

## LUXULYAN PARISH COUNCIL

DRAFT Minutes of the meeting held in the Luxulyan Memorial Institute at 7.20 pm on  
**THURSDAY 12th SEPTEMBER 2013** following the Public Meeting in Bugle.

PRESENT: Cllr C Austin (Chair), Cllr G Haywood, Cllr C Eich, Cllr D Olford, Cllr J Fisher, Cllr B Fahey. Clerk to the Parish: Mrs C Wilson.

ALSO PRESENT: CC S Rix, and 1 member of the public

ABSENT: Cllr R Keam, Cllr M Linfoot

*The meeting began at 7.20. The Chairman welcomed all.  
 One member of the public and CC Rix arrived shortly after the start.*

- 13/073 **Apologies for absence.** Cllr R Keam and Cllr M Linfoot.
- 13/074 **Declarations of interest.** No declarations re agenda items or requests for dispensation.
- 13/075 It was resolved to exclude members of the public at Item 84b, in accordance with the Public Bodies (Admission to Meetings) Act 1960, and, as no members of the public were present at that moment, it was also resolved to discuss the Item first. Proposed Cllr Olford, 2<sup>nd</sup> Cllr Haywood. See Minute 84b.
- 13/076 **Public Session.** A member of the public introduced himself as an interested party for planning application PA13/06656 and answered questions from the Councillors.
- 13/077 **Minutes.** Minutes of the ordinary Meeting of the Parish Council held on 8 Aug 2013 were approved as read. Prop. Cllr Haywood, 2<sup>nd</sup> Cllr Eich.
- 13/078 **CC Rix's report.**
- Spoke with the CC Cabinet Member, E Hannaford, in charge of Planning. She is looking into the enforcement issues at the St Cyriac development, and also, in general, will address lack of public confidence in enforcement issues.
  - Will discuss complaints about Fahey's concrete trucks trundling through the village early in the morning with the owners.
  - In conversation so that the 'dualling' of the A30 at Temple can benefit Cornish contractors and workers.
  - His Luxulyan Saturday morning surgery is suspended until further notice. In future will probably be on a Saturday afternoon at the Institute.
  - Was encouraged by the participation at the planning meeting in Bugle earlier the same evening. Emphasised that, if CC decides to oppose the Bodwen Solar Park, it must highlight reasons that cannot be overturned at appeal.
- 13/079 **PCSO Phillips' report.** One diesel fuel theft is ongoing. See attached report.
- 13/080 **Donation to the Football Club.** Having received a letter from the manager, and in accordance with s.19 of the Local Government (Miscellaneous Provisions) Act 1976, the Council resolved to donate the sum of £200.00 to support the Luxulyan Football Team.
- 13/081 **Playing Field inspections.** It was agreed that the Councillors will conduct weekly inspections of the Playing Field in accordance with our insurance policy. They will fill in the Inspection Report Form and return it to the Clerk at the next meeting. The rota (kept by the Clerk and posted on the Committees page of our website for easy referral) has been filled in for the weeks before our next meeting on 10 October. The Playing Field Inspection Rota will be a standing item on our Agenda.
- 13/082 **Updates.**
- a) Pollution of the Luxulyan/Par River. No formal update; CC is investigating. CC has said the river will be restocked. The fish above the pollution point are fine.
  - b) Post Office. The P.O. will close on 30<sup>th</sup> Sept. Notices about nearby P.O.s will be posted on the website and notice boards. It may be 4 weeks before it is open again after

refurbishment. Members of the public can contact the Post Office now to arrange collection of their newspapers.

- c) Luxulyan Toilets. CC have not yet resolved the problem with British Gas about the electricity meter. Until they do, Luxulyan gets no benefit from the solar panels.

#### 13/083 Correspondence & Invitations.

- a) It was delegated to the Clerk to write to the family that puts household rubbish in the public bins and it will be emphasised that this is fly-tipping and that the police have been informed.
- b) Letters were received from the Village Hall Management Committee and the Parish Church of St Cyriacus & Julitta thanking the Council for their donations.
- c) Links to two surveys are on our website. One is about the Luxulyan Valley. The other is on the *Local Businesses* page about Small Businesses in the China Clay area.
- d) Correspondence received with information for the general public is posted on the website ([luxulyanpc.co.uk](http://luxulyanpc.co.uk)) under *Parish Events* or *Parish News*, as appropriate.
- e) Link to the reports of the Historic Cornwall Advisory Group is now on the *Useful Links* page of our website.

