

LANTEGLOS-BY-FOWEY PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING HELD
ON TUESDAY 29th APRIL 2025 @ 7pm
IN WHITECROSS VILLAGE HALL

Minute	AGENDA ITEMS	Action
	Present – Cllrs. Rooney (Chair), Ainley, Beresford, Clare-Dunbavand, Kelly, Talling, Bunt, Goddard and the Clerk.	
	Chairman’s Welcome and Public Forum – the Chair opened the meeting and welcomed those present.	Members 6 Quorum=4
	<p>Outside Authorities / Bodies – Members received reports as follows:</p> <p>Planning application to annex off and convert the riverside view side of the Old Ferry Inn, Bodinnick into residential accommodation. Members of the public spoke against the application and requested that the parish council oppose the proposal. A similar application has been made to the one submitted last year. Members of the public outlined that the application did not address the lack of parking, lack of outside space when weather is good and customers wish to sit outside, loss of the estuary view, the bar area eventually becoming too small to be viable. Arguments made by Montagu Town Planning in support refer to helping with lack of local housing, a point which is misleading due to the inflated value put on resulting residential accommodation. Discussion was had on the lack of clear financial information presented by the applicant and it was agreed that it was necessary to have sight of certified accounts as part of the decision making process. Cllr Rooney encouraged the public to submit their objections and reinvigorate their campaign to save the Old Ferry Inn.</p> <p>a. <i>County Councillor Report</i> –Cllr. Candy explained that he had not submitted a written report due to the upcoming election but that he wished to be present to answer questions and make representations as necessary. He made reference to the speeding on St Saviour’s hill explaining that it is possible for highways to monitor activity using satellite technology. The chair thanked Cllr Candy wishing him luck in the election.</p> <p>b. <i>South East Cornwall CAP</i> – A new representative will be appointed.</p> <p>c. <i>Police</i> – PCSO Cocks did not attend in person but continues to work in support of the local community. It was suggested that he be asked to attend if not all meetings, then some whenever he is able to do so as it is good to be able to ask questions directly to him rather than picking up reports through the online police portal Your area Police.uk (www.police.uk)</p> <p>d. <i>PUG</i> –Cllr Clare-Dunbavand reported on the last meeting but not much to report on the Polruan side of the estuary. A member of the public had reported lack of signs showing swim area on the beach but it was felt that the positioning of the buoys showing the outward edge of the swim area was sufficient.</p>	

45/2 025	Apologies – Cllr Pyke.	
46/2025	Members' Declarations – <ul style="list-style-type: none"> a. <i>Pecuniary/Registerable Declarations of Interests</i> – None b. <i>Non-registerable Interests</i> – None. c. <i>Declaration of Gifts</i> – None d. <i>Dispensations</i> None. 	
47/2025	Minutes of Meetings – <ul style="list-style-type: none"> a. <i>Full Council Meeting</i> – 25th March 2025, AGREED as a true record. 	
48/2025	Planning Applications – Members to consider the following, including any applications received after the agenda had been published. <ul style="list-style-type: none"> a. PA25/01969 Alterations to dwelling over shop (including re-roofing rear flat roof & ship window/door with associated works. Polruan stores 14 Fore Street Polruan https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STOL0MFGJQD00 SUPPORT The Polruan Store is a key community asset to the village of Polruan and the PC is of the opinion the long-term needs of the community for a local shop far outweighs any minor planning issues. The development of the shop and property above will ensure its saleability in the future and the long-term future of a much-needed local shop. The shop was for sale from 2021 to 2023 and due to a lack of interest from a private purchaser the community set up a Community Business Society with the intent of taking over the shop if no private buyer was found. A key issue for the sale of the shop was the integrated residential property flat above the shop. It was not an attractive property and due to the location of the storeroom the residential element of the property cannot be separated easily, and this proved a major issue for the community initiative in terms of raising grant funding. Luckily for the community a private buyer was eventually found who had the intent of developing the shop and the integrated property. The roof top will enable access to the rear garden which is currently only accessible via the shop store. The PC recognises that the proposed roof terrace could be viewed as out of character in the Polruan conservation area (NPD Policy1) however the position of rear of the shop means that it is hidden by roof tops from most of the village and hidden from the special river view (NDP Policy 3) The main impact would be to the two adjacent properties, which could be also be impacted by a potential loss of privacy. The PC believes impact can be mitigated and it should be noted both properties are 2nd homes and are likely to continue to be such. We understand the applicant is in conversation with neighbours with a view to ensuring any impact is minimal this includes, and is supported by the PC: <ul style="list-style-type: none"> - Ensuring the party wall remains in original stone - Materials used to be traditional - Reviewing use of glass balustrade/screening possibly to metal wires so less visible and reduce impact (although the PC understand there could be Building Control and H&S could make this difficult.) The PC looks to the planning team for best design advice. - Moving the balustrade away from the edge of the roof to minimise potential overlooking and possibly the provision of some planting pots to act as screening 	

- b. PA25/02285 Proposed change of use of a part of the Old Ferry Inn into a dwelling. Old Ferry Inn Old Road Bodinnick Fowey. Messrs P & M Worswick and West.

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=STHGA3FGFSD00>

- i. Members wished to record a **STRONG OBJECTION** to the application on the following reasons specifically Contravenes NDP Policy 1.1 and CLP Policy 24 Historic Environment – harm/removal of a heritage asset.

The change of use of what is the fabric of the Pub building converting from a commercial pub to a domestic building is a deliberate and cynical asset stripping of the business and a community asset. The change of use will not enhance the local area but remove what is a significant heritage asset. It will not help towards the Cornish housing crisis - as the house created will no doubt be £1M plus – not affordable as needed by the community

- ii. The applicant cites some 'rudimentary' research on local usage but there is no definition of 'local' and it should be noted the pub is not open at lunchtime to catch the trade of both locals and walkers completing the Hall Walk and Saints Way. There seems to be deliberate attempt to run down the business and make it appear unsustainable. The sales particulars of the current pub and terrace reference a £400k turnover – the PC request that turnover is verified and is transparent for the purposes of understanding the sustainability of the business.

