

Luxulyan Parish Council **DRAFT** Minutes
Ordinary Meeting, THURSDAY 11 NOVEMBER 2021
6.00 pm, at Luxulyan Village Hall

PRESENT:

Cllr Michaela Linfoot (Chair), Cllr Michael Grindley (Vice-chair), Cllr Keith Bilston, Cllr Dan Cordy, Cllr Helen Francis, Cllr Bob Hatton, Cllr Margaret Higman, Cllr Sarah O’Toole, Cllr Francis Payne.

ALSO PRESENT:

Clerk to the Parish, Mrs Christine Wilson, , and eleven Members of the Public.

ABSENT:

Cllr Carl Tonkin, Lockengate Ward Member Cllr Peter Guest, Luxulyan Ward Member Cllr Colin Martin.

ABBREVIATIONS:

Councillors are abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Cornwall Assoc. of Local Councils (CALC), Footpath (FP), *** 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.

MINUTES:

The meeting began at 6.10 PM and the Chair welcomed all.

21/75 Apologies

Apologies were received from CT, Lockengate Ward Member Cllr Peter Guest, Luxulyan Ward Member Cllr Colin Martin.

21/76 Declarations of interest or requests for dispensation.

None.

21/77 Public Session

A Zoe Bernard-John introduced herself as the parish’s new Community Link Officer, taking over from Tasha Davies. Zoe will coordinate issues within the St Blazey, Fowey & Lostwithiel Community Network Area and organise its Panel meetings. Parishes in our CNA are: Luxulyan, Lanlivery, Lostwithiel, St Winnow, Braddock, Boconnoc, St Veep, St Sampson, Tywardreath & Par, Fowey, and St Blaise.

One member of the public left the meeting.

B Eight members of the public spoke about the planning application at Bodiggo, PA21/08493 | Proposed Erection of 4no. Holiday Lodges. They were concerned about many aspects of the application and the councillors were able to ask questions. It was AGREED to move the discussion and the decision on PA21/08493 forward to this point. See the decision at 21/83.D.iv.

Eight members of the public left the meeting.

C J Farmer spoke representing the Footpath Committee. She explained that one of their members has some unused Footpath signs which may be useful. See minute 21/85.D.
A number of paths missing signposts were mentioned, particularly around the Viaduct where the walk has been highlighted in a national newspaper. The council explained that they have reported the missing signs to the countryside team; however, the general

reply to all reports is: “Unfortunately the replacement of signage is a low priority due to our current workload, but please be assured that I have now logged the location of these broken/missing signs.”

- D A Cornish representative of the Beaver Trust introduced himself to the meeting and explained that there is interest in bringing beavers back to the River Par, “if the landowners with stream frontage can tolerate the idea”. As you may know, beavers have been successfully introduced near Ladock. The parish council said it was happy to help landowners and the Beaver Trust speak with one another. At the request of the Beaver Trust, sometime next year the council will organise a parish meeting for further information and discussion. Decisions will not be made quickly. If you have any questions, please contact the clerk or the Chair.

Two members of the public left the meeting.

21/78 Meetings and governance

- A The council **RESOLVED** that the minutes, as read, of the meeting held on 14 October 2021 are a true and correct record (proposed MG, 2nd KB) and they were duly signed.
- B It was **RESOLVED** (proposed ML, 2nd KB) to return to the Institute for parish council meetings, beginning with the next meeting on 9th December at 6.00 pm.

21/79 Items deferred from previous meetings

- A The council **RESOLVED** (proposed DC, 2nd FP) to accept the quote from A&A for laying a path to the new bench at Atwell triangle. There were no other quotes for the job. ML will speak to A&A about the design/route; wheelchair access will be considered.
- B Regarding the possibility of a sign indicating the site of the Luxulyan Holy Well, SO will speak with the owner of the property.
- C The council **RESOLVED** (proposed ML, 2nd SO) to purchase mugs commemorating the Queen’s Platinum Jubilee, possibly for the school and preschool. ML will speak with the schools and the Clerk will investigate mugs.
ACTION: ML and Clerk

