

LANTEGLOS-BY-FOWEY PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD

ON TUESDAY 22ND JULY 2025 @ 7.00pm

IN WHITECROSS VILLAGE HALL

Minute	AGENDA ITEMS	Action
	Present – Cllrs. Rooney (Chair), Ainley, Beresford, Adams, Bunt, Pyke, and the Clerk.	
93/2025	<p>Chairman's Welcome and Public Forum – the Chair opened the meeting and welcomed members of the public.</p> <p>Ray Rigg from NCI gave a short presentation on the local coastguard watch outlining the reasoning behind a recent application by the group for a grant towards 2 new computers. One being to support the cliff blind spot below the station and the other to support the team for weather reports, vessel tracking systems etc. The overall figure requested being £734. Cllr Rooney thanked Ray for the explanation and explained that the grant would be discussed later in the meeting.</p> <p>Joanna Morris spoke regarding her and her husband's application to make alterations to Polruan Store to be discussed by the council later in the meeting. She requested that the parish council and Cllr Jim Candy support their request to take the application to full council planning committee should the application be refused. She explained that they had consulted with their neighbours and come up with a solution that would satisfy all parties and allow the neighbours to remove their objection to the application. They had also received new letters of support from local estate agent outlining that the alterations would secure the future of the shop and living accommodation. Stephen Kerridge (neighbouring property Sunray) spoke in support of the application now that the balcony area has been reduce by 2/3 of the size</p>	
	<p>Outside Authorities / Bodies – Members received reports as follows:</p> <ul style="list-style-type: none"> a. <i>County Councillor Report</i> –Cllr. Candy outlined that now that he had recovered from covid he was back to full strength in his role as local councillor. He reported his attendance at the last Whitecross market and his intention to attend the next. He will take forward the request for a meeting with the Clerk, Cllr Clare Dunbavand and Will Glassop to look at the drains/potholes etc. reiterating the importance of reporting issues via the council portal. He touched on the importance of the success by Paul Toms in securing a government grant for ongoing development of the boatyard which will help to make the business sustainable into the future. Unfortunately, the community chest, the fund for providing grants to local groups, is reduced making it more difficult to support applications for grants locally although he will do his best to ensure the funds are used to the best advantage. b. <i>South East Cornwall CAP</i> – Cllr Ainley offered to attend the next meeting but unable to engage in extra committee duties. c. <i>Police</i> – No report this time from PCSO Cocks Please refer to Your area Police.uk (www.police.uk) for updates. Since the meeting PCSO Cocks emailed the clerk with statistics as follows:- 1 assault, 1 criminal damage to a vehicle, 1 possession of a drug and 1 dog out of control. d. <i>PUG</i> –No report this time 	

94/2025	Apologies – Cllrs Talling, Clare Dunbavand and Kelly	
95/2025	Members' Declarations – <ul style="list-style-type: none"> a. <i>Pecuniary/Registerable Declarations of Interests</i> – None b. <i>Non-registerable Interests</i> – Cllrs Pyke and Adams for NCI grant. c. <i>Declaration of Gifts</i> – None d. <i>Dispensations</i> None. e. 	
96/2025	Minutes of Meetings – <ul style="list-style-type: none"> a. <i>Full Council Meeting</i> – 24th June 2025, AGREED as a true record. 	
97/2025	Casual Vacancy – A member of the public had come forward to register his interest in becoming a parish councillor. Cllr Rooney will contact him to give his information on this role and assist him should he wish to take up the role of parish councillor.	

98/2025	<p>Planning Applications – Members to consider the following, including any applications received after the agenda had been published.</p> <ul style="list-style-type: none"> a. PA25/02741 29 Green bank, Polruan. Construction of a driveway. https://planning.cornwall.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SU7FBPFGGZV00 Members discussed that the owner of the property i.e. Cornwall Housing should be the applicant and not the tenant. Irrespective of ownership members believe the application for a driveway to the front of this semi-detached property, which is raised up from the road with grass lawns to the front, and shares central pedestrian access steps with the neighbouring property, would be out of character with the surrounding area – contravening NDP P1 Design and Character of Lanteglos by Fowey and Cornwall Plan Policy 12. In addition, any driveway would impinge of the enjoyment and privacy of the neighbouring semi-detached property who clearly use the front garden as an amenity space - contravening Cornwall Plan Policy 12.2 The current pavement used only by pedestrians would need to be interrupted and the curb replace so adding risk to pedestrian's use. The application states that no vegetation will be removed but it is clear both a hedge and a bush to the front of the property would need to be removed to make way for the driveway. Members recorded their OBJECTION to the application.. 	
99/2025	<p>Other Planning Matters –</p> <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=ST0L0MF GJQD00 Cllr Ainley wished to ask members once more for support of this application. From a recent site visit members were able to see that most properties in the vicinity are a jumble of houses and gardens all subject to overlooking (the nature of this area in Polruan) and the addition of a balcony on the property will only marginally increase any 	

