

LANREATH PARISH COUNCIL MEETING MINUTES

Date of Meeting

16 January 2024 commencing 19.30

Present

Cllr Peter Bartram, Cllr John Gundry, Cllr Peter Seaman – Chairman, Cllr Stephanie Vickery, Cllr Colin Martin, Mrs Rebecca Warren - Clerk

Large number of members of the public in attendance, in connection with item 7 on the agenda (PA23/09189).

The Chairman opened the meeting and welcomed everyone. In view of the large number of members of the community in attendance, Chairman proposed that the agenda be rearranged to bring forward item 7 be dealt with earlier in the meeting. Cllr Gundry seconded and it was unanimously agreed.

1. Apologies

Cllrs Julie Tamblyn, David Heard, Sue Cave, and Shelley Honeyman.

2. Members of the Public are invited to address the Council

PCSO Cocks had sent an email report to the Clerk which was read out:

“Please accept my apologies for my non-attendance at this month’s Parish Council meeting.

From 01/12/2023 – 31/12/2023 I am pleased to report that there were no crimes in the Parish.

Numerous patrols have been conducted around the Parish and all was found to be in order.

If there are any questions or matters arising for my attention then please contact me in the usual manner.”

After establishing that there was no representative for the applicant (PA23/09189) in attendance the Chairman then invited members of the public to address the meeting. A representative for 26 of the lodge owners at Stonerush Lakes (some of whom were also present) delivered a brief statement detailing the many objections that owners had to the planning application – of which they had received barely 10 days’ notice. They were deeply concerned that the application was a breach of contractual and planning obligations to limit the total number of lodges to 74 plus one for a site manager. He advised the meeting that one lodge owner had sent to Cornwall Planning a detailed and lengthy letter setting out in full their objections to the application – a copy of which was handed to the Clerk.

Another member of the public addressed the meeting also objecting to the application. He lived in a property near the site, and he, and other neighbours (some of whom were present), were seriously concerned that the proposed 24% increase in the total number of lodges at the site, would inevitably lead to an increase in the already considerable amount of traffic along the narrow single-track lane to the development. Last year there

had been a number of incidents (collision, damage to property) involving at least one employee of the site owner, and users of the site, who drove at speeds inappropriate to the narrowness, and sharp bends along the lane.

Another member of the public addressed the meeting stating that this application was not a non-material amendment, and failed to meet the policies as set out in the Lanreath Neighbourhood Plan, and the Cornwall Local Plan. The approved planning for the site limits the number of lodges and this is a poor attempt to circumvent that and should be refused.

3. Disclosure of Interests

None.

7. Planning

PA23/09189 Application for variation of condition 2 (in accordance with approved plans) for changes to the approved layout - amendment to PA11/10816 dated 20th March 2012 (Use of Land for the Siting of Holiday Lodges plus 1 Lodge for Manager's Accommodation including associated works) without compliance with condition 1 of decision notice PA16/08216 dated 28/10/2016, Stonerush Lakes, Lanreath, Looe PL13 2RW.

Chairman took the meeting through the planning history for the site, with reference to detailed notes that had been circulated to all Councillors. It was clear that the application seeks to increase the number of lodges at the site to 92, a non-compliance with a previously imposed planning condition limiting the total number of lodges to 74 plus one.

He went on to take the meeting through planning considerations and relevant policies set out in the National Planning Policy Framework 2023, Cornwall Local Plan, and the Lanreath Neighbourhood Plan. In addition, he detailed other matters to be taken into consideration including environmental and ecological impact.

Comments received from Councillors unable to attend the meeting, and thus not able to propose or vote 'in absentia', were read out by the Chairman. They each had concerns that an increase in the number of lodges would have a negative impact on the neighbouring community, the existing lodge owners, and the environment, as well as potentially being detrimental to the ecology of the site.

There followed a discussion during the course of which it was expressed that the application seeks to ignore a previous condition, thus there is reason to object on procedural grounds. Further it was suggested that there may be no benefit to Lanreath parishioners if the application were granted, as there was little if any interaction between the site and the village currently.

