

Luxulyan Parish Council **DRAFT** Minutes  
Ordinary Meeting, THURSDAY 12 JANUARY 2023  
6.00 pm, at Luxulyan Memorial Institute

**PRESENT:**

Cllr Dan Cordy, Cllr Helen Francis, Cllr Michael Grindley, Cllr Margaret Higman, Cllr Sarah Kemp, Cllr Francis Payne, Cllr Carl Tonkin.

**ALSO PRESENT:**

Clerk to the Parish, Mrs Christine Wilson, Lockengate Ward Member Cllr Peter Guest, and eleven Members of the Public.

**ABSENT:**

Cllr Michaela Linfoot (Chair), Cllr Keith Bilston (Vice-chair), Cllr Bob Hatton, Luxulyan Ward Member Cllr Colin Martin.

**ABBREVIATIONS:**

Councillors may be abbreviated with their initials; Luxulyan Parish Council (LPC), Cornwall Council (CC), Cornwall Assoc. of Local Councils (CALC), Footpath (FP), Community Land Trust (CLT), \*\*\* 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 22/ prefix. At the May 2023 meeting the first item on the Agenda will be 23/01.

**MINUTES:**

*Both the Chair and the Vice-chair sent apologies. The meeting began at 6.05 PM.*

22/150 Appointment of Chair for the meeting

Cllr Kemp was appointed Chair of the meeting (proposed FP, 2<sup>nd</sup> MG).

*The Chair welcomed all and took the names of those attending.*

22/151 Apologies and Declarations of interest or requests for dispensation.

A Apologies were received from BH, ML, KB and Cllr Martin.

B FP declared an interest in planning application PA22/10116 at Minute22/157.C.i.

22/152 Public Session

*The clerk arrived at 6.19 pm during the following presentation.*

A Ross Sundercombe [builder/developer] and Sara Hodges [Coastline Housing] explained their proposal for a 100% affordable housing development of approximately 20 houses, including some flats, and some residences with wheelchair access, in the field across from the Village Hall, which has been allocated by Cornwall Council for possible development since at least 2011. A Q&A session followed for both councillors and members of the public.

- No plans have been drawn at this stage because they wanted to first consult with the parish. With the parish's support, the next stage would be to make architectural plans for presentation to the planning department.
- Coastline explained that the houses they build would be available for combined ownership/rental or full rental.

- A neighbour asked for a site visit to discuss water runoff and sewage treatment to ensure that it could be handled on the site without affecting neighbours, especially as the land is sloped. Mr Sundercombe agreed to the site visit to address concerns.
- When asked about an estimated timeline, Mr Sundercombe thought that it would probably be 12-18 months before work commenced, and at least 24 months from now before the development is completed.
- Mr Sundercombe is aware that the Luxulyan Neighbourhood Development Plan does not show a need for this many affordable homes and he requested a letter from the parish council supporting the proposal. It was **AGREED** that the Clerk would write to Mr Sundercombe expressing the parish's support in principle for a 100% affordable scheme of approximately 20 houses on this site.

*Five members of the public left the meeting.*

*Cllr Grindley excused himself and left the meeting because of another engagement.*

- B Two members of the public interested in purchasing a plot at Atwell Gardens discussed their plans with the parish council.

*Four members of the public left the meeting.*

- C The applicant for PA22/10116 explained his plans for the building and that the only consultee comment for his application was from the Environmental Agency, whose guidelines he is following as the field is in a Zone 3 flooding area. The councillors were able to ask questions.

*The discussion and vote on the application at 22/157.C.i was brought forward (see the decision at that Minute), after which two members of the public left the meeting.*

#### 22/153 Meetings and governance

- A The council **RESOLVED** that the minutes, as read, of the meeting held on 14 Dec 2023 are a true and correct record (proposed SK, 2nd DC) and they were duly signed.
- B It was **RESOLVED** (proposed DC, 2<sup>nd</sup> FP) to approve the Clerk's training offered by CALC: *Year-end & Audit - Receipts & Payment Accounts (over £25,000)* at a cost of £30.
- C Update on the Mayor for Cornwall. Posters are available for Q&A sessions at various venues around Cornwall. This information will be posted on the Facebook page and on the noticeboards. The public consultation is open and ends 17<sup>th</sup> February. The council encourages all to respond to the consultation.
- D The council **RESOLVED** (proposed SK, 2<sup>nd</sup> DC) that the parish council's response to the public consultation on the directly elected Mayor will be based on the resolution of the Parish Meeting to be held on 31<sup>st</sup> January (7.00 pm, at the Institute).

