

LANTEGLOS-BY-FOWEY PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING HELD
ON TUESDAY 25th APRIL 2023 @ 7pm
In POLRUAN VILLAGE HALL

Minute	AGENDA ITEMS	Action
	<p>Present – Cllrs. Rooney (Acting Chair), Adams, Ainley, Beresford, Bunt, Carmichael, Clare-Dunbavand, Goddard, Kelly, Pyke, Talling and the Clerk.</p>	
	<p>Chairman’s Welcome and Public Forum – the Chairman opened the meeting and welcomed those present.</p> <p>Members met with the Revd. Richard Allen i.r.o. the sale of St Saviour’s, Polruan. A building report was commissioned that shows extensive repairs are needed. The Church is aware that Members would prefer the building to be saved but at the moment there is no funding. Cllr. Ainley said funding may be available depending on what purpose the building would be put to. Revd. Allen said from their point of view gifting / selling the land at less than its market value would fall foul of the Charity Commissioners’ rules.</p> <p>It was known that there is some funding available for social housing. The site would be ideal for a community shop.</p> <p>There was some discussion about merging the resources of the WI Hall and St Saviour’s Church. Revd. Allen said ideally what the Church would like to do is to use the income from the sale to fund the stipend of the Priest in the future. They need to raise as much money as possible from the sale.</p> <p>Mr Mitchell raised several objections to the Ferry Hill planning application. He asked Members to look closely at this matter.</p> <p>A representative for the applicant of Ferry Hill spoke about the application. He was unable to say how much “digging out” would be needed or how the excavated soil would be dealt with. Members felt a traffic management plan was essential.</p>	
	<p>Outside Authorities / Bodies – Members received reports as follows:</p> <p>a. <i>County Councillor Report</i> – in the absence of Cllr. Edwina Hannaford (due to ill health) no report was available.</p> <p>b. <i>Network Panel</i> – meeting was held on Monday 24th April 2023, Lanreath Village Hall. Due to a conflict with the Parish Meeting no-one was available to attend.</p> <p>Minutes of the Meeting held on 9th January were circulated via email.</p> <p>c. <i>Police</i> – PCSO Cocks advised that from 1st to 31st March 2023 there were two reported crimes, an assault and a harassment crime.</p> <ul style="list-style-type: none"> • Reporting Issues to the Police – the Police request this is done via www.devon-cornwall.police.uk/partners/partner-services. <p>d. <i>PUG Meeting</i> – next meeting to be held on Monday 12th June 2023 at 10:00 in the Harbour Office.</p>	
69/2023	Apologies – none.	
70/2023	<p>Members’ Declarations –</p> <p>a. <i>Pecuniary/Registrable Declarations of Interests</i> – none.</p>	

	<ul style="list-style-type: none"> b. <i>Non-registerable Interests</i> – Cllrs. Goddard, Clare-Dunbavand and Ainley in Chapel Lane. c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds. d. <i>Dispensations</i> – none. 	
71/2023	<p>Minutes of Meetings –</p> <ul style="list-style-type: none"> a. <i>Full Council Meeting</i> – 28th March 2023 AGREED as a true record. 	
72/2023	Parish Meeting – no issues were raised by residents at the Parish Meeting.	
73/2023	<p>Planning Applications – Members considered the following:</p> <ul style="list-style-type: none"> a. PA23/02157, Rose Cottage 16 Old Road Bodinnick – proposed garage reconstruction. NO OBJECTION. b. PA23/02473, 1 St Saviours Terrace St Saviours Hill Polruan – Proposal Demolition of existing front entrance pitched-roof porch and partial demolition of the ground floor front elevation wall. Construction of a proposed lean-to roof porch spanning the width of the opening and the front door entrance. NO OBJECTION. c. PA23/02677, The Old Sunday School, School Lane Polruan – extension and alterations. <p>Councillors noted that it was very difficult to discern comparative height information from the existing elevations and this did not make it clear the impact of the new building’s height in terms of overlooking, over-shadowing and loss of outlook (material considerations)</p> <p>The Design and Access statement also contained a number of typographical errors and erroneous information (for example that the house would be occupied more by the new occupier and contribute more to the economy — the previous occupier lived full time in the house). This combined with the unsubstantiated statements on compliance with planning policies meant that Councillors did not have confidence in the information provided.</p> <p>Other than the plans and elevations no mock up or visual representation of the new building were provided which meant this could not be assessed from a Conservation Area, AONB or Heritage Coast perspective.</p> <p>The new building has a significant increase in volume and from the sea or N side of Polruan would have a significant and detrimental impact on views (NDP 3). No real detail of materials was provided other than photographic examples off other houses’ cladding and generally there was no evidence that the new development would be sympathetic in terms of design and finishing to houses close to it in the conservation area. The design is a generic modern house maximising internal space and glazed areas for the view. It is of a larger volume and prominence in the surrounding houses and of a size that is disproportionate to the size of the plot and absorbs what little outside space that exists now.</p> <p>Specifically the Councillors decided to OBJECT to the Planning Application on the basis of</p> <p><u>NDP Policy 1</u></p> <p>1.3: No evidence or assessment provided as required by Policy 1.3.</p> <p>1.3(i): Development will detract from the design and character in a conservation area</p> <p>1.3(ii): Will not be well integrated into nearby structures in form or scale, materials and finishing etc</p>	<p>Clerk</p> <p>Clerk</p> <p>Cllr. Goddard / Clerk</p>

