

**LANTEGLOS-BY-FOWEY PARISH COUNCIL**  
**MINUTES OF THE FULL COUNCIL MEETING HELD**  
**ON TUESDAY 19<sup>th</sup> SEPTEMBER 2023 @ 6.30pm**  
**IN WHITECROSS VILLAGE HALL**

Minute	AGENDA ITEMS	Action
	<b>Present</b> – Cllrs. Adams, Ainley, Bunt, Carmichael and Talling.	
	<p><b>Chairman’s Welcome and Public Forum</b> – Cllr. Adams was elected to Chair the meeting and Cllr. Ainley kindly took the Minutes in the absence of the Clerk (ill health).</p> <p>Mr and Mrs Parsons and Ms Alison Fogg were present regarding the closed Bodinnick footpath (Minute 154/2023c refers).</p> <p>Representations were made about the situation of the path. It is a key path and the SWC route for bikes so it is important that good and safe access is provided. The representatives asked for Cornwall Countryside Access Team (CAT) to provide a plan and timeline on reinstatement.</p> <p>The PC explained that it is awaiting a response from Countryside Services after a recent inspection on 8<sup>th</sup> September. However, it is expected any resolution will be a lengthy process as there is likely to be a legal issue with Countryside Services requiring the Covey to make good the subsidence of the path due to the building work at the site.</p> <p>The situation has been further complicated as the closure barrier to the path has been removed at the Ferry Inn end and the original protective path railings have been removed by the Ferry Inn and replaced with wooden posts. It is not clear where the boundary of the path is and what side of the boundary these posts are on. There is real concern that the path is no longer secure and cyclist and walkers have been seen using the route.</p> <p>Mr Barry Hough was present regarding his planning application (Minute 149c/2023 refers). Representation were made covering the following:</p> <p>Retrospective Planning situation: The summerhouse was bought online and when completing the ‘do I need planning, section the indication was no planning was required. As soon as it was clear planning permission was required an application was submitted and any further work has ceased.</p> <p>Intended use: The structure is split into a small shed area and a larger summer house. The former owner had put in an electricity supply and a hose pipe for the original structure. Airbnb users of the Top floor apartment at No.5 only have access to the balcony and will not use the summerhouse. Willing to put in a consent on restricted use.</p> <p>Design and Colour. Chosen the blue colour to fit with the boatyard but happy to change the colour to better blend in. The roof will be a living roof which will fit better with surroundings but work has stopped due to the planning issue.</p> <p>Impact to Neighbours: Mr Hough agreed to block the north elevation window overlooking No.3 and will be happy to undertake any required planting to screen the structure.</p> <p>The family have a long-term commitment to Polruan and plan to move here full time in the future.</p> <p>Mrs Beth Rigg, Polruan Town Trust was also present.</p>	
	<p><b>Outside Authorities / Bodies</b> – Members received reports as follows:</p> <p>a. <i>County Councillor Report</i> – in the absence of Cllr. Edwina Hannaford there was no report.</p>	