	<p>overlooking. The overriding issue is the importance of supporting the alterations to the property to enable some direct outside access from the residential property (without having to go through the very cramped shop storeroom) and so separate the business from the residential side to ensure the future of the store. This will enable the current owners to put in a manager if they wish and for the longevity of the business if and when the current owners move on by making the property more saleable. If the worst scenario occurs it will also enable the community to revisit the option of community ownership as the residential section could be more easily separated from the commercial side and so sold or rented separately; this would then enable the Community to access grant funding for the shop which is was unable to do historically due to the large size and integrated nature of the residential element.</p> <p>The PC has received several supporting pieces of information since the Planning Office initial report. These include:</p> <ul style="list-style-type: none"> - a note from the former Chair of the Community Shop Benefit Society providing more detail on the difficulties of the integrated nature of the shop and residential elements and asking for support of the application to ensure the future of the shop for the community - information from the estate agent via the applicant on the benefits of the proposed application. - the Planning office mentioned the balcony to the north of the property belong the bakery was part of a flat. It was confirmed that the adjoining property has been a business for over 50 years (formerly a butcher and now a bakery and café) at some point a small one-bedroom studio flat was developed on the top floor but has never been lived in permanently. Access to this flat can only be made through the shop via spiral staircase and for the last 15 years this area has been used as a storeroom with the previous owner having applied for change of use. <p>There was unanimous agreement from Members to ask Cornwall Council to take the application to the planning committee should this be necessary.</p> <p>Cllr Candy asked to be copied into the parish council's response to the planning officer and suggested that new evidence of support from local estate agents and CBS be highlighted. He will then speak directly to the planning officer and encourage further discussion gaining support from the planning department but he would also support the request to go to full planning committee should this be necessary.</p>	Cllr Ainley
	<ul style="list-style-type: none"> b. Social housing update – Cllr Candy asked if he could speak in confidence at the end of the meeting c. Ferry Climb car parking area – Cllr Ainley reported that fences are being erected and hardstanding put down where lawn should be in contravention of the approved landscaping plan. Cllr Rooney suggested that this should be referred to planning enforcement. d. Rural housing programme – As long as the social housing plan is implemented in Polruan we should not need to sign up to more social housing. e. No response from recent attempts to get updates on Cornwall planning enforcement 	Cllr Ainley

100/2025	<p>Planning Applications Approved by CC – for information only.</p> <p>a. PA25/03614 Land North East Of Lamorna Lanteglos Fowey Cornwall PL23 1ND Permission in principle for a single dwellinghouse (minimum of 1, maximum of 1) REFUSED</p> <p>https://planning.cornwall.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SW8X17FG21Q00</p> <p>b. PA25/03753 1 Moss Terrace East Street Polruan Fowey Cornwall PL23 1PF Single storey extension to the front elevation of the dwelling to accommodate larger living space to ground floor, replacement of existing balcony without compliance with Condition 3 of decision notice PA24/09272 dated 20.02.2025.</p> <p>https://planning.cornwall.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=SWIGORFGLRU00</p> <p>REFUSED</p>	
101/2025	<p>Environmental/Amenity Matters – including any items received after the agenda has been published.</p> <p>a. Public Conveniences – Members to consider:</p> <p>i. St Saviour's WCs – Final invoice has been submitted by the contractor but members felt that there are still snagging items outstanding. It was agreed that the clerk would obtain the snagging list from Edgar Goddard and contact the contractor to discuss. Payment for the final invoice will be withheld in the meantime.</p> <p>ii. Frogmore WCs – Cllr Beresford reported that the NT prefer the lease to be over 4 years. They will maintain the fabric of the building going forward and pay half of the cost of emptying the septic tank.</p> <p>iii. The Quay WCs – Cllr Clare-Dunbavand reported that the ladies toilet is now open in addition to the disabled toilet. There is concern that the flush is not powerful enough and this may lead to blockages. Cllr Ainley suggested that the bin supplied by PHS is too big and encourages people to leave all sorts of rubbish. Clerk to ask PHS to replace with a smaller sanitary bin for that use alone. Look to providing a bin for general litter outside.</p> <p>iv. The Lease for the Quay WC's has now been signed by the chairman</p> <p>v. Legionella Testing – Mrs Kelly provided water temperature of 10 degrees C.</p> <p>b. Healthcare Provision – members to receive an update to include:</p> <p>No report this time on the provision of emergency services but it was acknowledged by the chairman that a public meeting would be useful.</p> <p>Fowey Hospital – Cllr Rooney reported that the lawyer has written to the ICB stating that if they do not respond by 1st August to the local complaints on the handling of the situation it will be referred to the high court.</p> <p>c. Cllr Pyke reported that Knight Security will be installing the CCTV cameras soon. He thanked the NCI for allowing the village to have a camera installed on the side of the station.</p> <p>d. Cllr Pyke had attended the latest PCC meeting and wanted to extend the warm thanks of the reverend Allen for the generous grant for the</p>	<p>Clerk</p> <p>Clerk</p>