The 2011 application had documents lodged with the application, and consultees comments, regarding environmental/ecological considerations – there are none with the current application.

There are two public footpaths and a bridleway passing through the site, and it is at the end of a public lane – so the planning statement's assertion that the site is 'invisible' is inaccurate.

Councillors expressed that they shared the concerns of the members of the public, and that there was no merit in the application.

Chairman proposed that consultee comments from Lanreath Parish Council should be submitted as follows:

“Lanreath Parish Council objects to Planning Application PA23/09189 and considers that the Planning Application should be refused on the grounds that the drafting of the application is incomplete. The application does not seek a variation of, or non-compliance with, Condition 11 of Decision Notice for PA23/05781 or Condition 10 of Decision Notice for PA23/05782, both of which state that: ‘The site shall be used only for the siting of a maximum of 74 holiday lodges plus 1 Lodge for Manager’s Accommodation. No further caravans including pods or lodges shall be stationed on the site.’

Further the Council considers that:

The Parish Council’s support of the ‘parent’ planning application for this development, PA11/10816, was conditional upon there being no further development on this site.

The access to the site from the B3359 is via a narrow country lane with sharp blind bends and limited passing spaces. It is questionable as to whether the lane currently meets the requirements of NPPF (2023) para 114 (b) in providing a safe and suitable access to the site for all users. There have been three accidents on this lane in the last 12 months, including a collision between two vehicles. These incidents precipitated a site meeting in October 2023, attended by Cornwall Councillor Colin Martin; local PCSO Steve Cocks; Will Glassup, Highways Manager, Cornwall Highways; Parish Councillors; and local residents, to explore options for improving highway safety on the most hazardous section of the lane. The increase in vehicular traffic occasioned by a further expansion of the site will increase the existing risk to users of this road and those residents with properties accessed from it.

The application does not appear to meet the requirements of Policy 5, Para 3 of the Cornwall Local Plan, Strategic Policies 2010 – 2030 as the proposed expansion would render it inappropriate in scale for its location; it is not accessible by a range of transport modes, the nearest infrequent bus service being to the village of Lanreath, over a mile away by road; and it is unlikely to provide a well-balanced mix of economic, social and environmental benefits. There is a wide range of existing holiday accommodation in the Parish and it is considered that there would be no social or environmental benefits to the Parish from this application. Any economic benefits to the local community, or more widely, in terms of additional employment opportunities or increased local revenue would be marginal.

In reference to Policy 23 of the Cornwall Local Plan, Strategic Policies 2010 - 2030, the Ecological Impact Assessment dated December 2011 submitted with PA11/10816 considered the impacts of siting of 74 + 1 units on land. This should be reviewed and updated in light of the proposed increase in the number of holiday units on site and the proposal to install 10 of these as floating units on two of the site’s four lakes which are a key ecological and landscape feature of the area.

The applicant should also provide evidence that existing facilities and infrastructure, including sewage treatment systems, will be adequate to manage the proposed increase in units without the risk of contamination of soils and/or water courses.”

Cllr Bartram seconded and the proposal was unanimously agreed. Clerk tasked with submitting consultee comments on 17th January 2024.

Cty Cllr Martin when asked for his thoughts informed the meeting that whilst this application may be procedurally likely to fail, it did not preclude the possibility of an application in the future seeking to remove the planning condition as to the total number of units on the site. Consideration would then be given, in addition to other matters, to how much of an impact this would have, when there are already in excess of 70 lodges on the site.

4. To approve the amended minutes of the meetings held on the 21st November and 12th December 2023

Cllr Bartram proposed that the minutes be approved, seconded by Cllr Gundry and agreed unanimously. Chairman signed the minutes.

5. County Councillor's Report

Cty Cllr Martin gave the meeting a brief summary of his work over the previous year, since he last attended in January 2023.

In that time the devolution deal for Cornwall was settled at a lower level, and in his view essentially resulted in Cornwall Council being handed responsibility for the Adult Education Budget. He detailed his efforts to secure greater clarity regarding the Climate Change Emergency, and getting Cornwall to net zero by 2030 – which may not happen. The Local Area Energy Plan is the process by which residents are asked what they consider could be done regarding climate change and provision of alternative energy sources.