	<p>b. <i>South East Cornwall CAP (formerly Liskeard &amp; Looe and Cornwall Gateway Community Area Partnership)</i> – meeting scheduled to be held Tuesday 5<sup>th</sup> September, 6pm at Liskeard Town Council. Details emailed. Minutes of the meeting held on 6<sup>th</sup> June 2023 previously emailed. NOTE – the CAP Terms of Reference were circulated via email.</p> <p>c. <i>Police</i> – PCSO Cocks. The Clerk had sought an update from the Police, regarding an apparent escalation of arson incidents. PCSO Cocks indicated he is not aware of any increase in vandalism in the Parish. He had visited and spoken with Mr Paul Toms regarding the incident and gave crime prevention advice.</p> <p>PCSO Cocks reported that from 1<sup>st</sup> to 31<sup>st</sup> August 2023 three crimes had been reported including: arson, theft of a boat and an assault. There was also an unreported theft of vapes from the Post Office but no suspect was identified. He advised all crimes or incidents should be reported so targeted patrols can be conducted.</p> <p>Cllr Ainley expressed concern over the alleged assault and requested the PC is provided with further information.</p> <p>PCSO advised: <i>If there are any questions or matters arising please contact me or any member of the Looe NHT. Mr David Ratcliffe is the Sector Inspector, Sgt. Gary Smith is the Neighbourhood Team Leader and PC Ben Woodhead is the NBM. We are always available to answer any questions you or members of the Community have. We can be contacted either in the usual manner through me or via 101 or <a href="mailto:CIOSNBMLLST@devonandcornwall.pnn.police.uk">CIOSNBMLLST@devonandcornwall.pnn.police.uk</a>.</i></p> <ul style="list-style-type: none"> <li>• How Police Care for Crime Victims – survey open to anyone who has been a victim of crime in the past two years.</li> <li>• How crime is affecting rural communities – survey.</li> </ul>	Clerk
146/2023	<b>Apologies</b> – Cllrs. Beresford, Clare-Dunbavand, Goddard, Kelly, Pyke, Rooney; and the Clerk.	
147/2023	<p><b>Members' Declarations</b> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-registerable Interests</i> – none.</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> – none.</p>	
148/2023	<p><b>Minutes of Meetings</b> –</p> <p>a. <i>Full Council Meeting</i> – 25<sup>th</sup> July 2023, <b>AGREED</b> as a true record.</p>	
149/2023	<p><b>Planning Applications</b> – Members considered the following:</p> <p>a. PA23/05984, Land at Hall Farm Old Road Bodinnick – provide two three phase connections at Bodinnick, Fowey ... CC had decided “No objections (OHL/OHE/HG apps).”</p> <p>b. Land at Hall Farm Bodinnick – pre-consultation letter received from WHP Telecoms Ltd and circulated via email. Cllr. Ainley explained the background. Members are now asked to consider the following:</p> <p><i>Proposed upgrade to the existing 12.5m High Hutchinson T-RANGE Dual Stack Structure on Root Foundation. The existing 12.5m High Hutchinson T-RANGE Dual Stack Structure on Root Foundation is to be removed and replaced with a +15.00m High Hutchinson Engineering Unshrouded Apollo A12RV2 Pole on the T9 Root Foundation. The existing 3No. Antennas are to be removed and replaced with 6No. Antenna. The proposed installation of 1No. Cheshire Cabinet, 1No. Nokia IXR, 1No. Dell XR11 is to be installed within. The existing 1No. CISCO ASR 901</i></p>	

within TSC to be removed. The existing 300Ø Dish is to be relocated to the proposed tower. Existing Equipment Cabin to be refreshed internally and associated ancillary works. For full details please refer to the enclosed drawings.

Clerk to request the drawings mentioned in the pre consultation letter and to seek clarification on the difference between this proposal (also for a 15M replacement mast) and the recent withdrawn application PA23/04640.

Clerk

- c. PA23/05808, 5 Moss Terrace East Street Polruan – retrospective application for the erection of a Summerhouse/ shed and decking.

Cllr. Ainley / Clerk

If this planning application had been submitted correctly prior to the building work being completed LBFC would have objected based on the based on the following:

**Contravention of Cornwall Local Plan Policy 12 Design, Policy 24 Historic Environment and NPD Policy 1: Design and Character of Lanteglos-by-Fowey Parish. NPD Policy 3 Important and Special Views (River Fowey)**

1. The summer house is significantly larger, approximately twice of the original low key greenhouse structure, gardens. The scale, height and mass are out of character causing a negative impact to the landscape with the large bright blue Summerhouse dominating the surrounding sloping green gardens of the Moss Terrace landscape. The structure is does not enhance the character of the area and materials, features and colour and siting are more akin to a beach house setting than an estuary garden. It is now the only large and highly visible building in this garden area looking over the river Fowey. This prominent and brightly coloured building results in a significant negative visual impact to the cherished view from the river Fowey (NPD3) back to Polruan. We note the application does not provide any visual analysis of the impact of the structure to this cherished view.
2. The location of the summer house is not directly in front on No 5 but in front of No 3 and No 4 Moss Terrace. The size of the structure, combined with the large overhanging pent roof, rising above the garden walls has a significant visual impact and is overbearing to surrounding properties. No3's garden is overlooked and overshadowed both from the glass window (north elevation) and by the raised balcony (west elevation) and this will have a significant impact to privacy and enjoyment of No3's garden.
3. Given location of the site in the Polruan Conservation area and an AONB there seems to have been no attempt to consider the appearance of the structure in this conservation area.

