

LUXULYAN PARISH COUNCIL
DRAFT Minutes of the meeting held in the Luxulyan Memorial Institute at **6.30 pm** on
THURSDAY 9 JULY 2015

PRESENT: Cllr George Haywood (Chair), Cllr Michaela Linfoot (Vice-chair), Cllr Barbara Fahey, Cllr Jack Satterthwaite, Cllr Andy Cottrill, Cllr David Olford, Cllr Jodie Fisher, and Cllr Clare Eich.

Also: Clerk to the Parish, Mrs Christine Wilson.

ABSENT: Cllr Ralph Keam and Ward Member Cllr S Rix.

ALSO PRESENT: 1 Member of the Public.

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, the general points of which are proposed and decided by LPC; formal submission is delegated to the Clerk.

The meeting began at 6.37 PM and the Chairman welcomed all. The meeting room is used during the day by the schoolchildren temporarily displaced by building works and the children's artwork was much admired.

15/57 **Apologies** for absence were received from Cllr Keam, Cllr Rix, PCSO Merrikin.

15/58 **Declarations of interest or requests for dispensation.** None.

15/59 **Public Session.** Mr R James attended in order to discuss the maintenance of Luxulyan's milestones. Item 15/65 was moved forward. (See the discussion at that item.)

After the discussion, Mr James left the meeting at 6.55 pm.

15/60 **Meetings and governance.**

a) It was **noted** that the Audit Panel met at 5.30pm before this meeting. Their reports will be incorporated at the appropriate Items of this meeting.

b) The minutes of the ordinary meeting on 11 June 2015 were **approved and signed** (proposed AC, 2nd ML) as a true and complete record with the following amendments which were initialled by the clerk and chairman:

- i. At Item 15/31, the ref to Item 15/38 should read "15/43" in both instances.
- ii. Item 15/46e. Should read "The top leaf is closed," not blocked.

c) The minutes of the extra-ordinary meeting, 25 June 2015, were **approved and signed** (proposed DO, 2nd BF).

d) Playing Field inspections. The previous month's forms were received and volunteers were enlisted for this month's weekly inspections: DO, ML, JF, JS, CE. The clerk **confirmed** that the new swing set is on our insurance and now included on the inspection reports.

e) The Clerk's timesheet and sample appraisal form were given to the members of the Staffing Committee, which will meet on Thurs, 23 July for the Clerk's annual appraisal.

15/61 **PCSO report for June 2015.** INCIDENTS RECORDED: Crime Recorded – 1; Public Safety – 4; Transport – 7. Total of 12 this year compared with 21 last year. CRIMES RECORDED: Violence without Injury – 1; Other sexual offences – 1; Criminal damage – 3. Total of 5 compared with 5 last year.

It was **decided** that the clerk will forward the PCSO report to all councillors and it will not be read out at the meeting unless someone wants to query any part of it (proposed AC, 2nd JF).

15/62 **Cllr Rix's report to the Parish.** Cllr Rix did not send a report. The clerk advised that she sent LPC's suggestions for the Lestoon Turbine Community Fund to Cllr Rix and also requested an Application Form, but has not had a reply. The clerk will make the **request** again to find out who will be keeping the accounts and how the list of successful grants will be made public.

15/63 **Neighbourhood Plan steering group** to report. The group is still gathering information and has nothing to report this month.

15/64 **The shed** (next to the Toilets) has only one set of keys, so there is not a set yet for the use of the Living Churchyard group. The clerk will **obtain the keys and make 2 more sets**.

15/65 **To consider maintenance of Luxulyan's milestones.** The Milestone Society painted Luxulyan's milestones a few years ago, but they have subsequently been ignored, so they recently sent the clerk photos of each milestone and recommendations for maintenance. Mr R Smith has offered to do the maintenance and has sent a map with the position of each clearly marked. Mr James mentioned the boundary stone between Luxulyan Parish and St Blaise, which is not painted.