Health and Adult Social Care remain problematic in the county – the two worst performing hospitals in the country are Trelisk and Derriford. Recruiting in adult social care is in crisis, and the sector is underfunded. Cornwall Council has asked for additional funds from Government to assist with this.

There is also the rising cost of Children's Services. The cost of transport for children to special schools has increased considerably and this is putting pressure on reserves. There is no specific budget line for this but Cty Cllr Martin has been advised that over the next 4 years the eventual deficit could be in the region of £100m – which is being covered by £400m reserves.

He reported to the meeting that a motion to protect county Councillors from harassment and abuse has been approved, so now employees and Councillors will be protected.

Cllr Bartram stated that there appeared to be a shortage of planning enforcement officers, as report made by Lanreath Parish Council last April was still only at stage 4 of the investigation. Cty Cllr Martin had raised this with Head of Planning and been told that there were sufficient officers, but the portfolio holder had said that they would like more. Cllr Bartram pointed out that the report made by Lanreath Parish Council was numbered in the 500s and was in April, so already there had been over 500 reports by that time. Also because of the delay two of the reported sites were now pretty much completed, and he understood, that one was actually being occupied.

Cty Cllr Martin responded that if in due course any unapproved building is found to be in breach of planning then it may be ordered to be demolished – as had happened in two instances he could recall. Cllr Bartram stated that two demolition orders where there so many reports of unauthorised building was not a high number.

Cty Cllr Martin said that he would endeavour to have a monthly phone call with the Chairman, and was hoping to prepare a monthly report for presentation to those meetings he was unable to attend. As there were no matters for his attention in the rest of the agenda, he then left the meeting.

6. Matters Arising

- Unauthorised building in the Parish – enforcement progress Community Garden – access and condition of gates
Chairman reported to the meeting that as of 9 January report EN23/90589 is still working its way through the stages of step 4. The investigation continues.
- Post Box at the Village Shop
This is in place in the Church layby and Councillors were able to confirm that it is in use.
- Parish Council Archives
Chairman was handed documentation regarding the extension to the Village Shop by Richard Pugh. Clerk tasked with putting this with the shop deeds. Regarding the Parish Council archives, this matter should be held over in order to consider properly the ramifications of General Data Protection Regulations and any necessary changes to policy – being investigated by Vice-Chairman. To be reviewed at the next meeting.
- Light for path to the Village Shop
Chairman reported that the existing light is corroded, leaks, and is no longer fit for purpose. The owner of the Punchbowl Inn, Tony Southall, has kindly offered to provide and install a reclaimed Victorian cast iron street lamp on the understanding that he retains ownership. It would require refurbishment and the installation of a modern light fitting. This would be in keeping with other lights in the Conservation Area including those around the Churchyard and the refurbished light on the Punchbowl Inn. The other option would be to fit an LED street lamp or similar, or, as Cllr Bartram suggested, a bulkhead light on the end of the Millennium Building. Cost of these would be in the region of £150- £180. Cllr Gundry proposed that the offer from Tony Southall be accepted, seconded by Chairman, and unanimously agreed. Chairman will speak to Mr Southall.
- D Day 80 – 6 June 2024/Ribbon of Poppies
Cllr Vickery reported that she was still working with local groups in connection with this. She is hoping that there can be a parade with cadet groups participating. Chairman confirmed that he will be unable to attend in June.
- Plant Stand outside Lanreath Village Shop and Post Office
Chairman reported that the preliminary ground work for the re-siting of the Plant Stand is due to commence this month, while the owner awaits written confirmation that the stand must be moved.
- Lanreath Parish Council authorised bank signatories, and additional card and card reader authorisation
Clerk reported that the bank signatories had been amended following the resignations of Cllrs Lee and Pugh. The online banking access for Cllr Cave had been approved but the card, card reader, and PIN had yet to be received, which Cllr Cave will follow up, as the bank will only communicate with her in this regard.
- PA23/08439

Clerk uploaded Parish Council comments to the Planning Portal on 15 December 2023.