Given the summerhouse has now been built, and the PC has been assured by the applicant there will be no change of use to a habitation and it will only be used by owners of No5 and not Holiday rental guests, the PC believes the best approach is to work constructively with the applicant to reduce the impacts outlined above. If the CC Planning is minded to approve this retrospective application, LBFPC request the following alterations and restrictions are put in place:

- 1) To reduce the visual impact (particularly from the river) the structure should be painted in a muted colour e.g. dark grey or dark green to merge better into background garden greenery
- 2) To reduce overlooking and privacy issues for local neighbours
  - a) Remove and block the window (north elevation) by No3 access to their garden.
  - b) Remove the raised decking and replace with steps down to a decking or patio area.

	<p>3) Place a restriction on the use of the building not to be used as a habitation.</p> <p>4) Ensure all necessary building control inspections are completed.</p> <p>d. PA23/06416, 1 St Saviour's Hill, Polruan – proposed revision of ground floor or layout, first floor rear extension works, new windows on first floor east elevation wall and associated works.</p> <p>No objection Comment: No 2 and No3 St Saviour Terrace (next door properties) have right of way vehicle access through the rear garden of No1 St Saviour Terrace. The applicant needs to liaise with neighbours and ensure this access is not blocked during building work and in addition have the necessary traffic management plan to ensure this.</p> <p>e. PA23/07185, The Winkle Picker The Quay Polruan – proposal internal and external renovation of the Winkle Picker shop and flat and associated works. <b>NO OBJECTION.</b></p>	<p>Clerk</p> <p>Clerk</p>
150/2023	<p><b>Other Planning Matters</b> – details previously emailed.</p> <p>a. <i>Cornwall Buildings at Risk</i> – 2023 edition, previously emailed. The Clerk had sought an update from Paul Holden, CC regarding Townsend Farm, who advised the farm is not listed so has little statutory protection. He suggested two options:</p> <ol style="list-style-type: none"> <li>1. Raise it with enforcement, even if just to say that you have done it.</li> <li>2. Speak to the owner to see what their intentions are for the farm. This had been tried in the past.</li> </ol> <p>The owner is Tony Luther and the PC has had failed attempts over many years to discuss the situation. <b>RESOLVED</b> the PC should contact Planning Enforcement and Health and Safety at Cornwall Council.</p>	<p>Cllr. Ainley / Clerk</p>
151/2023	<p><b>Planning Applications Approved by CC</b> – for information only.</p> <p>a. PA23/00842/PREAPP, The Old Sunday School Polruan – pre-application advice for extension and alterations. Closed by CC and advice given.</p> <p>b. PA23/03996, Old Ferry Inn Old Road Bodinnick – proposed parking and alterations to West elevation.</p> <p>c. PA23/04017, Bryn-Y-Mor 3 Chapel Lane Polruan – replacement of conservatory with single storey extension.</p> <p>d. PA23/05380 47 Fore Street Polruan – works to trees within a conservation area - removal of a Holly tree.</p> <p>e. PA23/05623, 39 Fore Street Polruan – application for tree works within a Conservation Area: Full removal of 1 Ash tree. CC decided not to make a TPO (TCA apps).</p> <p>f. PA23/00976 PREAPP, Ferry Climb, Townsend – do I need planning permission for proposed roof alterations from hips to gable. Closed by CC and advice given.</p> <p>The builders are parking on the double yellow lines and walkway. It was agreed the Clerk should contact Traffic Enforcement to ask them to investigate but this needs to be mid-week when work on the site is underway.</p> <p>g. PA23/04640, Old Ferry Inn Old Road Bodinnick – Change of Use of Part of the Old Ferry Inn to Dwelling – Variation to Approval PA22/07129. The applicant advised there is no room for a vehicle turning circle.</p>	<p>Clerk</p>
152/2023	<p><b>Withdrawn Planning Applications</b> – for information only.</p> <p>a. PA23/05333, Hall Farm Old Road Bodinnick – proposed development by telecommunications code system operators for proposed removal and replacement of existing 12.50m high T-Range dual stack structure with proposed 15.0m unshrouded A12RV2 pole on T9 foundation. Installation of 3No. antennas, 1No. GP's module and 2No. racks. Existing 1 No. 300 dish to be relocated. Existing 1No. cabinet to be refreshed and re-used and associated ancillary works.</p>	

