

LUXULYAN PARISH COUNCIL  
**DRAFT** Minutes of the meeting held in the Luxulyan Memorial Institute at **6.30 pm** on  
**THURSDAY 12 FEBRUARY 2015**

**PRESENT:** Cllr Chris Austin (Chair), Cllr George Haywood (Vice-chair), Cllr Clare Eich, Cllr Michaela Linfoot, Cllr Jack Satterthwaite and Ward Member Simon Rix (arrived at 7pm and left after his report). Clerk to the Parish: Mrs Christine Wilson.

**ABSENT:** Cllr Ralph Keam, Cllr Barbara Fahey, Cllr Jodie Fisher, Cllr David Olford, and Cllr Andy Cottrill.

**ALSO PRESENT:** Sue Walters from Situ8.

**Abbreviations:** Luxulyan Parish Council (LPC), Cornwall Council (CC), Strategic Planning Committee (SPC), Community Land Trust (CLT), Friends of Luxulyan Valley (FOLV), Councillors are abbreviated with their initials. \*\*\* indicates the Consultee Comments submitted to the Planning Authority by LPC, delegated to the Clerk.

*The meeting began at 6.30 PM and the Chairman welcomed all.*

14/175 **Apologies for absence** were received from RK, BF, JF, DO and AC.

14/176 **Declarations of interest.**

a) Declarations re agenda items. None.

b) Requests for dispensation. None.

14/177 **Co-option of Mr Jack Satterthwaite.** No other requests for co-option having been received, and having attended every council meeting for the previous ten months, it was with great pleasure that Luxulyan Parish Council unanimously co-opted JS a few days after his 18<sup>th</sup> birthday (proposed ML, 2<sup>nd</sup> CE).

14/178 **Public Session.**

- Sue Walters of Situ8, a planning consultancy, attended as the Agent for planning application PA14/12149 in order to answer any questions the councillors may have had.
- Before that discussion, the Chairman expressed the council's view that they were disappointed in the meeting on 15 January. LPC expected Situ8 to discuss the proposed development in detail; however, the developers Kier attended. Their representative offered no new information, but rather appeared to be searching in Luxulyan for the best site for possible development. The Chairman was unhappy that an extra-ordinary meeting had been called for so little information.
- Ms Walters said that the decision of Kier to attend was made by Kier at the last minute against Situ8's original plan. She would report back to the Manager of Situ8 who would most certainly contact LPC.
- Concerning the planning application, Ms Walters pointed out that the description 'field shelter' was slightly misleading as it is a substantial building with a concrete foundation. The change of use would not increase the footprint. After further discussion the decision was then brought forward and can be seen at Item 184(c)i.

*Ms Walters left after the public session and vote on Item 184(c)i.*

*Ward Member Rix arrived at 7pm.*

14/179 **Meetings and Governance.**

- a) The minutes of 8 January could not be approved because only two councillors from that meeting were present at this meeting. The 8 January minutes will be approved and signed at the next council meeting in March.
- b) The minutes of the Extra-ordinary Meeting of the Parish Council, 15 January 2014, were agreed as true and correct and signed by the Chairman (proposed MC, 2<sup>nd</sup> CA).
- c) It was decided not to request in-house training from CALC for the moment, but the council encourages councillors, especially the newly co-opted members, and the clerk to take advantage of appropriate training when available. JS will look at dates on the CALC training calendar.
- d) The Clerk pointed out that some governance documents for the council are a bit dated. It was agreed that the Internal Audit Panel would look at them and make recommendations for a full council meeting. A meeting of the Panel will be set up in March.

14/180 **Playing Field.**

- a) The previous month's inspection forms were handed in and the volunteers for this month's weekly inspections will be GH, CE, CA and JS.
- b) Play equipment maintenance has been confirmed by B Oliver who will begin work in the drier weather this spring. The clerk will confirm the previous quote.
- c) The clerk will discuss the removal of grass from the Playing Field and Rosemelling with the contractors.