- The clerk will **advise** those cutting the verges about the positions of the milestones.
- Mr R Smith has offered to clear the milestones once a year and wash them down with a water and a brush, as recommended. Mr R James could keep the southern 1 and 2 mile markers clear, as they are near his house and it is safe to do so.
- First however, the clerk will **enquire** with the Society and with Cormac about a possible road safety course required for such work on the highway.
- Cllr Linfoot offered to **supply** high-viz jackets and safety cones, as and when needed for any maintenance work.
- The clerk will **ask** whether the Milestone Society could also paint the Boundary Stone.
- The clerk will **contact** St Blaise Town Council about the southernmost milestone in their parish, and ask about painting the boundary stone.
- The clerk has placed the milestones on the Asset Register, everything in the asset register needs a value. The clerk will **enquire** with The Society.

15/66 **Bus Shelter beautification.** Two tenders were requested, but only one arrived by the time of the meeting. LPC considered the proposal from Trethew Mill Gardening Services, Lanlivery, which was **accepted** (proposed ML; 2nd CE).

15/67 **The future of the Playing Field.** A preliminary discussion was held regarding changing the area into a community area, perhaps for picnics. It was noted that the field is not used for football and was not even used for football during Feast Week. As the goal posts are not being used, they will be taken down. The council will look into landscaping possibilities including perhaps some brick BBQs, plantings, etc.

15/68 **Planning.**

- a) Paperless planning. CC has advised that it will stop sending paper planning applications from 1st September. It was noted that parishes in Cornwall have had a lively discussion about this. Many are opposed to the expense to the taxpayer because of the need for each parish to purchase expensive new equipment that they have not budgeted for. The clerk explained the increased time involved in handling paperless documents. It is hoped that CC will reverse its decision for

small parishes that cannot project digital documents. Luxulyan would prefer to receive paper planning applications and the clerk will **write** to make this clear to CC. However, after discussion about the various possible solutions for LPC, AC will investigate the equipment needed and bring his proposals to the next meeting.

b) Planning decisions were not commented upon. They are reported on the website.

c) Planning correspondence.

- i. **PA15/02837** | 6 The Cross Road From Junction North Of Bodiggo To Cross Park Farm Luxulyan Cornwall PL30 5DP. Demolition of existing garage and erection of new garage with guest accommodation over. Extension to existing cottage.

Though LPC objected to this application in May and again objected to the revised plans in June, LPC was advised by the case officer that he recommends this application for delegated approval. After consideration, and on the report that the neighbours have no objection to the development, LPC decided to **agree** with the case officer (proposed AC, 2nd JF) and LPC will not request it be sent to committee.

d) Applications.

- i. **PA15/05693** | Prior notification of agricultural development - extension to the existing agricultural outbuilding store | Woodmill Farm Prideaux Road St Blazey Cornwall PL24 2SR. — This was incorrectly placed in the Agenda. The Planning Authority decided that it needs planning permission, so an application will probably arrive in due course.

- ii. **PA15/05789** Land Opposite Carne Cottages Trethurgy St Blazey Cornwall Change of use of land to 3 No romani gypsy pitches and associated works including 3 No mobile homes, 3 No touring caravans, 3 No day rooms, 1 No septic tank and hard standing - Mr D Allen - (Case Officer - Tracy Young) [re-submitted since refusal of **PA14/11789**, which is still being appealed].

After an detailed discussion, comparing this resubmitted application with its predecessor PA14/11789, it was agreed to OBJECT again for the reasons sited here (proposed DO, 2nd ML).