	<p>b. PA23/04661, Ferry Climb Townsend Polruan – replacement dwelling.</p>	
153/2023	<p><b>Environmental / Amenity Matters</b> – including any items received after the agenda had been published.</p> <p>a. <i>Public Conveniences</i> – Members to consider:</p> <p>i. <u>St Saviour’s WCs</u> –</p> <p>ii. <u>Frogmore WCs</u> – an inspection of the toilets was carried out by Cllrs. Beresford and Pyke and the resulting report circulated.</p> <p>Noted the lease expires on 31<sup>st</sup> May 2025. Mr Andy Simmons, National Trust met with Cllrs. Beresford and Pyke are the PC’s representatives. An email from Mr Simmons explaining the history of the PC’s role in the WCs was previously emailed.</p> <p>iii. <u>The Quay WCs</u> – see also Closed Session below. Polruan TT had made a grant of £4,000 towards the running of the toilets.</p> <p>The meeting to be held between the PC and PTT representatives had not yet taken place.</p> <p>NOTE – Cllrs. Beresford and Pyke are the PC’s representatives and Ms Vicky Halls and Mr Graham Palmer the reps for Polruan TT</p> <p>iv. <u>Legionella Testing</u> – the water temperatures are 10°.</p> <p>b. <i>Community Safety Project</i> – Members received a written report (previously circulated) regarding the CCTV Project and reintroduction of the Neighbourhood Watch Scheme.</p> <p>c. <i>Polruan Surgery</i> – Members considered a suggestion from a resident that a more suitable location for the surgery would be on the site of the original Greenbank stores. Members agreed this was a good idea and should be considered if the surgery location comes up for renewal. However, it is not within the remit of the PC to call for any change as the PC has no direct control on how and where the Practice deliver healthcare. The Clerk to advise the resident.</p> <p>d. <i>Whitecross Land Registration</i> – Minute 133b/2023 refers The Clerk had submitted the PC’S Statement of Value and the amended Rights of Way to Ms Jessica Bishop, CC’s Legal Dept.</p> <p>e. <i>Defibrillators</i> – the National Defibrillator Network had decided it is not necessary to take any further action.</p> <p>f. <i>Dog Waste Bins</i> – Messrs. Tony Milton and James Chudleigh of Biffa had been advised of the non-receipt of invoices for the emptying of bins at Frogmore WCs and the PROW to Lantic Bay.</p>	<p>Cllrs. Pyke/ Beresford</p> <p>Cllrs. Pyke/ Beresford</p> <p>Clerk</p>
154/2023	<p><b>Highway Matters</b> – including any items received after the agenda had been published.</p> <p>a. <i>Review of the Status of Highways / Footways / Byways, incl. Chapel Lane</i> – Mr Will Glassup had responded to Members request that Highways reverts Chapel Lane to its previous status as a highway and to clarify why its status was changed and when. He said: <i>This is not a question that I can instantly answer. I will make enquires with Cornwall Council directly and reply back to the Parish Council separately.</i> Email previously sent to Members. The Clerk had requested an update.</p> <p>b. <i>Potholes</i> – potholes on Pont Hill and along the road to Essa and around Triggabrown had been reported to Highways.</p> <p>c. <i>Public Rights of Way No.25</i> – the closure order had been extended from 17<sup>th</sup> August to 27<sup>th</sup> January 2024 (24 hours (24 hours)). Mr Donald Martin, Countryside Services Manager advised officers would attend the site on 8<sup>th</sup> September for a further inspection of the path. This will determine what actions/next steps will be required to reopen the path.</p> <p>Following on from the public representations at the beginning of the meeting it was resolved.</p>	