- 2024/25 Budget and Precept

Chairman reported that as there had been no referendum limits imposed for Parish Councils in the Local Government Financial Settlement for 2024/25 the Lanreath Parish Council Budget for 2024/25 settled at the November 2023 meeting remains in force. The Precept requirement for the next financial year had been submitted to Cornwall Council by the Clerk and acknowledged.

8. Correspondence

All correspondence received via email unless otherwise indicated; all circulated by the Clerk, or the Chairman, to Councillors.

Cornwall Council

- Weekly planning lists
- CAP – fund applications 9, 20, 27 November, meeting agenda and notes 5 December, CAP draft action plan 13 December, East Cornwall Health Hub presentation 6 December
- Agenda for East Sub-Area Planning Committee Meeting 27 November – 16 November
- Have your say on the future of electric vehicle charging in Cornwall (Communities Support Assistant) – 20 November
- Supplement: Committee Update to the agenda for the East Sub-Area Planning Committee, 27 November – 24 November
- 2024 Off-Street Parking Order – 28 November
- Meeting cancelled – 18 December, East Sub-Area Planning Committee – 1 December
- Agenda for Strategic Planning Committee 14 December – 4 December
- Minutes for East Sub-Area Planning Committee 27 November – 7 December
- Supplement: Committee Updates to the agenda for Strategic Planning Committee 14 December – 13 December
- Message from Cornwall Council's resettlement service – 15 December
- South East Cornwall CAP – Town and Parish Council report template

Chairman suggested this be reviewed at the March meeting, as it will be considered at the CAP meeting on 6 March which Vice-Chairman will attend. All agreed.

- December Edition of Civility and Respect Newsletter -19 December

Meeting considered whether it was necessary to sign up to this 'pledge", and general view was that it was not.

- Cornwall Council Supplier Newsletter – 8 January
- 20MPH Phase 3 Stakeholder Meeting – Liskeard and Looe 4 October 2024 – 8 January
- Agenda for East Sub-Area Planning Committee 22 January – 11 January
- Affordable Housing Newsletter – 11 January

Other

(Any correspondence of community interest has been uploaded to the Parish website/linked to Facebook by Chairman and Cllr Gundry)

- The Rural Bulletins and Funding Digest – 14, 21 November, 5, 6, 12, 19 December, 9 January
- Street Cleaning for smaller parishes in Cornwall, Cubert Parish Council – 11 November
- Cornwall AONB Nature Recovery and Farming in Cornwall – 10 November
- **Menheniot Parish Council reminder for meeting to discuss Economic Development for South East Cornwall 22 November – 22 November**

Chairman reported that he had attended this online meeting. This was an ad hoc meeting, not called under the auspices of the South East Cornwall CAP (Community Area Partnership), but intended to provide some background work to feed into future CAP meetings. Chairman has circulated the notes / minutes from the meeting and his takeaways from it.

- CALC emails – 22, 27 November, 11 January
- Cornwall National Landscape – 22 November
- Members of the public email enquiries re: community bus – 24 November, Rectors of Lanreath – 6 December, Village Hall hire – 6 January
- Keep Britain Tidy, Buy Nothing New Month – 24 November
- Devon and Cornwall Police and Crime Commissioner emails – 28 November, 14 December, 4,5,9, 11 January
- Seven Concerned Citizens email – 27 November
- CAB Winter Newsletter – 12 December
- Forest for Cornwall Newsletter – 13 December
- NHS Cornwall together: December 2023 – 19 December
- Community Speed Watch annual report – 9 January

9. Councillor Vacancy Co-option

Clerk to notify Cornwall Council of the two Councillor vacancies and obtain Notices for publication.

10. Town and Parish Council Martyn's Law Briefing 9 November

Cllr Gundry's report will be circulated to the Village Hall Committee by Cllr Vickery.

11. Lanreath Neighbourhood Plan (LNP) Website

Chairman proposed that this website subscription be allowed to lapse – saving £189.30 – and in its place he will set up a new publicly accessible webpage on the Parish Council website for 'Lanreath Neighbourhood Plan'. This new page will provide access to the plan and supporting documents.