NDP Policy 3

No accurate visual representation provided nor explanation of impact

AONB Management Plan

PD-P1: Development is not landscape led

PD-P2: Does not respect cumulative effects of a significantly different development in design, scale and position

PD-P3: overall scale, density, massing, height, layout, materials and landscaping of the development does not appropriately respond to local character and natural beauty of the surrounding AONB landscape. Development is not broadly comparable to the size, scale and bulk of the dwelling being replaced, and adversely affects the character of the surrounding area. The existing dwelling sits unobtrusively in the built environment with subdued colours and finishing.

PD-P8: Does not conserve or enhance local characteristics with regard to scale, design, colour, and use of materials

PD-P11: Does not maintain local distinctiveness nor contribute to the sense of place; development does not integrate, enhance or maintain local historical, cultural and landscape context and enhance and feel part of the existing landscape, Is not compatible with the distinctive nature

- d. PA23/02530, Ferry Climb Townsend Polruan – Replacement Dwelling and Garage. Members **OBJECT** on the following grounds:

No Design and Access statement is available on the Planning website. Drawings provided do not provide information on ridge heights or comparison of property footprints/sq meters. Members request that this information is provided, and decision date delayed, to enable residents to have comprehensive information on which to base comments.

Cllr. Ainley / Clerk

General Objections

Over development due to large scale footprint, mass and bulk of proposed property and consequential high-density of development, which does not enhance or support the character of the village.

Building design and visual appearance is not sympathetic to the surrounding area due to the size of development and the amount of glazing on the coastal/water side of the property which does not blend into the landscape.

Potential for excessive light pollution in the due to the amount of glazing on the coastal/sea side which will impact on treasured views of the village and provide a nuisance to neighbouring properties (in addition potential impact to shipping night navigation).

Adverse impact on Nature conservation interests and Biodiversity opportunities with inadequate landscaping or means of enclosure.

Contravention of Specific planning policy points Lanteglos by Fowey NDP

Policy 1

1.1 The proposed development does not meet the requirement.... *'must be sited and designed so as to recognise, support and enhance the distinctive character of the Parish'*

1.2 Given the overdevelopment and out of character nature LBFPC does not believe the proposal complies*'within the AONB must comply fully with National Policy and the Development Plan.'* and does not comply with the AONB Management Plan Policies PD-P1, PD-P3, PD- P*, PD P11

1.3 There is potential for excessive light pollution due to the excessive glazing and no assessment has been made and no DAS provided. Night navigation could also be an issue and LBFPC request that Cornwall Planning ensure this issue is fully explored with the relevant authority. The proposal does not meet *'does not contribute to light pollution of the*

night sky. As part of the compliance with this policy, planning applications should include evidence that the landscape and visual impact of the development has been assessed. This assessment should be appropriate to the scale and prominence of the development’.

Policy 3

Significant impact to the special views designated in NDP – SW Coastal path and main route into village. No analysis or visual representation has been provided.

*Where appropriate to the size and scale development proposals affecting the important and special views set out in this document must demonstrate the impact on the cherished view by providing an analysis through an accurate visual representational assessment and statement**

Policy 9

Housing Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within Polruan and Bodinnick, or within other rural hamlets will be supported where development:

- The development on the previous developed land is not appropriate to its size and role.
- The development extends into the previously undeveloped meadow area which was an adjoining paddock/meadow to the current Ferry Climb property and so the proposed property development now physically extends to what was the open countryside.

Policy 6

The extent of the removal of trees and hedges will have a significant impact on biodiversity in the area. Whilst the plans provide new planting the sheer size of development, particularly on the previously undeveloped meadow, will require further planting consideration with reference to Policy 6 NDP. The ecological report indicates that a bat survey is not required based on initial electronic camera survey. However, the LBFPC request a full bat survey is carried out as local neighbours have seen evidence of bat activity when the key trees on the site were cut down.

Development contravenes CLP Policy 3 ‘the development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role or rural exceptions development’

Other Comments

The LBFPC is not against development of the site if it were of a smaller scale and sympathetic to the surrounding area by addressing the NDP policies outlined in our objection.

