultation.

I might just add at this point that there is also a Clay Area CNP meeting which I will be Chairing this time, also at the ESAM and just prior to the above on the 10 Dec, starting at 6pm.

Also at CASSOSC on the 23rd we heard about Cornwall Council's planning and preparation for the inevitable changes that BREXIT will bring. Further information can be found at www.cornwall.gov.uk/council-and-democracy/brexit/

There is additional interesting reading too in the form of the New Frontiers document which highlights how CC are aiming to make the most of opportunities that BREXIT may present as well as find new sources of funding and investment into the Duchy once the EU tap is turned off. www.cornwall.gov.uk/council-and-democracy/working-in-partnership/cornwall-and-isles-of-scilly-leadership-board/new-frontiers/

Lastly, it was interesting to note when I was at a planning training session at Cambourne earlier this week that there are moves afoot to restructure/reorganize the CC Planning Teams in what is being labelled a Localised Area Approach to Planning. I hope over the coming months to be able to expand on this further as more information becomes available.

D The Neighbourhood Plan Steering Group was reported on in the Public Session. See item 18/112.

18/117 Considerations

A It was **RESOLVED** (proposed ML, 2nd FP) to accept the price of £104.75 from Cormac for the erection of a Luxulyan sign at Gatty's Bridge on the existing posts and it was further **RESOLVED** (proposed SK, 2nd KBa) that the sign should read "Welcome to Luxulyan".

ACTION: Clerk

B The grant for Granite Towers was **DEFERRED** until the December meeting so that the council could invite a representative from Granite Towers to speak about their future plans.

ACTION: Clerk

SK left the meeting because of another engagement.

C New large bin at the village bus stop. A&A is sorting out a lid for the new bin. FP says that the pick up of the rubbish is adequate at the moment.

D It was **RESOLVED** (proposed ML, 2nd KBa) to request A&A clean and paint the bus shelters at Conce Moor and Lockengate.
ACTION: Clerk

E It was **RESOLVED** (proposed ML, 2nd KBa) to request 3 quotes for pruning the fir trees between the cemetery and its car park to the height of the fence, and ML will meet with the contractors at the cemetery to discuss before they quote for the work.
ACTION: Clerk

F The annual cost of cutting the verges was **DEFERRED** to be discussed with the Budget.

18/118 Planning

A Issues & Correspondence

i. **PA18/04994** | APPROVED WITH CONDITIONS | Variation of condition 2 in respect of decision notice PA18/01771 (Approved plans) | Land North East Of Rock Mill Prideaux St Blazey Cornwall PL24 2SS.

FP reported that the Rock Mill approval has conditions on it that will return the development to its previously approved height.

ii. Planning Enforcement Ref. No: **C2/ENF/04/0160**. 30-Jul-2015. Engineering operation, tipping, removal of hedge and pipework - Land Adjacent To Carne Cottages St Blazey Par Cornwall PL24 2SX | Received date: Wed 17 Mar 2004 | Status: Case Closed

B Applications for consultee comments.

i. **PA18/00003/SPD** | Cornwall Council is publishing the draft Housing Supplementary Planning document for a six week consultation period between Friday 19th October and 5pm 30th November 2018. | Cornwall

The council discussed the application briefly and **RESOLVED** (proposed ML, 2nd BH) that the Clerk would submit consultee comments in collaboration with FP.
ACTION: FP & Clerk

ii. **PA18/08627** | Conversion and extension of agricultural building to form 1 bedroom annexe for holiday letting or family accommodation | Tretharrup Farm Tretharrup Farm Treskilling Luxulyan PL30 5EL.