14/181 **PCSO report.** Crimes Recorded: 1 Violence with injury; 1 Burglary dwelling; 1 Other theft; 1 Criminal damage; 1 Other offences. Incidents Recorded: 1 Anti-social behaviour; 1 Crime recorded; 8 Public safety; 5 Transport.

14/182 **Cllr Rix's Report.**

- John Pollard, Leader of CC, with a mandate from the full council, is working on the devolution of powers from central government, which will have the effect of 'double devolution'; that is, from Whitehall to CC, and then from CC to Town & Parish Councils.
- Has been monitoring progress on the Luxulyan Community Bus.
- Has supported our decision on last month's PA14/11789 and it has been refused by the case officer.
- Has been working with a Treverbyn farmer who has drainage problems adjacent to Minorca Lane.
- Expansion of the Minorca Lane caravan site for 'manager's accommodation was prevented.
- Worked with Ramblers who have highlighted CC's responsibility to signpost the footpaths. An active parish council that badgers CC will get the best results.

*Ward Member Rix left after his report.*

14/183 **Dedication of tree for Women's Institute anniversary.** It was resolved to allow the Women's Institute to plant a tree with a plaque to commemorate their 100 year anniversary in the Playing Field (proposed ML, 2<sup>nd</sup> JS). CA met with Mrs Blackshire, representing the WI, and they have selected a site against the hedge at the edge of the field. The WI will advise us when the commemoration will take place.

14/184 **Planning.**

a) Reports on planning decisions. (See Clerk's Notes 12-2-15; also reported on website).

- i. 15.01.2015 **PA14/09238** Part Approved/Part Refused. Applicant: Mr Brian Ellis. Location: Carveighe, Old Vicarage And Kings Acre Luxulyan Bodmin PL30 5EE. The works were approved - except works to a beech marked B5 and to two horse chestnuts marked C1 and C2.
- ii. 05.02.2015 PA15/00321 S52/S106 and discharge of condition apps Applicant: Tulip Ltd Location: Tulip Ltd Ebenezer Bugle St Austell Cornwall Proposal: Submission of details to discharge conditions 4, 5 and 6 in respect of decision **PA14/07273**. The clerk could find no direct explanation of the conditions. Probably refers to layout, lighting, and landscape management.

b) Planning correspondence. BF sent a report on the Inspector's site visit, 11 Feb 2015, for the Bodwen Solar Farm appeal (PA13/03710), which was read out. She said that the inspector looked at the whole area, including the Woodland Barton solar farm and established wind turbines. He listened to those present and visited nearby properties to hear what the residents had to say.

c) Applications.

- i. **PA14/12149** | Change of use of field shelter to holiday unit/annexe | Lower Gurtla Farm Luxulyan Cornwall PL30 5DU. It was resolved to SUPPORT this application (proposed ML, 2<sup>nd</sup> CE).

\*\*\* Luxulyan Parish Council is happy to support this application. However, it was noted by Luxulyan Council that holiday accommodation is not always the reliable revenue stream that was anticipated and it is sometimes then too easy to turn these buildings into permanent residences. The Council would like it to be a condition of the conversion that it may not be granted permission for full residence in future.

- ii. TREVERBYN. **PA14/12186** |Outline application for 'West Carclaze Eco-community' comprising the demolition, site clearance and associated earthworks and the phased development of up to 1500 dwellings, a local centre, incorporating local retail, health and community facilities, a primary school, employment floorspace and associated areas of open space, renewable energy provision and energy centre(s), drainage and associated infrastructure. All matters reserved with points of access from the A391 only to be agreed.|Land At West Carclaze And Baal Carluddon St Austell Cornwall (Case Officer, Principal Development Officer, Gavin Smith)

Because of the size and impact of this application, LPC's comments were sought as a courtesy. After some discussion, LPC resolved to OBJECT to this application (proposed CA; 2<sup>nd</sup> ML).