*** Luxulyan Parish Council (LPC) notes the changes to the resubmitted application when compared with PA14/11789 and OBJECTS again to this application for many of the same reasons. Firstly the ground is marshy and boggy. The septic tank(s) will be hazardous to the environment because of seepage in the marshy ground. Though the position has been changed, there is no suitable position on the site unaffected by very wet weather and seepage will always be a hazard to the environment. Secondly, the proposed entrance and exit, though altered, is still in a difficult place, and with 3 mobile homes, etc., there will be quite a number of vehicles requiring daily access, contravening section 4 of the NPPF 2012 and saved policy 80 or the Restormel Local Plan 2001. Thirdly, immediately across the road from this proposed development, an affordable home PA14/05407 was refused on grounds of unsustainability. LPC supported the affordable home, because it wants to see more affordable homes in the parish. However, the number of Romani Gypsy pitches on this site will mean that multiple families and children will suffer from lack of access to services and facilities. These pitches will, fourthly, cause harm to the character of the surrounding rural countryside, and are contrary to saved policy 6 of Restormel Local Plan and paragraphs 14 (adverse impacts), 29 (reducing travel needs), 35 (sustainable transport), 55 (avoid isolated homes), and 109 of the NPPF 2012 ("should enhance the valued local environment") which discourages non-sustainable development. In short, the proposed number of homes, the ground conditions and the unsustainable area make this

development inappropriate for the site. Though, as the applicant explains, there is indeed a need for more Romani Gypsy sites in Cornwall, that does not alter the fact that this particular site is unsuitable.

- iii. **PA15/04692** | Proposed development of a new temporary construction access to serve the approved Solar Farm on land to the west of Bodwen (PA13/03710). The new access point (at its junction with the public highway) would be to the south of the properties known as Fair View, Lockengate and the new access would then be aligned in a south westerly direction (cross field) in order to service the construction of the Solar Farm | Land South Of A391 West Of Bodwen Bugle Cornwall

After a short discussion LPC voted unanimously for NO OBJECTION with the following consultee comments (proposed ML, 2nd JF).

*** Luxulyan Parish Council has no objection to the proposed works on the understanding that the temporary access will be removed and made good after the construction of the Solar Farm is complete. The Luxulyan notes that Highways has no objection to these temporary works.

- iv. **PA15/05998** | Removal of existing mobile class room, extending the existing external timber covered play area and the erection of a new twin class mobile classroom | Luxulyan School Road From Hill Bunkers To Post Office At Luxulyan Cornwall PL30 5EE

After a short discussion it was agreed to SUPPORT the application (proposed DO, 2nd AC).

*** Luxulyan Parish Council SUPPORTS this application wholeheartedly.

- v. **PA15/05168** | Outline application with some matters reserved for construction of 4no. two bedroom houses | Beswetherick Field Luxulyan Bodmin Cornwall PL30 5FB. Applicant Name: Mr Nick Witcomb. Consultation Expiry Date: 28 Jul 2015.

After a report from the CLT representative about the state of the development at Beswetherick Field, LPC voted unanimously to OBJECT to this application (proposed CE; 2nd DO).

*** The applicant is the original developer of the land to which the “matters reserved” refers, C2/08/01791. Luxulyan Parish Council OBJECTS strongly and unanimously to this application because 1) the streets do not have street lights (in breach of condition 5 of the original decision); 2) the road is not adopted by Cornwall Council (in breach of condition 7 of the original decision); 3) the Public Footpath crossing the property has not been properly repositioned and reinstated (in breach of informative No4 of the original decision). 4) Most importantly, the original application was supported by Luxulyan Parish and granted on the grounds that 13 affordable dwellings would be built and be made available to the Community Land Trust (CLT). Only 10 affordable dwellings have been built; thus, any further development should be affordable and sold or rented under the guidelines of the CLT. -- Taking all the above in to consideration, the applicant’s request that the current application be considered as a “new chapter in the planning history of the site” is disingenuous. And finally, 5) Luxulyan Parish Council requests that the veracity of his claim that the previous scheme was “financially unviable” be independently verified.

15/69 Highways.

- a) Highways replied about the illegal signage (June Item 15/44e) to say it will be looked into, but is not a priority.

- b) ML reported that a person was caught in the act, fly tipping asbestos, and is being prosecuted for irregular hazardous waste disposal. The police are finding out who the landowner is. Local farmers will put boulders at the site to prevent people from entering and being contaminated. The Environment Agency will be cleaning up.
- c) There are large potholes along St Sulien road at the drains and the clerk will **write** to Cormac about them.
- d) The drains by the telephone box are still blocked. The clerk has written numerous times and will await action.

