

LANREATH PARISH COUNCIL MEETING MINUTES

Date of Meeting

20 January 2026 commencing 18.30

Present

Cllr Peter Bartram, Cllr Sandie Christiansen, Cllr John Gundry – Vice-Chairman, Cllr David Heard – Chairman, Cllr Shelley Honeyman, Cllr Michael Roberts, Mrs Rebecca Warren – Clerk. In attendance Cty Cllr Sarah Preece.

No members of the Public.

The Chairman opened the meeting and welcomed everyone.

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

Clerk read out an email report from PCSO Cocks who sent apologies for being unable to attend, and that there had been one reported crime (dog worrying sheep) in the Parish from 1 November to 31 December 2025. He asked dog walkers to keep their animals on a lead under proper control near livestock. He asked that any members of the community with CCTV or Ring doorbells please register with NiCE Investigate online. This is so that if needed the Police can make contact should any incidents occur nearby. Email address to register is shown below: dcpbusinessregistration@devonandcornwall.pnn.police.uk

2. Apologies

Cllr Vickery.

3. Members of the Council to disclose their interests in matters to be discussed and to decide requests for dispensations

Cllr Bartram declared an interest in item 8 of the agenda.

4. To approve the minutes of the meeting held on 18 November 2025

Proposed, seconded and approved unanimously by those who had attended. Chairman signed the minutes.

5. County Councillor's report

Cty Cllr Preece briefly reported on Cornwall Council's response to Storm Gorette - generally it appears that action was taken as required and expeditiously. There may still be trees and other debris due for removal from where they may have been temporarily removed to road verges. Members of the public can make online reports of any such problems via the Cornwall Council website <https://www.cornwall.gov.uk/report-something/>

There remains a sum of money in Cty Cllr Preece's Community Chest for distribution – grants are in the region of £250 to £500 each and interested persons should email her cllr.sarah.preece@cornwall.gov.uk

The Community Infrastructure Levy (CiL) is now open for applications for financial grants to minimise the impact of any new developments.

Cornwall Council is in the midst of Budget setting and some areas of investment have been Identified as well as some cuts. Council Tax will increase by 4.99%, and 2% of that is ring fenced for Adult Social Care. Parishioners can have their say regarding the Budget online at <https://letstalk.cornwall.gov.uk/budget-26-27>

Cty Cllr Preece reported that Cornwall Council were ranked fifth in England for issuing planning enforcement notices in 2024/25. This places them as amongst the most active councils in taking formal enforcement action for planning breaches

The Chairman raised a number of questions including what the Cty Cllr's understanding was regarding the National Planning Policy Framework, Cornwall Local Plan, and the Lanreath Neighbourhood Development Plan (now over 5 years old) – as some planning applicants were disregarding these policies (in their entirety in some cases) due to the state of uncertainty of planning in the county. Cty Cllr replied in terms that planning was in a state of flux but that her understanding was that all the current policies should continue to be adhered to and remained valid. Some developers were seeking to disregard policies following the uplift in the number of new houses that Cornwall Council is required to approve, and insufficient land supply .

To enable PA25/09421 to be dealt with whilst Cty Cllr Preece was in attendance, Vice-Chairman proposed that Item 8 be brought forward. Seconded by Cllr Honeyman, and unanimously agreed.

8. Planning – PA25/09421 proposed construction of two, detached dwellinghouses (which includes demolition of existing barns) following extant Class Q development under application reference PA23/08908, which gave prior approval for two dwellinghouses by conversion. Land south of Bosuen Manor Herodsfoot PL14 2RA. Consultee comments to be submitted by 3 February 2026.

Cllr Bartram did not take part in the consideration of this item.

The Chairman took the meeting through some of the documents in support of the application, in particular the location, site plan, and elevations. He made reference to the planning statement submitted with the application.

The prior grant of permission for the southern barn under Class Q permitted development rights (Ref: PA23/08908) was for conversion of that barn into two attached dwellings (3 bedrooms each) which the new application notes "*established the principle of residential use on the site*". It was permitted conditional on further bat surveys and mitigation plans being implemented, and works to be completed by 14 December 2026.

The Chairman noted that the new application under consideration at the meeting was for the demolition of existing agricultural buildings and construction of two new detached_dwellings each of similar appearance: HOUSE A: Single storey three-bedroom dwelling; and HOUSE B: two storey four-bedroom dwelling.

The stated basis for this new application is "Class Q betterment scheme", and as such it should retain the existing agricultural character of the site and respect the rural setting in which they sit.

The application states that bat survey and mitigation as per the requisite legislative requirements will be undertaken. Access is proposed from a side road adjacent to the B3359 (not from the B3359 itself). Environmental and foul water treatment issues seem to have been satisfactorily dealt with.

The Chairman then took the meeting through – in turn – the relevant policies of the National Planning Policy Framework, and the Cornwall Local Plan: regarding the location beyond existing settlements, and effectively in open countryside, lack of public transport and other amenities, the proposed dwellings being utilitarian in appearance, and may not fit with the local character and history of the area.

