

Luxulyan Parish Council **DRAFT** Minutes  
Ordinary Meeting, THURSDAY 10 March 2022  
6.00 pm, at Luxulyan Memorial Institute

**PRESENT:**

CLlr Michaela Linfoot (Chair), CLlr Michael Grindley (Vice-chair), CLlr Dan Cordy, CLlr Bob Hatton, CLlr Margaret Higman, CLlr Sarah Kemp, CLlr Francis Payne, CLlr Carl Tonkin.

**ALSO PRESENT:**

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

**ABSENT:**

CLlr Keith Bilston, CLlr Helen Francis, 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.

**NOTE ON NUMBERING:**

The prefix will follow the Municipal Year which begins in May. January-April will carry the 21/ prefix. At the May 2022 meeting the first item on the Agenda will be 22/1.

**MINUTES:**

*The meeting began at 6.00 PM and the Chair welcomed all.*

21/137 Declaration of Acceptance of Office.

CLlr Kemp's Declaration of Acceptance of Office and Email form were signed and filled in.

21/138 Apologies

Apologies were received from HF, KB and Ward Member P Guest.

21/139 Declarations of interest or requests for dispensation.

None.

21/140 Public Session

A The applicant for C2/02/00998 for four houses near the railway station explained that a new street name was needed for the houses. After consulting with Cornwall Council, the name found most suitable is 'The Sidings'. They might also be assigned a new postcode.

*Item 21/144.A was brought forward. See the decision at that item.*

*A member of the public left the meeting.*

B The architect for the possible development of houses across from the Village Hall wanted to consult whether the parish council would consider supporting a development of more than 10 houses in one phase, overriding the 10-house limit in the Luxulyan Neighbourhood Development Plan (LH1). The developer proposes to build up to 16 houses at one time rather than in two phases. This would keep the disruption to a minimum and be more efficient.

The clerk read an email from the ex-Chair of the previous Luxulyan NDP committee who could not attend the meeting. He made a suggestion that there be more than 50%

affordable houses.

The architect assured the council that there would be 50 percent affordable dwellings; in accordance with CC guidelines, 70% of the affordable houses would be rented properties and 30% would be shared ownership; the affordable dwellings would be mixed in with the market value houses and built simultaneously with the others; externally there would be little to distinguish between the affordable and the market value houses.

*Item 21/145.A.ii was brought forward. See the decision at that item.*

*A member of the public left the meeting.*

- C The applicant and the agent for PA22/00677 explained the need for the dwelling and they were able to answer questions from the councillors.

*Item 21/144.D.ii was brought forward. See the decision at that item.*

*Two members of the public left the meeting.*

#### 21/141 Meetings and governance

- A The council **RESOLVED** (proposed ML, 2nd MH) that the minutes of 13 January 2022 should be revised again at item 21/108, which was changed at the February meeting (21/125.A).  
To the phrase 'may pose a flooding risk' should be added 'and'. The phrase 'might need planning consent' should stand as minuted.  
The Clerk and Chair will initial the revised 21/108 in the minute book.
- B The council **RESOLVED** that the minutes, as read, of the meeting held on 10 February 2022 are a true and correct record (proposed SK, 2nd FP) and they were duly signed.
- C The council **RESOLVED** (proposed ML, 2nd BH) to approve the purchase of the 12<sup>th</sup> edition of *Charles Arnold-Baker on Local Council Administration* for the cost of postage and packaging. It will arrive in November and, when the Clerk changes, the book will stay with LPC.
- D The council reviewed the Correspondence Policy and **RESOLVED** (proposed ML, 2nd MG) that it remain unchanged. It was duly signed by the Chair.
- E The council **RESOLVED** (proposed ML, 2nd DC) to archive the Covid-19 Risk Assessments in case it is needed at a later date.

#### 21/142 Finance

- A There were no questions about the accounts and it was **RESOLVED** (proposed DC, 2nd MG) to receive the Clerk's reports, *Bank Reconciliation*, *Budget Comparison* and *Cash Flow* to the end of February 2022, as a correct record.
- B The council **AUTHORISED** payments for March 2022 totalling £2,690.65 (proposed ML, 2nd DC).
- | Description                        | Amount with VAT | VAT    |
|------------------------------------|-----------------|--------|
| Clerk's salary and expenses        | £1,248.93       | -      |
| HMRC payment                       | 261.01          | -      |
| Clerk's Pension                    | 62.07           | -      |
| Playground inspections             | 60.00           | -      |
| Public Convenience Cleaning Feb 22 | 269.28          | £44.88 |
| Public Conveniences, electricity   | 11.23           | £0.53  |