The Planning officers report for the Pre- Application makes it clear that removal of trees will be a planning consideration. The removal of two key trees on the site during nesting season (after 1st March), in the early hours of weekend morning, is perceived as an underhand action by the applicant to steam roll the application through. This action and does not give the PC and residents any confidence that the applicant and agents will follow guidelines and constraints made by the Planning Authority.

A traffic management plan is required – given the size of the development and the propose digging out this could result in considerable congestion in the one largely single-track road entering the village particularly during the holiday season.

74/2023

Planning Applications Approved by CC – for information only

- a. PA23/00122/PREAPP, Ferry Climb, Townsend – pre-application advice for replacement dwelling, garage and associated works. Closed by CC – advice given.

	<p>b. PA23/00754, 22 Meadow Close Polruan – construction of garage.</p> <p>c. PA23/01522, 2 St Saviours Terrace St Saviours Hill Polruan – new boundary gate.</p>	
75/2023	<p>Environmental / Amenity Matters – including any items received after the agenda had been published.</p> <p>a. <i>Public Conveniences</i> – Members considered:</p> <p>i. <u>St Saviour’s WCs</u> – see also Closed Session below.</p> <p>ii. <u>Frogmore WCs</u> – works to the toilets is deferred following the contractor’s accident. It was understood this will be done before August now.</p> <p>iii. <u>The Quay WCs</u> – see also Closed Session below.</p> <p>iv. <u>Asset Maintenance Policy</u> – Cllr. Goddard advised the only update needed to the schedule is to add the location of the grit/salt bins. The Clerk to amend.</p> <p>v. <i>Community Safety Project</i> – Cllr. Pyke advised the Polruan Town Trust had agreed to work with Members to explore options including CCTV. Mr Robin Sainsbury to represent the Trust and Cllr. Pyke is leading for the PC on this matter. The Lugger had pledged some funding. A meeting with all interested parties will be held shortly.</p> <p>vi. <u>Legionella Testing</u> – the water temperatures are all at 10⁰.</p> <p>b. <i>Whitecross Village Green</i> – Members to:</p> <p>i. Report any parking issues – none.</p> <p>ii. Consider improved signage – the Clerk to liaise with Cllr. Clare-Dunbavand and then to seek the advice of Flashpark.</p> <p>c. <i>Whitecross Land Registration</i> – Minute 55c/2023 refers. The Clerk to seek an update from Ms Jessica Bishop, CC’s Legal Dept. for the May meeting</p> <p>d. <i>Polruan Surgery</i> – Cllr. Goddard apologised it had not yet been possible to write to NHS England. This will be actioned shortly.</p> <p>e. <i>Betty Hewans Footpath</i> – Minute 66/2023 refers. Members felt that it was CC Highways responsibility to provide a handrail. In his response Mr Chris Monk had suggested that we wait for the resurfacing works to be completed before jointly discussing the provision of a handrail.</p> <p>NOTE – Mr Chris Monk, Countryside Access Team (CAT) had acknowledged the surface requires remedial treatment that is likely to be beyond the scope of our small revenue budget and it is, therefore, included on the bid for 2023/24 capital money. The Clerk to seek an update for the May meeting.</p>	<p>Clerk</p> <p>Cllr. Pyke</p> <p>Clerk / Cllr. Clare-Dunbavand</p> <p>Clerk</p> <p>Cllr. Goddard</p> <p>Clerk</p>
76/2023	<p>Highway Matters – including any items received after the agenda had been published.</p> <p>a. <i>Road from Pont to Vicarage Cross</i> – Minute 56a/2023 refers There had been no response from Mr Will Glassup, Highways in response to Members’ complaint that this road is now in a dangerous state. The temporary repairs are clearly not up to standard and are a serious risk to cyclists / motor cyclists that could lead to serious injury or a fatality. The Clerk to report again and seek for the May meeting.</p> <p>b. <i>Road Closure</i> – details previously circulated via email.</p> <ul style="list-style-type: none"> • St Saviours Hill, Polruan, 15th to 24th May 2023 (18:00 to 06:00 hours). • Townsend, Polruan, 15th to 24th May 2023 (18:00 to 06:00 hours). 	<p>Clerk</p>