\*\*\* Luxulyan Parish Council OBJECTS to the proposed eco-community PA14/12186 because it can be shown to be unsustainable for the following reasons: (1) TRAFFIC: The application's Cumulative Effects chapter 16 states "Overall congestion is predicted to worsen with these developments but appropriate mitigation will also be required which has not been identified at this stage." As the traffic situation on the A391 and its feed-in roads is already bad, the impact of this development, plus the "construction of the 882 new dwellings and the likely additional population of about 2,200 people who will be accommodated in the 10 new developments " will severely overwhelm the current and planned roadworks of PA14/12186. No plans have been put forward to directly link the A391 and A30. Cornwall Council as the Highway

Authority is acting contrary to the National Planning Policy Framework (NPPF), Section 4. In addition it should be considered that the allocation of 1.5 cars per household may be a grave underestimation of the actual number of cars for the site and contravene NPPF, para 39, “take into account... local car ownership levels”. (2) EMPLOYMENT: The application does not appear to take into consideration the high amount of sub-employment and the seasonal nature of the employment in Cornwall, particularly in the surrounding communities. Employment of this nature does not lend itself to paying the mortgage for a house. The application's Socio-economic Chap 11, para 11.2.23, states that infrastructure for employment is critical, but does not identify any source of employment. No source(s) of employment have been identified for the new mortgage-paying population and this contravenes NPPF, para 37 and 158. (3) SCHOOLS: There are no concrete plans from the applicant or any other group to build a primary school, which should be a first priority, because as the report states: “There is pressure on primary schools in the area and the sensitivity of the receptor is high. However the new primary school planned at West Carclaze is likely to be built by 2020... .” This appears to be in keeping with NPPF para 38, but actually is not because there is no commitment, just vague expectation. (4) DEVELOPMENT OF GREENFIELD SITES: The NPPF encourages the use of brownfield sites for development, yet this eco-community extends into farmland, and in future wishes to then infill between its border and Penwithick at stages TP-1, TP-2, and TP-3, which is entirely farmed land. (5) IN CONCLUSION: Luxulyan Parish Council has noticed that the plans are very hopeful that jobs will be found and homes will be sold and schools built; however, there is no strong evidence that this will happen. Should the developer begin to lose his expected profit margin, the planned amenities for this large community will not materialise. If the project on this scale does go ahead, Luxulyan PC requests that the allocation of funds for the school, health centre, recreation hub, public rights of way, etc be prioritised at Stage 1, ring fenced and protected.

#### 14/185 **Highways.**

- a) A letter from Mr A Higman was read out concerning roads and hedges from Bodwen toward Canna Hill and Bowling Green. The clerk will send it to Highways.
- b) The Clerk reported that Came & Co insurance has been advised about the 5 grit bins purchased in April last year and placed at Atwell, Beswetherick Field, Bodiggo and 2 at Rosevale Gardens. LPC will advise residents via the notice boards, Granite Towers and the council website that residents must use their own initiative to spread grit and that their action is not in any way a Council activity. The notice will also be attached to these minutes.

#### 14/186 **Assets** – reports and maintenance

- a) Cemetery. Nothing to report.
- b) Footpaths. Local Maintenance Partnership (LMP) agreement in 2015 is for £806. The clerk will confirm a date for a meeting of the contractors and Footpath Committee to sign contract.  
  
The clerk will copy the work schedule for all the councillors so they are all aware of the work involved.
- c) Luxulyan Memorial Institute. A report from N Legard was read out, which included the notice that Seed and Plant Swaps will start again on Saturday, 7th March and it is hoped will run on the first Saturday of each month through until and including October.