FoLV membership 2022	25.00	-
Election charges, Lockengate Ward	255.00	-
Election charges, Luxulyan Ward	255.00	-
Toilets, water - estimated	51.31	-
Room Hire VH - Jan-Feb22	45.00	-
2x pad sets for GUNWEN defibrillator (	113.82	£18.97
Duplicate keys	16.00	-
Quarterly bank fee	18.00	-

21/143 Reports

A	Report on Actions. Actions completed
B	Chair's report.
	i. Report on the grit bins at St Sulien. (See item 21/47.F)
	ii. Report on the Gunwen defibrillator. (See item 21/47.G)
	iii. The chair had duplicate keys made for the notice boards and for the cupboard of the public toilets. A duplicate key for the notice board was given to BH. ML kept a duplicate for the cupboard. (See item 21/47.H)
C	<p>Cornwall Councillor Peter Guest's report to the Parish (Lockengate Ward). I cannot attend the meeting tonight because of an urgent safeguarding issue.</p> <p>I have spoken to the flood risk manager of Cornwall Council. He is in the process of organising a meeting with the gentleman involved. Once there is any progress, I will report back to the Parish Council and the resident who raised the issue in the first place.</p> <p>Liaising with Cormac regarding the ground preparation for the wildflower seeds is like herding cats. With time moving on, I think I will donate the seeds to residents, schools etc to do their own thing.</p> <p>Over the stormy weekend, we set up a centre in the Bugle Sunday school rooms, this gave people affected by power outages the opportunity to sit somewhere warm, have some hot food and drink and charge their phones. The majority of people affected lived in Penwithick, but it was open to all and I am grateful for the help given by volunteers from the community.</p> <p>Upcoming meetings include ones with the new Police Inspector, the newly appointed A.S.B. worker, Steve Double and the bus companies (for obvious reasons). If you feel there is any benefit in inviting any of them to give a presentation or talk to the Parish council, I would be happy to arrange it.</p> <p>I will be speaking at the Boundary Commission hearing in Exeter in support of the joint proposal from myself and Dick Cole to keep the Roche &amp; Bugle Division in the St Austell &amp; Newquay Parliamentary constituency. Our proposal has attracted a lot of support (including the letter from this P.C. for which I'm grateful) and absolutely no negative comments. I will update you at the next meeting.</p> <p>I'm pleased to announce that the outdoor education facility at Porthpean will remain open (under Cornwall Council) until the 31st July. Commercially sensitive negotiations are ongoing, but the signs are promising that it will continue to operate under a different provider from the end of July.</p> <p>In closing, I want to comment on the current situation in Ukraine. Like many people, I am appalled at Russia's actions, I'm proud to say that we managed to get the Ukrainian flag flying outside New County Hall as a gesture of solidarity and I have been heartened</p>

by the donations and offers of help that came from our community. Any queries to me were redirected to the St Blazey centre, where a well organised operation is underway.

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

21/144 Considerations

A The council **RESOLVED** (proposed SK, 2nd BH) that it has NO OBJECTION to the new street name The Sidings for the street at the station yard for the new houses with planning references C2/02/00998 and PA20/04012.

B The council **RESOLVED** (proposed ML, 2nd MG) to renew the roof of the bus shelter at Lockengate. The clerk will request a quote from A&A. If it is over £500, other quotes should be found.

C The council discussed the possibilities of where to place an Electric Vehicle (EV) charger or chargers. BH reported that CC would only place charges on their own land. Therefore, the Luxulyan Village Hall car park would not be accepted. Another possibility might be the Station Car Park and BH will ask Network Rail about it. ML will speak with the chair of the Village Hall committee about it.  
ACTION: BH and ML

21/145 Planning

A Planning issues and correspondence.

i. Planning decisions are reported in Clerk's Notes and on the website.

ii. The council **RESOLVED** (proposed ML, 2nd SK) that, further to PA21/02482/PREAPP, the new proposal for 16 dwellings across from Luxulyan Village Hall to be built in one phase was acceptable on the understanding that there would be 50/50 affordable and market value homes. The developer will now move to submitting a full planning application, which will be assessed on its merits by the parish council come the time.

B Beswetherick update. A meeting is arranged for Tues, 15 March with members of the legal team. The Clerk will be updated on the outcome of the meeting.