21/80 Finance

- A There were no questions about the accounts and it was **RESOLVED** (proposed KB, 2nd HF) to receive the Clerk’s reports, *Bank Reconciliation*, *Budget Comparison* and *Cash Flow* to the end of October 2021, as a correct record.
- B The council discussed a request for funding by Cornwall Council’s Carbon Neutral team for the People’s Climate Festival on 27 November, that is, £50-100 toward costs. After discussion, it was **RESOLVED** (proposed ML, 2nd SO) to grant £50.
- C RESERVES 2022-23. The council noted two types of reserves: (1) ordinary reserves for the maintenance and improvement of the council’s assets, including Contingency and Election Reserves, and (2) Ringfenced/Earmarked reserves which include the Bodwen Solar Park Fund, the Special Project Fund, a Community Chest Fund grant and the LPC Grant Fund. At the beginning of the 2022-23 fiscal year, and with an estimated starting balance of £72K, the ordinary reserve fund (1) is £23,366 and the ringfenced reserve fund (2) is £48,634.
- D BUDGET 2022-23. The council discussed a draft budget, previously circulated. It

considered the predicted inflation of 3-4% in the coming year and noted that this would be the last year of Council Tax Support. The council **RESOLVED** (proposed MG, 2nd KB) a budget of £30,825, which is a rise of 1.9% over last year.

E PRECEPT 2022-23. The council noted that the 2021-22 precept had been reduced by £704 from the 2019-20 year. With a projected income in 2022-23 of £2,665 (£444 less than the previous year), the council **RESOLVED** (proposed MG, 2nd MH) to demand a precept of £28,160, which is a rise of £1,050, or 3.9% over last year. However, the taxbase has risen, which is beneficial, and therefore this equates to a rise in tax of £0.15 for the year for a Band D property.

F The council **AUTHORISED** payments for November 2021 totalling £4,775.15 (proposed ML, 2nd KB).

| Description | Amount with VAT | VAT |
|--|-----------------|-------|
| Clerk's salary and expenses | £1,092.84 | - |
| HMRC payment | 109.69 | - |
| Clerk's Pension | 38.92 | - |
| Playground inspections | 60.00 | - |
| Public Conveniences, electricity | 18.29 | 0.87 |
| Clerk's training, Budget | 36.00 | 6.00 |
| 2nd weed treatment | 222.00 | 37.00 |
| Public Conveniences, water | 43.91 | - |
| Bus shelters, tidying and painting | 710.00 | - |
| Footpaths | 1,046.00 | - |
| Grass cutting & verges | 1177.50 | - |
| Replacing rotten gate posts, playing field | 130.00 | - |
| People's Climate Festival | 50.00 | - |

21/81 Reports

A Report on Actions.

- i. There has been no reply from Ocean about the hedge bordering the footpath at St Julitta so the clerk will chase this.
- ii. LPC's bid for the land at Bridges, which was up for auction and which would be used as a nature reserve, was unsuccessful.
- iii. MG reported on the successful completion of the first bore hole at Eden for the Geothermal Project and the heavy equipment will be leaving the site Eden is now looking for funds for a second bore hole.

B Chair's report. The Chair has been in conversation with the farmer who has land at the weir at Cam Bridges, after the council's letter requesting a conversation about the leats and penstocks. She explained that the farmer has no control over the leats or the sluice gates/penstocks, which are maintained and controlled by Cornwall Council. It was **RESOLVED** (proposed FP, 2nd KB) that the clerk will send a letter of apology to the farmer for any worry the council's letter may have caused.

C Crime & Prevention. Nothing to report.

D Cornwall Councillor Peter Guest's report to the Parish (Lockengate Ward)

- Currently, my casework seems to consist of adult social care and mental health issues. If you know of any residents that may be vulnerable, please put me in touch with them,

so often, those in most need are the last ones to ask for help. I've been working closely with Fiona Hunt who is the Social proscriber at the Clays practice. She can signpost and assist vulnerable people.