- d) Village Toilets.
  - i. CA advised that all cubicle doors have been repaired and inside handles fitted so that hopefully no one will get stuck again.
  - ii. The clerk reported that CC advises that toilets must have a risk assessment done every 2 years. The clerk will organise this.
- e) No Lorries/Road Narrows. It was noted that the signs are still not up on Haley Cottage. The clerk will contact the contractors.
- f) The dog mess at Rosemelling is out of control and no one can use the grassy area because of it. The clerk will deliver a mail drop to the residents of Rosemelling requesting that they pick up after their dog or dogs.

## 14/187 Parish Matters

- a) Flooding. A working party (DO, ML, AC, BF, the clerk, T Frost, M Eddy and Martyn) met at Rosemelling on 19 January. Cormac promised to attend to the runoff on the road and assistance was given to a resident to apply for flood prevention measures.
- b) CLT – Community Land Trust . The Luxulyan CLT awaits the turnover of the development in July this year in order to finish the last 3 affordable houses.
- c) Luxulyan Valley Partnership. Nothing to report. ML has not receive any documentation about any meetings recently and the clerk will remind the organiser at CC to post all information to ML.
- d) Village Hall Committee. Nothing to report.
- e) School Management Committee. The school is at full capacity and they are looking to build 2 classrooms and increase by another 25 pupils. Parents of Luxulyan School (PALS) are applying for a 0% interest loan.
- f) Village Rubbish bins. All OK at this point.
- g) Weed Spraying Agreement report. The contract with Cormac has been signed and they will advise when they are going to do their two sprays this year.
- h) Minorca Lane Project report was read out. The Project is scheduled to end in May this year. They expect the last sites to be brought into planning and licensing regulation by Mar/Apr this year.

## 14/188 Finance.

- a) Clerk's finance report was handed out and discussed.
- b) Authorisation of payments totalling £1,261.01 was approved. A Hawken, cleaner, £227.31; HMRC, cleaner, 56.60; C Wilson, clerk, £422.36; Jim Cleare, GT postage, £76.12; South West Water Ltd (actual), £106.42; SLCC Regional Roadshow, with First Time Bursary, £41.40; Eurooffice, laser ink, £53.87; £150.00 for the Mini-bus Project, was raised by N Legard's sponsored walk and held in the Council's account until the project had its own bank account; Bricknells, £23.93. Restormel Designs (Mr K Burt), £78.00; Christmas Tree, £25.00.

## 14/189 Correspondence &amp; Invitations (complete list in Clerk's Notes 12-2-15).

- a) Community Network Managers are changing to Community Link Officers. Martin Eddy will be replaced by 1<sup>st</sup> April with Tasha Davis as the Community Link Officer for the St Blazey, Fowey & Lostwithiel Community Network Area.
- b) Community Transport Training is available. Contact the clerk if you are interested.

14/190 Business for the next meeting. None requested.

14/191 Dates of next meetings. Planning if needed February 26th 2015, 7.00 pm; the Full Council on 12 March 2015, 6.30 pm; both at the Luxulyan Memorial Institute. A meeting of the Footpath committee during the month of March will be confirmed shortly.

*The Chairman thanked everyone and the meeting closed at 8.30 pm.*

Mrs C Wilson ~ Parish Clerk ~ 23 February 2015

#### NOTICE TO THE PARISH

### Grit Bins

Luxulyan Parish Council purchased 5 grit bins in April 2014. They are placed:

1 at Beswetherick Field

1 at Atwell, PL30 5DW

1 at Bodigga, PL30 5DR

2 at Rosevale Gardens

The public may use the grit at their own initiative, on the understanding that its use is not a Parish Council activity.

The Parish Council is committed to keeping them filled. If one of these grit bins is empty please notify the clerk.

Mrs C Wilson  
Clerk to Luxulyan Parish Council  
01208 831283  
07543 427141  
clerk@luxulyanpc.co.uk

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ALL OTHER GRIT/SALT BINS ARE THE  
RESPONSIBILITY OF CORMAC.

Tel: 0300 1234 222

Email: handee@cormactd.co.uk