	<p>maintenance of the graveyard at St Wyllow and making it possible for the PCC to modernise the management of their own budget.</p> <p>e. There is a notice on the rusty railings down to back beach indicating ownership by the parish council. Cllr Pyke had been in discussion with Cllr Kelly and Paul Toms about assistance with supplying new railings and steps down to the beach. Cllr Pyke will keep the council updated as to progress in this matter.</p> <p>f. Cllr Bunt raised the subject of overhanging trees on the village road to Bodinnick by three gates and the potential hazard to motorists. Cllr Rooney suggested that the tree line made for a pleasant road experience but asked if the clerk could contact the landowner and discuss if anything could be done to improve the visibility.</p>	<p>Cllr Pyke</p> <p>Cllr Pyke Cllr Kelly</p> <p>Clerk</p>
102/2025	<p>Highway Matters – including any items received after the agenda had been published.</p> <p>a. Road Closure – None</p> <p>b. Potholes – A local resident had reported the difficulty with driving the road from Whitecross to Watergate and asked if the council could do anything to improve the condition. Cllr Candy asked for her letter to be forwarded to him and suggested that it would be helpful to re-schedule to walk around with Will Glassop the highway steward.</p> <p>c. Clerk and Cllr Candy to re-schedule visit with highway steward to walk drains. Members to supply clerk with a list of any identified blockages.</p> <p>d. Dangerous footbridge at Mixtow. The clerk has reported this to the countryside access team and will follow this up. Since the meeting the footpath officer has inspected the bridge and will schedule its repair. He also identified some other furniture that could do with an upgrade and will contact the landowner to arrange.</p>	<p>Clerk Cllr Candy, Cllr Clare Dunbavand</p> <p>Footpath Officer</p>
103/2025	<p>Administrative Matters – not covered elsewhere on the agenda.</p> <p>a. Litter bins Greenbank Polruan. Cornwall Council were insistent that the bins will be removed.</p> <p>b. Cllr Kelly will collect the rusty gate at St Johns Bodinnick and have the repairs done</p> <p>c. Following a report from a member of the public about a bin outside the Blockhouse in Polruan which is never emptied. Cllr Pyke had inspected this and suggested that the bin be moved to the bottom of Battery Lane where it will be emptied on the normal council round of rubbish collection. Clerk to contact Cornwall Council to see if this can be done.</p>	<p>Information</p> <p>Cllr Kelly</p> <p>Clerk</p>
104/2025	<p>Financial Matters –</p> <p>a. <i>Accounts for Payment</i> – July payments to a value of £6828.91 (with a delay on the payment of £2917.79 to APS until the snagging list is resolved) were APPROVED for payment. The Clerk to place a copy on the website.</p>	<p>Clerk</p>

	<p>b. <i>Bank Reconciliation</i> – a copy of the Bank Reconciliation had been circulated to members.</p> <p>c. <i>Budget Monitor</i> – a copy of the Budget Monitor had been circulated to members.</p> <p>d. <i>External audit and annual return</i> – The external auditor had asked why the CCTV is not on the asset register. Cllr Pyke explained that as this is a joint initiative with The Town Trust it was agreed that the TT would take on responsibility for ongoing maintenance after the cost of installation is shared.</p> <p>e. Application for a grant from NCI – Ray Rigg Cllrs Adams and Pyke excused themselves from the discussion due to a non-pecuniary interest.</p> <p>The council discussed the application from Ray Rigg on behalf of the NCI for a grant to replace two aged computers which no longer support windows 10/11. The council approved the grant of £734. The clerk will write to Ray and ask him for bank details.</p>	Clerk
105/2025	<p>Documentation / Correspondence – not covered elsewhere on the agenda. Items previously emailed.</p> <p>The clerk reported that North Down Lane will be cut for the second time next week.</p> <p>Cllr Candy asked for a confidential discussion into social housing.</p>	
106/2025	Diary Dates –	
	Full Council Meeting – 9 th September 2025, 7pm. Whitecross village hall. Meetings from October to March will take place in Polruan	Clerk
107/2025	Information Only / Future Agenda Items –	

108/2025	Meeting Closed at 9.00pm	
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Signature: (Cllr. Rob Rooney)
Parish Council Chair

Date: 22nd July 2025