#### 13/084 Finance.

- a) Insurance.
- i. This year's insurance with Came & Company was approved (see payments), which includes an updated Assets Register, to be sent to the councillors.
  - ii. It was decided unnecessary to pay for extra home insurance for the Clerk to receive visitors regarding Parish Council business. **Any meetings with the Clerk shall be arranged at the Luxulyan Mem. Institute or another convenient location outside her home.** The Council/Clerk's postal address remains the same.
- b) It was resolved to award the tree trimming contract in the Cemetery to Mr G Brewer.
- c) Payments authorised. Proposed Cllr Haywood, 2<sup>nd</sup> Cllr Olford.
- i. Clerk's salary & expenses, £324.54.
  - ii. Cleaner's salary, Public Conveniences, £238.10.
  - iii. HMRC, July – September, £318.80.
  - iv. Insurance Came & Co., One Year to 17-9-14; £1,036.24.
  - v. Bricknells Stationery; £30.78.
  - vi. CALC, Good Councillor's Guide x 6; £17.60.
  - vii. Vision ICT website maintenance Nov13 – Oct14; £168.00
  - viii. LMI, room hire May-Aug; £ 35.00.
  - ix. Request by Clerk was approved, prop. Cllr Fisher, 2<sup>nd</sup> Cllr Austin, for new SLCC *Clerk's Manual*, recently rewritten; £47.50 for members. Invoice will follow.
- d) The Clerk and the Council have signed her contract of employment after a trial period. One copy is held by the Chairman and the other by the Clerk.

#### 13/085 Planning.

- a) The Strategic Planning Comm. held a public consultation 12 Sept re PA13/03710 Solar Park Bodwen attended by Luxulyan Council and many members of the public.
- b) Reports on planning decisions. Can also be found on our website at **Parish Planning**.
- c) Planning correspondence. One letter from Fowey Landscape Action Group re PA13/06802 will be sent to Councillors by email. Letter about a possible upcoming solar farm at Trenince is postponed until the next meeting..

## d) Applications.

- i. **PA13/06904** | Construction of unit as holiday accommodation and associated works | Rock Mill Prideaux St. Blazey Par PL24 2SS. Objection. Proposed Cllr Olford, 2<sup>nd</sup> Cllr Eich.

\*\*\* OBJECTION. Holiday accommodation is not suited to the area because 1) it floods in the winter, 2) severe access problems, especially since floods last winter broke up the road, which was closed for weeks and the road hasn't improved, and 3) it is in the middle of a popular World Heritage Site and holiday cottages are not appropriate in the middle of an area of natural beauty. The other holiday accommodation on the site was not objected to by Luxulyan Council because Luxulyan was unaware of the application, which was sent to another Parish by mistake!

- ii. **PA13/06656** | Conversion of single storey barn to 2 bedroom residential dwelling | Treskilling Farm Luxulyan Bodmin PL30 5EL. Support. Proposed Cllr Fahey, 2<sup>nd</sup> Cllr Fisher.

\*\*\* SUPPORT. The Council is happy to support this application which will improve the building and the area.

- iii. **PA13/07501** | Extension and improvements to existing dwelling | Woodmill Farm Prideaux Road St Blazey Par Cornwall PL24 2SR. Objection. Proposed Cllr Olford, 2<sup>nd</sup> Cllr Fisher.

\*\*\* OBJECTION. The extension appears excessive compared with the original house and the plans are vague concerning the improvements.

- iv. **PA13/07854** | Siting of three mobile homes, erection of three day rooms including blocking up existing vehicular access and formation of new vehicular access | Chavestan Carne Cross St Blazey Par Cornwall PL24 2SX. Objection. Proposed Cllr Olford, 2<sup>nd</sup> Cllr Eich, a unanimous decision.