As for the Lanreath Neighbourhood Development Plan, Policy H1 states that “small-scale incremental housing development of an appropriate scale, density, character and appearance that reflects and enhances the Village and Parish_of Lanreath shall be permitted at a level that is commensurate with and will help to support social and community facilities available in the Parish.” Such developments should be sited on the periphery of and adjoining the Village of Lanreath – clearly not the case with this proposed development.

The meeting considered in detail the application and the current planning policies. After discussion, it was proposed by the Chairman that the Parish Council oppose the application as being outside the scope of permitted development as set out in the current National, County and Local Planning Policy statements. He further proposed that the Clerk be tasked with drafting consultee comments setting out in detail the reasons for the objection, and this should be circulated to all Councillors for approval before submission by the deadline of 3 February. This was seconded and approved by a majority. Clerk so tasked.

6. Clerk's report

- Village toilet drain. Works were completed on 12 January and the contractor has been paid. The work had been carried out in good time, during appalling weather conditions.
- Handrail Community Garden access – After sending him reminders following an email back in November, the Clerk has received an email from Ant Dunn in which he agreed that the handrail is loose, and suggested it may have been hit by something or someone. He has offered to rectify it, but only at further cost. On inspection, Cllr Honeyman found it unfit for purpose, and the Vice-Chairman reported that a Parishioner had complained that it was unusable. The Clerk had carried out a site inspection and found that the posts had not been placed at a sufficient depth on installation. Mr Dunn's suggestion that it has been hit is not apparent upon inspection. After a brief discussion the Chairman proposed that Mr Dunn be given the opportunity to rectify/replace the handrail at his own cost within two weeks. Cllr Bartram seconded, and unanimously agreed. Clerk tasked with emailing Mr Dunn.
- PA25/07933 (construction of a new self-build dwelling Enys Avallon, Lanreath). Clerk submitted consultee comments in support online on 19 November. Application was granted with conditions 22 December.
- Lloyds Bank. Clerk has obtained a second form of authority for Cllr Roberts and the Chairman to sign, and then she will submit to Lloyds by email, and hand deliver the original to St Austell branch. Lloyds had cancelled the previous request but could not provide a reason why. Clerk will report to the next meeting.
- Councillor vacancies and recruitment poster. This has been posted on the notice boards at the Village Shop and the Village Hall. Chairman has asked Village Hall Chairman to assist in printing flyers which he has kindly agreed to do, Chairman will supply paper, and Councillors volunteered to hand deliver in the Parish. Chairman will organise.
- Current Councillor Poster. This also has been posted on the notice boards in the Village, and also placed on the Parish Website, and linked to Facebook by the Vice-Chairman.
- Shop footpath light. This has been installed by the owner of the Punchbowl Inn and is awaiting electrical connection.

- Punchbowl Inn car parking near Shop. Replacement fence. Clerk will liaise with the Shop Manager in this regard and report to the next meeting.
- Devon and Cornwall Police CCTV funding scheme. Email regarding approved schemes has been circulated. Clerk has expressed the possible interest of Lanreath Parish Council in future funding.
- Move to .gov.uk domain name. Clerk has given notice to Western Web that we will be instructing them in April 2026.
- Precept request sent to Cornwall Council and acknowledged.
- Clerk has submitted minutes summary to The Parish News for publication.

Cllr Christiansen raised the matter of the salt bins in the Village. Chairman will inspect and ascertain that the contents are useable. Councillors expressed the hope that Parishioners would volunteer to grit roads and paths using the contents of the salt bins when required. Cornwall Council do not provide a gritting service for the Village.

7. Significant items of Correspondence – All correspondence received via email unless otherwise indicated; all circulated by the Clerk, or the Chairman, to Councillors.

Cornwall Council

- Emergency Closure – Junction North of Trefawl to St Marnarchs Road, Lanreath 8 January 24 hours – 8 January
- Town and Parish Council Bulletin – 9 January

Other correspondence – any correspondence of community interest has been uploaded to the Parish website/linked to Facebook by Vice-Chairman and Clerk.

- Lloyds Bank notification of reduction in interest rate on Deposit account - .5% from .6% - 18 December 2025

9. Cornwall Council Community Highways Improvement Programme (CHIP) 2026-29
CAP email 30 October refers.

All Councillors had seen the relevant email and documentation. For further consideration at the February meeting.

10. Footpath maintenance in the Parish

The Chairman advised the meeting that this item is mainly concerning the very poor condition of the pavement in St Marnarchs as reported by Cllr Christiansen. He has reported it to Cornwall Council and they have undertaken to do a fairly minimal clearing of moss, etc. To be reviewed after this work has been carried out, and if further work is required to consider funding sources – perhaps CHIP.

11. 20 mph zone implementation Lanreath Village

Chairman has this to chase up, and will report to the next meeting as to progress. CHIP may be of use for this.