	<p>c. <i>Fore Street Drains</i> – Minute 68c/2023 refers. SW Water Finance and Regulatory had declined to answer further queries following their refusal to provide a copy of the CCTV <u>video</u> on the grounds it is the property of a third party. The Clerk had asked who the “third party” is and did SWW commission the CCTV. They declined but had, however, offered to meet with the Parish Council. Details previously emailed.</p> <p>Cllr. Ainley subsequently wrote the following request for forwarding to SW Water Finance and Regulatory and Mr Alan Burrows, SW Water.</p> <p><i>Following on from receipt of the drain report ‘Polruan Quay JO6113’.</i> <i>Whilst the report is comprehensive not all the drain nodes inspected have photos so we can’t fully understand the positions of the drains inspected and those abandoned in the village.</i></p> <p><i>Please could you provide a diagram showing the position of the nodes and the drain area inspected in the village. Ideally this would be a map schematic showing the position of nodes on the street. This would aid the PC with a better understanding of the position of the drains and specific points of stress.</i></p> <p>d. <i>Review of the Status of Highways / Footways / Byways</i> – Cllrs. Ainley, Goddard and Clare-Dunbavand left the meeting whilst Chapel Lane was discussed.</p> <p>There had been no response from Mr Will Glassup regarding their request that Highways reverts Chapel Lane to its previous status as a highway and to clarify why its status was changed and when. The Clerk to seek an update for the May meeting. There was an issue about waste bins being left out for collection on the lane.</p> <p>e. <i>Bodinnick Ferry</i> – Members considered the continuing disruption for ferry passengers caused by the building works at The Covey:</p> <ol style="list-style-type: none"> i. CC Planning Enforcement – this case in ongoing. ii. Parking Enforcement – the senior enforcement officer for the area will arrange visits when it is operationally possible. Vehicles parking in the location and causing an obstruction should be reported to: https://www.devon-cornwall.police.uk/contact/contact-forms/. 	<p>Cllr. Ainley / Clerk</p> <p>Clerk</p>
77/2023	<p>Administrative Matters – not covered elsewhere on the agenda.</p> <ol style="list-style-type: none"> a. <i>Cornwall Legal Service Level Agreement 2023/24</i> – Members RESOLVED to re-join the scheme for 2023/24. Details previously circulated. Noted no fee is payable unless the SLA needs to be invoked. b. <i>Cornwall Council Public Spaces Protection Order (Alcohol Consumption in Designated Public Spaces)</i> – proposed renewal of the current order for October 2023 previously circulated via email. c. <i>CALC Training Programme</i> – previously emailed. Members to advise the Clerk if they wish to attend any of the courses. 	Clerk
78/2023	<p>Financial Matters –</p> <ol style="list-style-type: none"> a. <i>Accounts for Payment</i> – the April schedule to a value of £2,697.48 was APPROVED for payment. The Clerk to place a copy on the website. b. <i>Bank Reconciliation</i> – a copy had been circulated previously, AGREED. c. <i>Budget Monitor</i> – this will be covered at the May meeting when the End-of-the Year accounts will be presented to Members. The Clerk advised that the 2022/23 accounts are ready for the Internal Auditor (Hudson Accounting Ltd.), d. <i>Insurance Renewal</i> – the insurance expires end of May annually. Details previously emailed. It was RESOLVED to accept the quotation. The Clerk to arrange payment in May. 	<p>Clerk</p> <p>Clerk</p>

79/2023	<p>Documentation / Correspondence – not covered elsewhere on the agenda</p> <p>a. <i>Flooding, Looe</i> – to find out more visit https://letstalk.cornwall.gov.uk/looe-flood-defence to find out. Details previously emailed.</p> <p>b. <i>Neighbourhood Planning Newsletter</i> – April 2023. Previously emailed.</p> <p>c. <i>Duchy Health Charity Board</i> – has set aside £50,000 to meet the most urgent calls for help and asked Cornwall Community Foundation (CCF) to manage the distribution of funds on its behalf. This money is now providing smaller, much needed charities and community organisations with a vital lifeline across Cornwall and the Isles of Scilly. Details previously emailed.</p> <p>d. <i>Hayle Town Council</i> – Members RESOLVED to write in support of CC’s letter to the Secretary of State, South West Water and the Environment Agency regarding holding the water companies to account on the dumping of sewage in our seas.</p>	Clerk
80/2023	<p>Diary Dates –</p> <p>a. <i>Parish Council Annual Meeting</i> – 23rd May, in Whitecross Village Hall.</p> <p>b. <i>Extraordinary Meeting</i> – w/c 8th May, Date TBC (dependent on hall availability), 7pm in Polruan Village Hall.</p> <p>c. <i>Clerk’s Leave</i> – the Clerk’s leave scheduled for 22nd to 30th April had been cancelled.</p>	Cllr. Goddard / Clerk
81/2023	<p>Information Only / Future Agenda Items –</p> <p>a. <i>Clerk’s Good Citizen Award</i> – Mrs Thompson was congratulated on receiving this award for “Services to Grampound with Creed PC”.</p>	
82/2023	<p>Closed Session – items listed on the agenda to be discussed in Closed Session were deferred to a future meeting.</p>	
83/2023	<p>Meeting Closed – 21.02pm.</p>	

Signature: (Cllr. Rob Rooney)
Acting Chair Parish Council

Date: 23rd May 2023