158/2023	<p><b>Diary Dates –</b></p> <p>a. <i>Parish Council Meeting</i> – 24<sup>th</sup> October 2023, 7pm start to be confirmed.</p> <p>b. <i>Mid-Cornwall Climate and Eco Hub (MCCEH) Open Day</i> – on 30<sup>th</sup> September 2023 at 35a St Austell Street, Truro. Details emailed</p> <p>c. <i>Local Area Energy Plan (LAEP)</i> – various locations. Details emailed.</p> <p>d. <i>CALC Training Sessions</i> – limited places. Details emailed</p> <ul style="list-style-type: none"> <li>• An Introduction to Planning</li> <li>• Planning Enforcements and Appeals. Cllr. Ainley booked to attend.</li> </ul> <p>e. <i>Clean Air for Cornwall Strategy</i> – invitation from CC Environmental Protection team. Details emailed:</p> <ul style="list-style-type: none"> <li>• Online engagement session: 16<sup>th</sup> October, 7pm to 08.30pm</li> <li>• Online engagement session: 18<sup>th</sup> October from 7pm to 08:30pm</li> <li>• Face to face engagement session (location to be confirmed): Thursday 19<sup>th</sup> October from 7pm to 08:30pm</li> </ul> <p>f. <i>Carbon Neutral Cornwall</i> – series of engagement sessions to be held across Cornwall. Details previously emailed.</p> <p>g. <i>CC Budget</i> – online briefing update, 12<sup>th</sup> October 2023 at 10am.</p> <p>h. <i>CALC AGM</i> – Tuesday 24<sup>th</sup> October 2023, at 7pm in the Community Centre at St Erme.</p>	
159/2023	<p><b>Information Only / Future Agenda Items –</b></p> <p>a. Back Beach: restrictions for dogs. Cllr Ainley had been approached by members of the public about the rules for dogs on the beach which during the season are causing noise and disturbance. On investigation there are a number of different notices and information causing general confusion. Cllr Adams noted that the beach is owned by Fowey HC and input is required from the Harbour Master.</p> <p>b. Issues with the Path running from Boddinick to Penmarlem need to be resolved including removal of a tree blocking the path and replacement of a style (an up to date path plan including ownership and responsibility for hedges and boundaries is required to aide discussions see Minute 154/c2023 above). For further consideration.</p>	<p>Clerk</p> <p>Clerk</p>
160/2023	<p><b>Closed Session</b> – in view of the confidential nature of the business about to be transacted, namely quotations, it was <b>RESOLVED</b> that it is advisable in the public interest that the press and public be excluded and they were instructed to withdraw.</p>	
161/2023	<p><b>Standing Contracts</b> – due to conflicting personal commitments of the sub group the second meeting was adjourned to early October.</p> <p>Working Party – Cllrs. Ainley, Clare-Dunbavend and Goddard.</p>	
162/2023	<p><b>St Saviour's and The Quay WCs</b> – Members to receive an update following a meeting with Mr Rob Kelly to further this project. The PC remain concerned on this being the only quote we have received for the WCs, and also the lack of detail, and seek clarification on whether a verbal contract has been made with Rob Kelly. Clerk to review correspondence to confirm situation.</p>	<p>Cllr. Goddard / Clerk</p>
163/2023	<p><b>Cornwall Housing</b> – Members to receive the following updates:</p> <ol style="list-style-type: none"> <li>1. CAS-02075-H9F7K1, 24<sup>th</sup> July 2023 – Greenbank Hedge (with ivy). Ms Katie Sands advised their grounds maintenance team had instructed their contractor to attend to this when he is in the area w/c/17<sup>th</sup> August.</li> <li>2. CAS-02014-L2H8R0, 18<sup>th</sup> July 2023 – Greenbank overgrown hedge (adj. to 49 Greenbank). Ms Katie Sands advised this had been passed to the Housing Officer for the area to inspect and take appropriate action.</li> </ol>	<p>Case closed</p>

	3. CAS-02013-Z7K0R4, 18 <sup>th</sup> July 2023 – Cllr. Rooney circulated Cornwall Housing’s response to his letter of complaint to Members on 3/8/23.	
164/2023	<b>Planning Enforcement Cases</b> – Cornwall Council had deemed planning enforcement matters to be confidential. Members to receive a verbal update.	

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

Date: 24<sup>th</sup> October 2023