12. Sign post and Memorial at Herodsfoot.

Chairman reported that he had spoken with the Chairman at St Pinnock and they agreed that the signpost required cleaning, which Chairman (Lanreath PC) undertook to do. Both agreed that the War Memorial needs no attention.

13. Lanreath toilet – door lock repair and spare key.

Following a call to the Clerk from the Shop Manager, Clerk came to the Village and found that the lock was in the process of being repaired by Paul Meatyard. Cllr Bartram confirmed that he had arranged this, and at his own expense has obtained a spare key. Chairman thanked Cllr Bartram, and proposed a vote of thanks to Paul Meatyard, seconded and unanimously agreed.

14. Web Master Lanreath Parish Council – Community Notice Board

Clerk informed the meeting of her difficulty with the mechanics of loading documents from third parties to the website, but confirmed her willingness to take on the task after suitable training, and after the change to .gov.uk. After a brief discussion it was agreed that Clerk should only upload what was within her capabilities pending the change of domain name.

15. Asset Inspection Report – possible works to Community Garden

Cllr Honeyman had prepared a comprehensive report with photographs which were displayed for the meeting. A couple of matters arose therefrom; a wooden slat on the fencing at the Play Area is loose – Chairman will fix; a street light on St Marnarchs near the Village Pump is being obscured by overgrown shrubs – Cllr Honeyman will speak to the property owner to request that the shrubs be cut back. There is a slope in the Community garden that is very muddy and churned up – it may require some remedial work, to be kept under review.

There are a number of large wooden planks etc on the grass near the Village Hall parking area, that have been there since October, if not longer. It has been the subject of some complaints from Parishioners and is unsightly and causing damage to the grass. Chairman will endeavour to speak to the Chairman of the Village Hall and see when this is going to be removed.

Clerk reported that there is a small surplus of monies available in the Budget for this year which perhaps could be used to tidy up the Community Garden, (tackle bamboo, hedge trim). Councillors agreed that some works would be beneficial, and it was proposed that the Clerk instruct a contractor to carry out works within the amount of surplus funds allocated for Community Areas. Seconded and unanimously approved.

16. Village Hall Report

None – in the absence of Cllr Vickery.

17. Community Area Partnership (CAP) report

Councillors had received the Action Notes from South East Cornwall Community Area Partnership (SECCAP) meeting on 6 January. Chairman had attended the meeting and reported that matters discussed included: the Tamar Tag Admin fee is not increasing; Police report as to no impact from turning off street lighting, and about graffiti in Looe on private property; Neighbourhood Watch is being given encouragement; there is new funding potential re Community Infrastructure Levy (CIL) and Community Highways Improvement Scheme; Glynn Valley average speed cameras shown to be resulting in 45% reduction in serious incidents over past 5 years; Devonport National Defence Growth Area memorandum of understanding in respect of £4.4bn; a proposal to circulate list of upcoming Climate Change meetings; Community Engagement Network requesting SECCAP information be circulated via Parish magazines and newsletters. Many items were discussed and the meeting ran for 2½ hours.

18. Climate Change Report

None in the absence of Cllr Vickery.

19. Review of Toilet cleaning service cost

Councillors agreed that the Toilet Cleaner should have a pay rise with effect from April. Cllr Bartram proposed an increase to £120 a month, seconded by Vice-Chairman and unanimously approved. Positive comments were made regarding the cleanliness of the toilet.

20. Financial Report

Clerk reported as follows:

Payments approved 18 November, or before, and paid since the November meeting:

Dan Northcott	£229
Defibrillator pads	£114.95 inc. VAT
The Parish News	£160 PAID UNDER FINANCIAL REGS
Lanhydrock Accountancy Services	£120 inc. VAT
British Gas - electricity	£39.88 Inc. VAT
Lloyds Bank charges	£12.75
Clerk's Nov and Dec salary/exps	£1,013.80
Hedge cut Millennium Green	£250
Lanreath Village Hall	£27.50

Inter-account transfers have been completed totalling £1,700.

The payment made to The Parish News was under Financial Regulations, as the invoice was not received in time for inclusion on the November agenda. Cornwall Drains had been paid, and VAT would be recouped at the end of January. Clerk asked for approval for payment to The Parish News and for payments due before the January 2026 meeting as set out on the agenda. In addition. She asked for approval for an inter-account transfer of £1,600.

Bank balances at 30 November and 31 December 2025 as per bank reconciliations and statements that had been circulated to all Councillors, and approved by Cllr Roberts.

Bank balances as at 9 January 2026: Current account £133.41

Deposit account £22,678.19

Chairman proposed approval as per the Clerk's requests, seconded by Cllr Roberts, and unanimously agreed.

21. Items for next agenda

Cllr Honeyman mentioned that grass cutting cost for St Marnarch's churchyard has increased; additional financial support from the Parish Council would be welcome. Clerk said that the Budget for next year already included an agreed amount in this regard, but will include it on the February meeting agenda.

22. Public Participation - None

23. Date and time of next meeting - Tuesday 17 February 2026 at 6.30pm.
Meeting closed at 20.55.