Further the Chairman proposed that he securely dispose of the written responses from the community to the various LNP questionnaires, as they are all now in excess of 8 years old. The document that summarised and analysed these responses will remain accessible via the relevant website.

Upon the proposals being seconded, and unanimously approved, Chairman so tasked.

12. Document Retention Policy

For clarity and future reference purposes, Chairman proposed that he, in conjunction with Vice-Chairman, be tasked with drafting a Documentation Retention Policy for consideration at a future meeting. Seconded by Cllr Bartram and unanimously approved.

13. Royal Memorabilia – tea set, mugs etc.

Chairman thanked Councillors for their feedback. There had been a variety of suggestions including donating them to the National Trust, and auctioning them for the Village Hall. Chairman proposed that the collection be given to the Village Hall to dispose of as they see fit, perhaps by retaining some pieces for display and auctioning the rest to raise funds for the refurbishment costs.

Cllr Gundry seconded and unanimously approved. Cllr Vickery will inform the Village Hall Committee.

14. Asset Inspection Report

Cllr Honeyman had provided a very thorough and detailed report for consideration by the meeting, which had been consolidated and circulated by the Clerk. Chairman went through the report item by item with the meeting. Most of the items on the report that required attention were not the responsibility of the Parish Council. It was proposed by the Chairman that he would source a new net for the basketball ring, repair and replace fence slats as required, and inspect the gate latch at the Community Garden. In addition, he proposed that he would raise with Sandra Pipe the various matters regarding broken chairs, table, bins, and containers at the Community Garden, and the sink play unit, as he believed these to belong to Ladybirds.

Upon the proposals being seconded, they were unanimously approved.

Regarding the trees and the state of the raised beds at the Community Garden Cllr Vickery said that she would raise these matters with the Garden Group.

15. Village Hall Report – Cllr Vickery

Cllr Vickery informed the meeting that the Village Hall roof has been repaired and the solar panels replaced. She was unable to say when the scaffolding would be removed. The next stage is refurbishment, for which there will be additional funds required.

16. Community Area Partnership (CAP) Report

In the absence of the Vice-Chairman the meeting simply recorded that the agenda and supporting documents for the next meeting on 5 March had been circulated, including the Minutes/Action Notes from the 5 December meeting and associated SECCAP draft Action Plan.

17. Climate Change

In the absence of Cllr Cave, Chairman reported that he had set up a new Environmental Protection and Nature Conservation webpage on the Lanreath Parish Council website. There are links from there to the Community Energy Plus energy charity website as suggested by Cllr Cave. The page remains 'under development' until agreement is reached with the web controller for the Community web pages on how the page content will be managed henceforth.

18. Financial Report

The Clerk had circulated the November and December 2023 bank statements, bank reconciliations and year-to-date figures, and full details of expenditure expected before the next meeting. Chairman had reviewed the year-to-date information and reported that expenditure was in line with the agreed budget. Cllr Bartram said that he thought the cost of the Christmas Tree was quite high, and Cllr Vickery suggested that one should be planted on the Millennium Green. Chairman asked Cllr Vickery to carry out some research in that regard.

Cllr Bartram proposed a motion that the Clerk's outstanding payments and inter-account transfer requests be approved, Cllr Gundry seconded, unanimously agreed.

19. Parish Problems

None

20. Any Other Business

Chairman reported that he had met with Ant Dunn of Dunn and Dusted to discuss requirements for this year. He anticipates that there will be an increase in the cost of grass cutting by £5 per cut for 2024. The footpath and stiles are to receive a first cut possibly next week. Ant Dunn will provide a quote for initial hard cutting of the Millennium Green hedge and removal of cuttings, prior to the nesting season. Chairman will liaise with the owners of Rowan Lodge before hedge cutting commences.

21. Public Participation – none

22. Date and Time of Next Meeting - Tuesday 20 February 2024 at 7.30p.m.

Meeting ended at 9:20pm