- iii. Permission has already been given for the conversion of the separate building into a residential dwelling although the applicant has not yet sold this property and is currently running as an Airbnb. At the time, the PC and local residents accepted this application on the basis that this would enable the rest of the pub to survive and thrive. Whilst the application shows a pub will remain in the village, the main unique aspect of the pub (a terrace and river view) will be lost leaving the remaining pub small and uninviting in the summer months with no outside area. The lack of outside seating will cause overspill into the road and overlooking and noise to other local properties. This is the thin end of the wedge as no doubt the remaining pub will become unviable, it is certainly not clear what the market will be for rooms above the pub without a view, and the landlord will seek to sell the final part of the pub as housing. A valuable community asset will be lost most likely to 2nd homeowners. The PC and community have been misled and the PC would not have agreed to the original application if it had understood it to be part of a wider asset stripping approach.

- iv. Although not listed the Inn has significant heritage and it is unacceptable that it could be allowed to 'change use' and be lost as a heritage asset due to what appears to be a business issue which should be recoverable under the right ownership and with support from the community.

The PC request that a business model for the running of the pub be submitted so that the whole proposal could be evaluated in terms of the viability of the business, the point being that the applicant continues to demonstrate the lack of customers but then the pub is rarely open to customers who wish to use it. It appears obvious that the business model shows that it is intended to run the business down.

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Other Planning Matters – details previously emailed.

a. *Social Housing Allocation*

	<p>Cllr Ainley reported the publication of the local lettings plan which should be viewed as a significant and positive step forward into tackling this important local issue. The work now begins to ensure that the findings can be implemented and bring about the much needed change.</p> <p>b. Townsend Farm Barns – Darren Hardwick, CC Building Control continues to advise that there is no safety issue with the condition of the site. He has pointed out that it is outside the remit of the parish council to make this evaluation. Representations can be made by the parish council to the owner but only in an advisory capacity.</p> <p>c. Cllr Pyke is looking into whether we can get CCTV installed in any other positions</p>	<p>Information</p> <p>Cllr Pyke</p>
50/2025	<p>Planning Applications Approved by CC – for information only.</p> <p>a. PA25/01100 Pengegon Essa Polruan Fowey Cornwall PL23 1NH Certificate of Lawful Development for a Proposed Use to confirm commencement of works in relation to Decision Notice PA21/12235 date 15th February 2022 for the erection of a replacement detached dwelling, Detached carport and workshop and associated landscaping. Granted (CAADs, PIPs and LUs only) GRANTED https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SRKDOCFGGLD00</p> <p>b. PA25/01279 Corner Cottage Chapel Lane Polruan Fowey Cornwall PL23 1PG Replacement like-for-like of the roof and two existing velux windows - retrospective application APPROVED https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SRVQ37FGGE100</p> <p>c. PA25/01185 Pengegon Essa Polruan Fowey Cornwall PL23 1NH Demolition of existing detached house and detached garage, and the erection of a replacement detached dwelling, detached carport and workshop and associated landscaping without complying with condition 2 of decision notice PA21/12235 dated 15.02.22 APPROVED https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SRO5QDFGJ7A00</p>	
52/2025	<p>Highway Matters – including any items received after the agenda had been published.</p> <p>a. Cllr Adams referred to ongoing pothole and blocked drain problems in the parish. Cllr Candy offered to speak to Will Glasson the highway steward and suggest that he come and walk inspect the problem areas in person. Cllr Rooney thanked him for this.</p> <p>b. <i>Road Closure</i> – Temporary road closure of New Road, Lanteglos, Fowey 8th and 15th June 2025 (8.00 to 16.00hrs). This is the road down to the ferry avoiding Bodinnick.</p>	<p>Cllr Candy</p> <p>Information</p>
53/2025	<p>Administrative Matters – not covered elsewhere on the agenda.</p> <p>a. Parish Council expenses Papers – These need to be in by 28th May. Nil returns can be emailed by clerk.</p> <p>b. Clerk to confirm next meeting 20th May Whitecross Village Hall.</p> <p>c. Clerk to set AGM on 20th May before full council meeting</p>	Information

	<ul style="list-style-type: none"> Cllr Rooney reported on the meeting on the future of Fowey hospital held on March 11th. The ICB wishes to make a final decision on 8th May and this could lead to housing being built. A rally has been organised on 5th May meeting at Town Quay Fowey and the parish council supports the reopening of Fowey Community Hospital as a fully-resource, fully-staffed part of the local NHS provision. Cllr Rooney proposed and seconded by Cllr Bunt. The vote was seven for the proposal and one abstention. 	Cllr Rooney
56/2025	<p>Diary Dates – Members 6 Quorum = 4</p> <p>a. Full Council Meeting – 20th May 2025, 7pm. Whitecross village hall.</p> <p>b. AGM 20th May 2025 before full council meeting on same date</p> <p>c. Parish Meeting 20th May 2025 5pm</p>	
57/2025	<p>Information Only / Future Agenda Items –</p> <p>a. Cllr Pyke working on a maintenance plan for St Wyllow churchyard. Report to be given at next council meeting</p>	Cllr Pyke
59/2025	<p>Planning Enforcement Cases – Cornwall Council had deemed planning enforcement matters to be confidential. Members received a verbal update:</p>	

58/2025	Meeting Closed at 9.00pm	
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Signature: (Cllr. Rob Rooney)
Parish Council Chair

Date: 20th May 2025