\*\*\* OBJECTION. \*\*\* 1) Three mobile homes and day rooms would constitute overdevelopment of this site which is in an open country location between Carne Cross and the entrance to the Eden Project. This development would normally be unacceptable residential development in accordance with the aims and intentions of paragraph 55 of the National Planning Policy Framework (NPPF) 2012. \*\*\*2) Although the site is already designated a Gypsy and Traveller site, the Parish Council considers that the need to find more sites for Gypsies and Travellers has to be balanced against the harm done to the visual amenity of the area under the Saved Policy 2 of the Cornwall Structure Plan 2004, particularly so close to a major tourist destination. The Parish Council considers the harm that would be done far outweighs the need for Cornwall Council to permit any further development of this site. \*\*\*3) Over the last 6 years the large number of approvals for Gypsy and Traveller sites which have been granted in the parish of Luxulyan has become disproportionate for a small, mainly rural, parish. This totals at least an additional 35 approved sites. The figures contained in the recent Gypsy and Traveller strategy and development plan showed that in the same period this Parish has accommodated approximately 80% of the total sites given planning approval for the old Restormel area and very nearly 50% of the total sites given approval for the whole county. The cumulative visual harm done to the area is more than enough for a popular tourist area. \*\*\*4) Though vehicular access has been addressed to the satisfaction of Mr Trethewey, the Council considers that an increased number of vehicles near a busy intersection of rural lanes should be discouraged. \*\*\*5) Though the sewage treatment plant may have addressed pollution problems in the case of flooding, it may not be wise to locate the plant directly beneath a permanent day room. \*\*\*6) Two of the new day rooms will be closer to the flood risk area constituting inappropriate development in areas at risk of

flooding, NPPF 2012, para 100. Appropriate protection from flooding could adversely affect the Nature Conservation Site. \*\*\*7) The cumulative impact of 5 day rooms and pitches at Chavestan so close to Carne Cross & Starrick Moor Nature Conservation Site may not be in keeping with the Natural Environment and Rural Communities Act 2006 s40: to have regard to the purpose of conserving biodiversity. Due care and consideration should be taken regarding the cumulative impact of more people living on the Site.

v. Other Applications. None.

13/086 **Flooding.** To consider action after Martin Eddy's visit to the flooding sites on 10 September. [Postponed until the next meeting.]

13/087 **Matters for Report.**

- a) Luxulyan Memorial Institute. No meeting.
- b) School Management Committee. Cllr Eich is liaising with the School to present the donation cheque.
- c) Luxulyan Valley Partnership, for meeting 11 September.
  - Chair, Vice-chair and Ranger have been elected.
  - The Council would like to encourage everyone to fill in the **Luxulyan Valley Survey** for Cornwall Council (the link is found on **our website**).
  - Volunteers are wanted at the Black Hill Car Park to help with the survey.
  - The Heritage Lottery Fund bid to renovate the leat is going forward slowly but surely.
  - At the Flood meeting on Tuesday, Martin Eddy said CC would be applying for the abstraction licence very shortly.
- d) Village Hall Committee. They sent a letter of thanks for the donation.
- e) Community Network Area. No meeting.
- f) Playing Field remedial work. We are awaiting quotes for the work.
- g) Lanivet Emergency Plan, 9 September. None of the Council was able to attend.
- h) Cllr Fahey attended a meeting of the 4x4 Response for Cornwall on 10 September. The service is co-ordinated from a central location in Truro and is of great help, but needs more volunteers with 4x4 vehicles.

13/088 **Cemetery & Open Spaces.**

- a) Rosemelling Junction. Has been cut.
- b) Bus Stop's grassy verges on either side. CC now have them on their cutting schedule.
- c) St Cyors House wall adjoining the Churchyard. The Clerk sent a report to CC about the unstable wall bordering the churchyard. No response yet from CC.
- d) There has been fly tipping outside the quarry, reported to CC by Cllr Fahey.

13/089 **Footpaths.**

- a) The footpath report has been received from R Smith with thanks.
- b) The dangerous stile, Saint's Way 408/17/3, has been closed by CC until it can be fixed. The Clerk will post the information on the website.

13/090 **Business for the next meeting.**

13/091 Dates of next meetings: Planning if needed September 26<sup>th</sup>, **Full Council October 10<sup>th</sup> 2013**. Both at 7pm, Luxulyan Memorial Institute.

*The Chairman thanked everyone who came and closed the meeting at 10.05 pm.*  
Mrs C Wilson ~ Parish Clerk