- Regarding the current outstanding enforcement cases, I have arranged a meeting in Bodmin on Friday with the head of the department. I will give a written report to the clerk following the meeting for circulation to all Councillors.
- I've recently given talks and held Q&A sessions at the Roche over 55's club and Bugle's tea and chat Tuesday, they turned out to be very informative, both for me and the audience. If you can think of any suitable organisations that might be interested, please let me know.
- The wildflower seeds that need to be planted [soon] for Her Majesty's Platinum Jubilee have arrived. We need to identify suitable sites and organise a works party.
- On the 30th November, along with other members of the Children's and Families Committee, I will be hosting this years 'Big Conversation' at County Hall. This is an event involving young people from all over Cornwall. It is a legacy of the G7 conference earlier this year, when young people interviewed the world leaders attending. It's important that the younger generations become involved in local Government, give us their views, opinions and perspectives. The hope is that Cornwall will have a Youth Parliament.
- Sat 27th November. St Austell college will be hosting a Climate Change festival, there will be lots of stands, information and activities. The event will run from 10am-4pm.
- 14th November I will be attending 2 Remembrance Sunday parades, one in Treverbyn and one in Roche. I will have the honour of laying wreathes on behalf of Cornwall Council at both. It's a very important day and as the son of a soldier and as someone who has lost comrades, a particularly poignant one for me. I was happy to help out at the regular litter pick yesterday.
- Over the next month or so, I will be working with SELAG. They organise grants for local businesses who wish to expand their businesses, their workforce, upgrade their equipment etc.
- On Monday, I met with the Police and Crime Commissioner and the Assistant Chief Constable, it's going to be a long job, but I am still lobbying for extra Police presence in the Clay Country. A new A.S.B. Officer has recently been appointed, and I am hoping to meet with them and the new police Inspector in the coming weeks.

E Cornwall Councillor Colin Martin's report to the Parish (Luxulyan Ward). No report.

21/82 Considerations

A Leats. See Minute 21/81.B.

B Beavers. See Minute 21/77.D.

C Catering Van in Luxulyan village. The council confirmed that it does not have land suitable for a catering van (fish and chips, burgers and wraps) but it would welcome the van in the village once the necessary licences were obtained and would encourage it to use recyclable packaging.

21/83 Planning

A Beswetherick update. Nothing to report.

B StARR project update. Nothing to report

C Planning issues and correspondence. Planning decisions are reported in Clerk's Notes

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| <p>and on the website.</p> |
| <p>i. It was AGREED to request information about PA20/07022 and its conditions. ACTION: Clerk and FP</p> |
| <p>ii. The council as requested that both PA21/07353 and PA21/03156 be taken to planning committee, but there has been no news thus far about either.</p> |
| <p>D Applications for consultee comments and Pre-applications for comments submitted to the case officer.</p> |
| <p>i. PA21/02482/PREAPP Pre application advice for 9 new dwellings - Land South West Of Luxulyan Village Hall Luxulyan Cornwall PL30 5EE The council discussed the pre-application and RESOLVED (proposed FP, 2nd MG) to submit the following comments to the case officer: *** Luxulyan Parish Council is generally in support of this application but, looking at the current documents, it looks like the affordable houses are separated from the rest. The council would like to see the affordable housing mixed in with the other market-value housing.</p> |
| <p>ii. PA21/07308 Change of use of land for up to 6 glamping units Tredinnick Fields Access To Tredinnick Fields Luxulyan PL30 5DT. The council discussed the application and RESOLVED (proposed ML, 2nd DC) to submit the following consultee comments: *** Luxulyan Parish Council SUPPORTS this application.</p> |
| <p>iii. PA21/07754 Proposed 2 storey extension with first floor recessed balcony, raised decking area with side privacy screens and formation of parking area 7 Fairview Lockengate St Austell Cornwall PL26 8RX. [revised plans] The council discussed the application and RESOLVED (proposed ML, 2nd DC) to submit the following consultee comments: *** Luxulyan Parish Council has NO OBJECTION this application.</p> |
| <p>iv. PA21/08493 Proposed Erection of 4no. Holiday Lodges Site To The North Of South Barn Luxulyan Bodmin Cornwall PL30 5DR. The council discussed the application and RESOLVED (proposed ML, 2nd KB) to submit the following consultee comments: *** Luxulyan Parish Council noted strong objections to this application by email and at its meeting from nearly all the residents of the hamlet. The council voted unanimously to OBJECT to this application for the following reasons. 1) There is a discrepancy between the 385 sq metres of the footprint and the 645 sq metres mentioned in the documents. 2) There has been no consultation with the neighbours about this proposal, as recommended in the Pre-app, and no notices have been displayed. A neighbour found out about the application in Luxulyan's Village Shop. 3) The design is out of keeping with the neighbouring houses and the rural area. With all the glass there will be a lot of light pollution from the properties. This contravenes the Luxulyan Neighbourhood Plan which protects Luxulyan's 'dark skies'. 4) The area for development was dug into the hillside and the ground is very hard. Water would have to drain overground and there is nowhere on the property for it to go. There are a number of natural springs which bubble up frequently and would prevent water from soaking away. There is no place on the property for sewage treatment or disposal of waste water. 5) There is no room for holiday makers to park the 4-8 cars which would be associated with the holiday lets. The access road, which is a right of</p> |