C StARR project update. Nothing to report.

D Applications for consultee comments and Pre-applications for comments submitted to the case officer.

i. **PA22/00047 | Retention and conversion of outbuilding with glass link | Penti-Crows Luxulyan PL30 5DP**

The council discussed the application and **RESOLVED** (proposed FP, 2nd BH) to submit the following consultee comments:

\*\*\* Luxulyan Parish Council has NO OBJECTION to this application on the understanding that Building Control will assure that fire safety standards are followed for this outbuilding which doesn't seem to have a good fire exit.

ii. **PA22/00677 | The proposed erection of a detached dwelling, an attached garage and the installation of a septic tank | Land South Of Little Oaks Carne Cross St Blazey Cornwall PL24 2SX**

The council discussed the application and **RESOLVED** (proposed SK, 2nd ML) to submit the following consultee comments:

\*\*\* Luxulyan Parish Council has NO OBJECTION to this application.

iii. **PA22/00754 | Construction of a single- storey side extension. | 1 Beam Villas Lanivet Bodmin PL30 5HY.**

The council discussed the application and **RESOLVED** (proposed ML, 2nd FP) to submit the following consultee comments:

\*\*\* Luxulyan Parish Council has NO OBJECTION to this application.

#### 21/146 Highways & Flooding

A Highways Scheme Report. The 3<sup>rd</sup> priority, signs warning of pedestrians either side of the shop & church was rejected because they are redundant in a village. The 2<sup>nd</sup> priority: the Highway Manager is looking into improving signs for cars exiting the Eden Project.

#### 21/147 Assets – reports and maintenance

A	Playing Field. Playing Field inspections for month were received and <b>NOTED</b> .
B	Cemetery. All OK.
C	Footpaths. No update on the gate at FP408/5/3 in Lockengate.
D	Luxulyan Memorial Institute. Back to normal schedules. The 1 <sup>st</sup> Saturday Seed & Plant Swap began this month. The last will be in October. Then Coffee Mornings will take their place until the next March.
E	Village Toilets. The clerk reported that all three local candidates for cleaning the toilets have decided not to apply. The council <b>RESOLVED</b> (proposed SK, 2 <sup>nd</sup> MG) to contract Cormac Cleaning to continue in the public toilets four (4) days a week for 2022-23.
F	Grit Bins. The first bin at St Sulien needs a complete refill. ML will get the sand to refill it as resolved at 21/100.D. ACTION: ML
G	Defibrillator at Gunwen. ML checked the defibrillator and it needs two sets of pads. The council <b>RESOLVED</b> (proposed ML, 2 <sup>nd</sup> MG) to purchase two sets of defibrillator pads.
H	Duplicate Keys. The council <b>RESOLVED</b> to repay ML for the duplicate keys.

#### 21/148 Parish Matters – reports

A	Luxulyan Parish Community Fund. There have been no applications and therefore no meeting.
B	Luxulyan Valley Partnership. No report.
C	Village Hall Committee. No meeting and no report.

#### 21/149 Correspondence & Invitations

A	A letter from the Friends of Luxulyan Valley was received and <b>NOTED</b> .
B	A letter from a parishioner at Carne Cross was received and <b>NOTED</b> .
C	Code of Conduct complaint REF CCN041/21/22. The Subject Member, Councillor B Hatton, was found in breach of the council's Code of Conduct. Action: The Subject Member should write to the Complainant and apologise.
D	Code of Conduct complaint REF CCN041/21/22. The Subject Member, Councillor Payne, was found in breach of the council's Code of Conduct. Action: The Subject Member should write to the Complainant and apologise.
E	Code of Conduct complaint REF CCN041/21/22. The Subject Member, Councillor Grindley was not found in breach.
F	Two housing manifestos were received from Mevagsissey and Lanteglos-by-Fowey and <b>NOTED</b> .

21/150 Business for the next meeting

No business was requested.

21/151 Second Public Session for feedback from the public

None.

21/152 Dates of next meetings.

A Audit Panel, 14 April 2022, 5.00 pm at the Luxulyan Memorial Institute.

B Ordinary Meeting 14 April 2022, 6.00 pm at the Luxulyan Memorial Institute.

C 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 7.57 pm and the Chair thanked everyone for attending.*

*Mrs C Wilson ~ Parish Clerk ~ 12 March 2022*

**SIGNED:**

**THESE ARE DRAFT MINUTES.**

Chair: \_\_\_\_\_ Date: \_\_\_\_\_