#### 22/154 Finance

- A The Audit Panel meeting was postponed until next month because few could attend.
- B There were no questions about the accounts and it was **RESOLVED** (proposed DC, 2nd HF) to receive the Clerk's reports, *Bank Reconciliation, Budget Comparison* and *Cash Flow* to the end of December 2022, as a correct record.
- C The council **AUTHORISED** payments for January 2023 totalling £1,784.76 (proposed DC, 2nd CT).
- | Description                 | Amount with VAT | VAT |
|-----------------------------|-----------------|-----|
| Clerk's salary and expenses | £1,165.80       | -   |

HMRC payment	93.39	-
Clerk's Pension	45.15	-
Playground inspections	120.00	-
Public Convenience Cleaning Dec22	341.34	56.89
Public Conveniences, electricity	9.55	0.45
Public Conveniences, electricity	9.53	0.45

D The clerk reported that the 3-year contract for electricity for the public conveniences was coming to an end in June and British Gas is offering a new contract. In the current climate, electricity companies may only offer one-year contracts and there is little advantage to changing provider. The council **RESOLVED** (proposed MH, 2<sup>nd</sup> DC) to renew with British Gas for one year at the best rates offered.

22/155 Reports

A Report on Actions. The clerk reported all actions completed.
B Chair's report. No report this month.
<p>Cornwall Councillor Peter Guest's report to the Parish (Lockengate Ward)</p> <p>The breaking news at the end of last month was the announcement of the details of the proposed County Deal. Now that all the facts are out there, we can have a considered debate about what is on offer and whether or not this is the right deal for Cornwall. Unfortunately, so far, a lot of the comments that you will have read in the media and the correspondence that the Parish Councils have received from certain parties have made a lot of unsubstantiated comments with limited information, now that we have the offer on the table we can have a grown up conversation about it. Public consultation on the deal began on Friday 9th December and runs for 10 weeks. This is important and I would encourage you to participate in the consultation. A briefing was held for Parish councils last month and I have attached a copy of the link to the brief at the bottom of this report for those of you that haven't had a chance to see it yet: <a href="https://vimeo.com/cornwallcouncil/bigdeal">vimeo.com/cornwallcouncil/bigdeal</a></p> <p>As agreed at our last meeting, a public meeting will be held on the 31st of this month. You will also be interested to know that a public session is being held at Penrice school on January 16th starting at 18.30 hours where a presentation and there will be an opportunity to ask questions. You are all more than welcome to attend.</p> <p>On Monday, I attended a meeting in Bodmin along with the other Community Network Panel Chairs to discuss the revised boundaries of the C.N.P.s given that they are going down from 19 to 12 in number. When we discussed this last year, there was a strong steer from you, the Parish Council that your preference was to join the Clay Country network.</p> <p>Last month, I attended 'The Annual Conversation' in New County Hall. This was a sitting of the Cornwall Youth Parliament. The Youth Parliament is drawn from young people aged 8 to 18 from all over the Duchy who have been elected by their peers. As with last year's event, I was inspired and impressed by the knowledge, commitment and enthusiasm of these young people. The subcommittee I was working with focussed on Mental health, the work continues, and it was enlightening to have their perspective on this very important subject.</p> <p>Recently I circulated a handy guide of contact numbers for organisations advising, signposting and helping residents. If you are approached for help, please get in touch and I can either send you a copy or talk to the residents themselves. The cost of living</p>

crisis is real, but, there is help out there and to help signpost residents who are struggling, a single point of access to a range of voluntary sector support has been established, it is the 'Community Gateway' and they can be contacted on 01872 266383.

Again, if you are approached or become aware of a resident struggling, please contact me and I will do my best to help.

We've just come out of the time of year when all our Christmas fairs, carol services etc have been going on, I was 'All mince pied out' by the end of the second week of December, but, if you have any more community events coming up, please let me know and I will do my best to come along and support you.

Can I take this [belated] opportunity to thank you for all the work you have done and the support you have given me over the past year. I feel a lot has been achieved and much of that is down to your hard work and dedication. 2023 will be a challenging year, the cost of living crisis won't go away overnight and I will do all I can to support both you and our residents where I can. But there are also exciting times ahead. A lot of good work has gone unnoticed or been overshadowed by 'National events.'