The council discussed the application briefly and **DEFERRED** its comments in order to hold a site meeting Friday 16 November, 11.30 am, to be confirmed by ML. Consultee comments will be decided at the Extraordinary Meeting 22nd November at 11.00 am.

iii. **PA18/05947** | Replacement of 6 no. static holiday caravans and 7 no. seasonal pitches with 9 no. park homes for permanent residential use (one of which is an existing unit to be retained) | Croft Farm Holiday Park Luxulyan Bodmin Cornwall PL30 5EW

MG and KBi were out of the room for the duration (see Public Session) The council discussed the application and **RESOLVED** (proposed SK, 2nd KBa) to submit the following consultee comments:

*** Luxulyan Parish Council **SUPPORTS** this application as it will be good for the community to have permanent, rather than holiday, residents. The case officer should ensure that the new homes are placed strategically to avoid overlooking as much as possible.

iv. **PA18/07928** | Amendments To approved application No PA16/07890 For a new dwelling | Land North Of Fairhaven Rosemelling Luxulyan Cornwall

The council looked at the plans and discussed the application and **RESOLVED** (proposed KBi, 2nd KBa) to submit the following consultee comments:
*** Luxulyan Parish Council **SUPPORTS** this application.

18/119 Highways & Flooding

A BH reported that the Railway Station sign has slipped down its post.
ACTION: Clerk

B It was **RESOLVED** (proposed ML, 2nd FP) to submit 2 top priorities to the new CNP Highways Scheme: 1) Walkway from the Public Conveniences to the Village Shop; and 2) Speed Limit sign moved further out of the village so cars begin to slow before reaching the village hall where there is a preschool and children's play area.
ACTION: Ward Member

C Our Ward Member, Cllr Sally-Anne Saunders, sent us the Results for a Traffic Survey taken at St Cyriac in August 2018. The document is posted on the website at *Parish Highways* and information was also posted on Facebook.

18/120 Assets – reports and maintenance

A Playing Field. Playing Field inspections for October were received and NOTED. The clerk reported that most of the work on the play equipment is complete. The contractor is waiting for drier weather to complete the scraping and painting. The preliminary impression is that it is a fine job.

B Cemetery. The cemetery is looking good.

C Footpaths. FP 5/1 was brought to the attention of the Parish Council because a stock proof fence was erected across the path and a stile is not yet there for walkers of the public right of way. The council is in conversation with the owners and progress is being made.

D Luxulyan Memorial Institute. Nothing to report

E Village Toilets. FP reported on a leak in the toilet in the Disabled loo. It was **RESOLVED** to ask D Cordy to fix it (proposed FP, 2nd KBi).
ACTION: Clerk

18/121 Parish Matters – reports

A Luxulyan Parish Community Fund. Deadline for applications is 30th November.

B Luxulyan Valley Partnership. Nothing to report.

C Village Hall Committee. SK attended the last meeting. MH is now receiving the emails from the Committee. The Village Hall has raised its prices 50p an hour for everyone to cover its costs, particularly heating.

18/122 Correspondence & Invitations (complete list in *Clerk's Notes*)

A The council was saddened to hear of the death of Mr CWJ Trevarthen. He took great interest in the parish council and the community as a whole. He will be missed.

B Cornwall Council Draft Budget Presentation. Monday, 10 December. 7.30pm. The Enterprise Space for Advanced Manufacturing (ESAM), Carludon Technology Park, St Austell PL26 8WE

C The Monitoring Officer from Cornwall Council sent the Assessment Decision Notice: "No Breach of the Code". Reference CCN021/18/19. Complainant: Ms Catherine Grey. Subject Member: Cllr Michaela Linfoot. Decision: No action needs to be taken.

18/123 Business for the next meeting

No business was suggested.

18/124 Dates of next meetings

A Fri, 16 November, 11.30 am. Site visit for PA18/08627 | Conversion and extension of agricultural building to form 1 bedroom annexe. Consultee Comments to be decided at the 22nd Nov Extraordinary meeting.

B Extraordinary meeting Thurs, 22 November 2018, 11.00 am for planning and the 2019-20 Budget.

C Ordinary Meeting 14 December 2018, 6.00pm, both at the Luxulyan Memorial Institute.

The Chair thanked everyone and closed the meeting at 8:39 pm.

Mrs C Wilson ~ Parish Clerk ~ 9 November 2018