15/70 **Assets – reports and maintenance**

- a) Not suitable for HGV sign is now in place in the village. The clerk has received photos of Hayley's Cottage which shows the cracks on the wall.
- b) Playing Field. DO will replace the faded No Dogs sign. The gate to the field doesn't shut properly. ML will have Trethew Mill Gardening Services look at it and at the same time look at the benches with need a little refurbishment. A&A will begin work replacing the fence at the end of this month.
- c) Cemetery. Nothing to report.
- d) Footpaths. The year's first cut has begun.
- e) Luxulyan Memorial Institute. Seed and plant swaps have been very successful.
- f) Village Toilets. The drains were unblocked by Metro Rod, recommended by CC who appear to have done a very good job. The clerk will **monitor** the work.

15/71 **Parish Matters**

- a) Report on weed treatment. The first weed treatment was effective, though the weeds are now growing back. There will be one more treatment this year.
- b) Flooding. Nothing to report.
- c) CLT – Community Land Trust. The clerk will forward planning information about this current application (PA15/05168) to DO for the CLT to form its response.
- d) Luxulyan Valley Partnership. No meeting until September.
- e) Village Hall Committee. CE will request a decision from the committee about their commitment to empty a new rubbish bin supplied by the council.
- f) School Management Committee. SATS results look good and the new classroom build is going ahead.
- g) Village Rubbish bins. The problem continues with the bins overflowing. The clerk will **advise** CC and Cory Environmental.
- h) Field bordering Luxulyan & Lanlivery is still the site of continuing unpermitted development accompanied by the noise of generators which can be heard in the village.
- i) The Minorca Lane project. The discussion of any issues usually happens at the Network meetings in the Clay Area. ML would like to attend and the clerk will **ensure** she has details of the meetings.

15/72 **Finance.**

- a) Clerk's report on Payments against budget was **noted**.
- b) Internal Auditor's report was reviewed by GH. The clerk will **request** a missing receipt and **make sure** that the internal audit is completed and reviewed before signing the Annual Governance Statement for the external audit. Other than those two points the Internal Audit was satisfactory.
- c) Payments totalling £2,127.58 were **authorised** (proposed DO, 2nd CE): A Hawken, cleaner, £227.09; Bricknells Stationery (2 receipts), £67.88; Eurooffice, toner, £49.19; C Wilson, salary Jun'15, £494.06; HMRC cleaner, £56.80; A&A Garden

Services, £270.00; Outdoor Play People (50%), £1,091.53; SW Water, £87.40; British Gas, June, £10.72.

- d) A fourth bank signatory is now required since the resignation of Cllr Austin. AC agreed to be signatory and was duly **elected** (proposed ML, 2nd BF). The clerk will have the necessary paperwork at the next meeting.

15/73 **Correspondence & Invitations.** (complete list in Clerk's Notes 9-7-15)

- a) Correspondence Policy. A draft policy was reviewed and the clerk will prepare a fair copy for ratification at the next meeting.
- b) The CC Consultation for the Case for Cornwall was previously circulated and it was **noted** that CC Cabinet met 8 July to review the consultation.
- c) The clerk has received complaints from various sources about unauthorised development and complaints about hazardous blocks and pegs on the edge of the road that have damaged cars, and also about an overgrown hedge. The hedge has subsequently been cut. The Clerk will submit the information about the unauthorised development to the Cornwall Council website, under *Planning/Report a Breach of Planning Control* and will also make the link available on LPC's website.

15/74 **Business for the next meeting.** Luxulyan Community Citizen of the Year.

15/75 **Dates of next meetings.** Planning if needed 23rd July 2015, Staffing Committee 23 July 2015 at 6.30pm, and the Ordinary Meeting 13th August 2015, 6.30pm Luxulyan Memorial Institute.

The Chairman thanked everyone and the meeting closed at 9.00 pm.

Mrs C Wilson ~ Parish Clerk ~ 24 July 2015