All the best for the Year Ahead. Peter |07947 826627| cllr.peter.guest@cornwall.gov.uk

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

#### 22/156 Considerations

A FP reported that the CLT has received instructions from Companies House about how to change directors. No progress on this issue has been made to date.

B The council **RESOLVED** (proposed SK, 2nd DC) to purchase a grit bin for the road around the Kings Arms Pub, Bridges, where a lorry skid on the ice a few weeks ago and took out the porch of the Pub. SK will ask the Pub owners about the best place for the grit bin. Cllr Guest reported that there is a new policy about the placement of new bins and the clerk will look into this.  
ACTION: SK and Clerk

#### 22/157 Planning

A Planning issues and correspondence. Planning decisions are reported in Clerk's Notes and on the website.

i. **PA22/10867 | Prior Approval for the proposed change of use of an agricultural building to a single dwellinghouse and operational development. | Land To The South-East Of Bodwithgie Manor Bodwen Bugle St Austell PL26 8RP**  
The council **NOTED** the submission. No consultee comments are requested for 'prior approval' applications. No proposal was made to send comments to the case officer.

B Beswetherick update. Nothing to report.

C Applications for consultee comments.

*Cllr Payne left the chamber for the duration of the discussion and vote on the next item.*

i. **PA22/10116 | Proposed stable building including tack room, tractor shed etc and the retention of hardstanding. | Land West Of Rosemullion Bridges Luxulyan Cornwall PL30 5EF.**  
The council discussed the application and the councillors were able to ask questions of the applicant (Minute 22/152.C). The council **RESOLVED** (proposed SK, 2nd CT) to submit the following consultee comments:  
\*\*\* Luxulyan Parish Council has NO OBJECTION to this application on the

understanding, and confirmed by the applicant, that they are following Environmental Agency guidelines and instructions.

22/158 Highways & Flooding

Cemetery Road. It was reported that the gully at the entrance to the Glebe Land, being converted into a community area, is not suitable for wheelchair users. It was **RESOLVED** (proposed SK, 2<sup>nd</sup> CT) that the entire road from the village, past the cemetery, to the bottom of the hill should be reported to Highways and it is hoped that, when resurfacing, the entrance to the Glebe Land will be levelled. FP will take photos.  
ACTION: FP and Clerk

22/159 Assets – reports and maintenance

- A Playing Field. Playing Field inspections for month were received and **NOTED**.
- B Cemetery. It has recently been cleared of leaves and looks good.
- C Footpaths. It was **RESOLVED** (proposed DC, 2<sup>nd</sup> HF) to accept the Local Maintenance Partnership Grant for cutting the footpaths in 2023-24.
- D Grit Bins. See Minute 22/156.B.
- E Luxulyan Memorial Institute. Nothing to report.
- F Village Toilets. The clerk reported she had asked that the Wallgate units in the Ladies and the Disabled toilets be fixed as the Water was not working in the Ladies and the soap not working in the Disabled. However, SK reports that a few days ago the Ladies' Wallgate unit was still not working.  
ACTION: Clerk

22/160 Parish Matters – reports

- A Luxulyan Parish Community Fund. Nothing to report.
- B Luxulyan Valley Partnership. Neither CT nor ML were able to attend the last meeting.
- C Village Hall Committee. The Clerk will enquire who the new committee members are after the AGM in December.

22/161 Correspondence & Invitations

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

22/162 Business for the next meeting

No business was requested.

22/163 Second Public Session for feedback from the public

None.

22/164 Dates of next meetings.

- A **Parish Meeting, Tuesday, 31<sup>st</sup> January 2023, 7.00 pm at the Institute.** ALL INVITED TO HEAR THE FACTS ABOUT A DIRECTLY ELECTED MAYOR FOR CORNWALL. Both of Luxulyan's Cornwall Councillors, Colin Martin and Peter Guest will answer questions. Everyone can send a response to Cornwall Council's consultation at: [letstalk.cornwall.gov.uk/bigdeal](http://letstalk.cornwall.gov.uk/bigdeal).

B	Audit Panel, 9 February 2023, 5.00 pm before the ordinary meeting at the Institute.
C	Ordinary Meeting 9 February 2023, 6.00 pm at the Luxulyan Memorial Institute.
D	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 7.58 pm and the Chair thanked everyone for attending.*

*Mrs C Wilson ~ Parish Clerk ~ 14 January 2023*

**SIGNED:**

**THESE ARE DRAFT MINUTES.**

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