

LANREATH PARISH COUNCIL MEETING MINUTES

Date of Meeting:

19th April 2022 commencing 19.30

Present:

Mr P Seaman – Chair, Mrs E Lee, Mr John Gundry, Miss Julie Tamblin, Miss Sue Cave, Mr David Heard, Mr Peter Bartram, Mrs Rebecca Warren - Clerk

The Chairman welcomed members of the public and councillors to the Meeting, he briefly ran through the agenda items for those members of the public who did not have a copy.

1. Apologies:

Cllr Williams and Cllr Pugh

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

Linda Firman addressed the meeting detailing her, and other residents' concerns regarding the sale of Rowan Lodge and the possible conversion of the property into a House of Multiple Occupancy (HMO). The prospective buyers have written to the owners of neighbouring properties and stated their intent. Ms Firman stated that in her opinion, from a background of having worked for an HMO management company, and having lived in close proximity to an HMO, the conversion of Rowan Lodge into an HMO would be disastrous for Lanreath village. Parking is likely to be a problem that may be resolved by taking down the fence at the front of the property and paving the garden to allow vehicles to park there. This would be most unsightly in the Conservation Area. If this was not done then cars would have to be parked along the village street causing a nuisance to other residents. She has written to the prospective buyers asking them to hold a meeting in the village to hear residents' concerns, and provide more information on their intentions, and awaits a response. She expressed the opinion that an HMO would bring anti-social undesirables into the village, and would have a negative impact on the whole community. There is no great Police presence in the village and any criminal behaviour would be difficult to control. The residents are asking Lanreath Parish Council to take up this cause.

Chairman responded that this matter will be discussed later in the meeting, under Parish Problems.

Richard Pugh addressed the meeting regarding planning applications PA22/02184 and 02185. He has concerns that the applications fail to deal with a number of issues, namely access to the proposed site where shared water storage tanks are located, protection of those tanks and their UV filters from any possible damage due to the proposed development, and whether it would be necessary to improve the water movement facility, due to increased usage. He has endeavoured to communicate with the applicant through their planning consultant, but so far without success, and still hopes that he will get a response.

Chairman thanked him for attending and said that the applications would be considered later in the meeting.

3. Disclosure of Interests:

None

4. To approve the minutes of the meeting 15th March 2022:

Cllr Bartram proposed that the minutes be accepted, seconded by Cllr Lee and carried by unanimous vote. The Chairman signed the minutes.

5. County Councillor's Report:

None.

6. Matters arising:

- Landmark Tree Plaque

Atlantic Signs have provided a quote of £110 including VAT and delivery for a slate plaque incorporating the logo for the Queen's Green Canopy. Cllr Cave proposed that the quote be accepted, Cllr Lee seconded, and all voted in favour. Clerk was tasked with ordering the plaque.

- Lanreath Parish Councillors on the Cornwall Council Website

Chairman reminded the meeting of the failure of Cornwall Council to upload Lanreath Parish Councillors Register of Interests forms to the website, necessitating Councillors completing new forms. There are now five councillors on the website. Clerk stated that two more will be added shortly, and will update the next meeting as to progress.

- Jubilee Celebrations H M Queen Elizabeth II

Chairman reported that Lanreath Community Spirit (LCS) had yet to respond to the offer of a grant of £250 and he will contact them in this regard. The next scheduled meeting with LCS is on 26th April.

- Request to Turbine Funds

Chairman reported that Furzedown Turbine Fund have very generously offered to fund the entire cost of repairing the path to the village shop, including the VAT if required, but as the VAT of £340 is recoverable, that will not be necessary. Chairman proposed that the Clerk write to Mr Venning, Furzedown Turbine Fund, to thank him for, and accept, his generous offer, and to notify him when works are completed for funds to be transferred. Councillors agreed with this unanimously. Clerk was so tasked, and in addition is to contact Henry Cooper to carry out the work as quoted £1,700 plus VAT, as soon as possible – before the Jubilee Celebrations, ideally.

- PA22/01183

Clerk submitted consultees comments online on 16th March.

- Pot Hole Repairs Lanreath village

These have been completed, thanks to Cllr Gundry for making the report.

- Planning training undertaken by Clerk 22nd March

Clerk confirmed her attendance at this free on line Cornwall Council course, which was of some general interest, and provided information regarding the Environment Agency's role in giving advice and making recommendations on planning applications.

- Allotment enquiry response

Cllr Williams provided details of allotments in Dobwalls which the Chairman has passed on to the interested party.

- Traffic problem Punch Bowl Inn junction – "Give Way" road markings

Chairman will chase up Cormac as this work was undertaken to be carried out and is yet to be done.

- Free employability Support Service South East Cornwall

This has been posted to the website by the Chairman.

- Football pitch land

Chairman has spoken to the land owner and there is still no progress to report. To be reviewed at the next meeting.

- Community Garden Fence

This was damaged in the storms and has now been replaced/repared by Kevin Libby – with thanks to him and his team for their prompt attention to this work.

7. Correspondence:

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

Cornwall Council Correspondence

- Weekly planning reports
- Community Link Officers changes – David Read has gone and his replacement now covers two areas.
- Town and Parish Council newsletters for March and April
- Minutes of the East Sub-area Planning Committee meeting of 21st March
- