

LANTEGLOS-BY-FOWEY PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING HELD
ON TUESDAY, 11th JANUARY 2022 @ 7.15pm
In WHITECROSS VILLAGE HALL

Minute	AGENDA ITEMS	Action
	Present – Cllrs. Adams (Chair), Ainley, Beresford, Bunt, Clare-Dunbavand, Goddard, Pyke, Rooney (Vice Chair), Talling; and Mrs Thompson (Clerk).	
	<p>Chairman’s Welcome and Public Forum – the Chairman opened the meeting and welcomed those present.</p> <p>The Clerk reported complaints had been received regarding the state of the road caused by vehicles carrying out work at the boatyard. Cllr. Adams advised the road sweeper is clearing the road whilst we speak. He added there is an additional problem in that the hedge contractor had not removed the cut material. The Clerk will liaise with Cllr. Kelly to seek a solution.</p>	Clerk
1/2022	Apologies – Cllrs. Carmichael, Kelly; and County Cllr. Hannaford.	
2/2022	<p>Members’ Declarations</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-registerable Interests</i> – Cllr. Ainley is Secretary of the Community Benefit Society and Cllr. Clare-Dunbavand is a Committee Member.</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds</p> <p>d. <i>Dispensations</i> – dispensations were granted as in 2b/2022 above. The Clerk to provide Cllrs. Ainley and Clare-Dunbavand with the appropriate form.</p>	Clerk
3/2022	<p>Minutes of Meetings –</p> <p>a. <i>Full Council Meeting</i> – 23rd November 2022. It was RESOLVED to add “The Clerk to request CALC circulate the document to other PCs and TCs.” To Minute 150b/2021; with that amendment the Minutes were AGREED as true record.</p>	
4/2022	<p>Planning Matters – details previously emailed.</p> <p>a. <i>Housing Strategy</i> – to view the ‘Draft Housing Strategy for Cornwall’ please see https://letstalk.cornwall.gov.uk/housing-strategy. Deadline to complete the survey is 17th January 2022. Minute 150f/2021 refers.</p> <p>Cllr. Ainley will circulate a draft response by the weekend.</p> <p>b. <i>Social Housing</i> – it is understood that two social houses had been let recently to those not from the area. Members felt people from the parish were being put at a disadvantage and that this could be alleviated if there was more PC input into the allocation.</p> <p>Cllr. Rooney read a draft policy that Members RESOLVED to adopt:</p> <p><i>“Lanteglos-by-Fowey Parish Council (LBFPC) deplores the chronic lack of social housing in the parish and wider afield in Cornwall. LBFPC believes its policy on housing, approved at its November 2021 meeting and inspired by a similar policy approved by Bude-Stratton Town Council, offers a way forward.</i></p>	Cllr. Ainley

	<p><i>It is hoped that other town and parish councils in Cornwall will endorse LBFPC's housing policy and in so doing, convince our elected representatives to take the appropriate action.</i></p> <p><i>LBFPC notes that its housing policy needs to be widely-known within the parish. Accordingly, LBFPC resolves the following:</i></p> <ol style="list-style-type: none"> <i>1. To advertise the LBFPC policy in a box of text, superimposed on the photograph on the council's homepage, with a link to the full policy;</i> <i>2. A leaflet, which summarises the main points of the housing policy, is produced and agreed at the January or February meeting of LBFPC, after which it is distributed to every home in the parish;</i> <i>3. That the LBFPC housing policy appears as a standing item on the LBFPC agenda every three months for possible review;</i> <i>4. Council-owned (or council housing provider partner owned) housing in the parish to be alternately allocated to those who have a local connection to the parish and those from within Cornwall who come from wider afield. The allocation procedure to be transparent."</i> <p>Cllr. Rooney will produce a draft leaflet, hopefully for this Friday but definitely for the 25th January 2022 meeting.</p> <p>It was also RESOLVED to seek clarification from CC i.r.o. their Policy on:</p> <ul style="list-style-type: none"> • Unoccupied Properties and what the PC can do to report such instances, and • CC's criteria for allocating social housing. <p>c. PA21/06903, Pont Sawmill Lanteglos – application for a lawful development certificate for the existing use of the building as a residential dwelling. CC Granted (CAADs, PIPs and LUs only).</p> <p>NOTE – at the last meeting Members sought clarification on the meaning of this decision. Ms Hannah Jackson, CC explained:</p> <p>CAAD's are Compulsory Purchase and Certificates of Appropriate Alternative Development.</p> <p>PIPs are Permission in Principle: The permission in principle has two stages:</p> <ul style="list-style-type: none"> • First stage (permission in principle application) - establishes whether a site is suitable in principle for housing-led. • Second stage (technical details consent) – assesses the detailed development proposals, such as access, drainage, design..." <p>LUs are Lawful Use Certificates – https://www.cornwall.gov.uk/planning-and-building-control/planning-advice-and-guidance/lawful-development-certificates/</p>	<p>Clerk</p> <p>Clerk</p> <p>Cllr. Rooney</p> <p>Clerk</p>
5/2022	<p>Planning Applications – Members considered the following:</p> <ol style="list-style-type: none"> a. PA21/11585, Pendower House Lanteglos – conversion of outbuilding to one-bedroom holiday home with amenity space. COMMENT – Members question if this application meets Cornwall Planning Policy. b. PA21/09145, 5 Florizel Fore Street Polruan – retention and completion of installation of patio doors and glazed Juliet balcony on first floor, alteration to boundary walls and construction of patio and decked area in garden. NO COMMENT. Cllrs. Adams and Goddard did not agree with this decision. c. PA21/12235, Pengegon Essa Polruan – demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling, detached carport and workshop and associated landscaping. NO OBJECTION but any development should not increase water runoff. 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

6/2022	<p>Planning Applications Approved by CC – for information only</p> <p>a. PA21/07433, 9 Ocean View Polruan – replacement dwelling.</p> <p>b. PA21/02726, The Covey 14 Old Road Bodinnick – demolition and Construction of Replacement Dwelling with Design in Accordance with PA19/09837 dated 16th January 2020 (Extension and alteration to dwelling to include remodelling of lower, upper and first floors, landscaping works, new swimming pool, extension and enlargement of garage with variation of condition 2 of decision PA18/09068 dated 7th December 2018).</p> <p>c. PA21/08621, 65 West Street Polruan – renovation and minor extension of lower ground floor of existing dwelling.</p> <p>d. PA21/10421, Penmarlam Caravan and Camping Park Bodinnick – Western Power Distribution (WPD) has been asked to provide an upgraded electricity connection to the above address.</p> <p>e. PA21/11029, Overferry Old Road Bodinnick – works Works to trees within a conservation area: Coppice trees 917, 932 – 934 & G5. Remove trees 918 - 921, 924, 926, 927, G3.1, 930, 935.</p>	
7/2022	<p>Polruan Community Shop – Cllr. Ainley advised a Community Benefit Society had been formed and a survey carried out that established a community shop is needed. A business Plan is being drawn up and a bank account will be opened.</p> <p>Members will consider adding £10K match-funding for the shop at their budget setting meeting. Other funding sources are being approached.</p>	
8/2022	<p>Information Only / Future Agenda Items –</p> <p>a. None.</p>	
9/2022	<p>Meeting Closed – 8.45pm.</p>	

Signature: (Cllr. John Adams)
Parish Council Chair

Date: 25th January 2022