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| <p>way, is used by other properties and must not be blocked at any time. There is no turning space on the access road as the owner of the land marked for turning explained to the meeting that he will be fencing it off. For access, all vehicles will need to reverse one way along the right of way.</p> <p>In summary, this development is not in sympathy with this picturesque rural hamlet. All near neighbours are concerned about nighttime noise, light pollution, and disturbances from traffic. With just four tiny holiday lets, it is out of proportion and unsuitable overdevelopment of the site. The design has no respect for the character of the hamlet and is unrealistic regarding access, parking, drainage and sewage.</p> |
| <p>v. PA21/09236 Change of Use. Strip of land to become garden and extending existing single garage to form a double garage with driveway access The Bungalow Bridges Luxulyan Bodmin Cornwall PL30 5EF.</p> <p>The council discussed the application and RESOLVED (proposed MG, 2nd BH) to submit the following consultee comments:</p> <p>*** Luxulyan Parish Council has NO OBJECTION this application.</p> |
| <p>vi. PA21/10484 Proposal Two storey extension and alterations to existing porch Rose In Valley Higher Menadue Bugle St Austell.</p> <p>The council AGREED to hold a site meeting for this application. The Clerk will arrange a date with the agent.</p> |

21/84 Highways & Flooding

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| <p>Highway Scheme will implement the St Julitta double lines and the Lockengate/Bodwen signage of the 40 mph area.</p> |
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21/85 Assets – reports and maintenance

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| A | Playing Field. Playing Field inspections for month were received and NOTED . |
| B | Cemetery. The moss on the path need clearing. |
| C | Defibrillator. The clerk gave ML the new pads for the defibrillator at the Institute. One set to replace the current pads and one set as spare. ACTION: ML |
| D | Footpaths. Old signposts were offered by the Footpath Committee (see Public Session) and it was AGREED that the Clerk will communicate with A&A to see whether the signs can be of use in Luxulyan Parish. If they are, A&A can put them up where needed. ACTION: Clerk |
| E | Luxulyan Memorial Institute. |
| | i. Thank you to M&A Linfoot, K Knight and P Poser who fixed the water leak into the Institute. Thanks also to D Cordy who fixed the toilet. |
| | ii. It was RESOLVED (proposed ML, 2 nd KB) to purchase two new weatherproof Shire padlocks, at a cost of about £20 each, for the containers with sand and sandbags at the Institute, as the current ones are rusted through. |
| F | Shed. It was decided that new padlocks for the shed are not needed at the moment. |
| G | Village Toilets. |
| | i. It was AGREED to close the Ladies toilet because the Wallgate unit is not working again. The clerk is in conversation with Cormac to find out why the Wallgate unit |

keeps breaking. ML will laminate a sign for the door.
ACTION: FP, ML, Clerk

H Grit Bins. FP logged all the grit bins around the village. Some are not full. The clerk reported that Cormac has not replied to emails about filling the Luxulyan Parish Council's grit bins. ML will look into how best to fill the bins.
ACTION: ML

21/86 Parish Matters – reports

A Luxulyan Valley Partnership. From the G7 conference has come a pot of money for 'rewilding' the county and the Partnership might benefit from this.

B Village Hall Committee. The AGM is coming up.

C Institute Christmas Tree. ML & FP will get and decorate the Christmas tree for the Institute.
ACTION: ML & FP

21/87 Correspondence & Invitations

Nothing to report outside these Minutes and Clerk's Notes.

21/88 Business for the next meeting

No business was requested.

21/89 Second Public Session for feedback from the public

None.

21/90 Dates of next meetings.

A Ordinary Meeting Thurs, 9 December 2021, 6.00 pm at the Memorial Institute.

B An extraordinary meeting may be called by the Chair if needed for planning or other business. An agenda would be posted 3 clear days before.

*The meeting closed at 8.35 pm and the Chair thanked everyone for attending.
Mrs C Wilson ~ Parish Clerk ~ 22 November 2021*

SIGNED:

THESE ARE DRAFT MINUTES.

Chair: _____ Date: _____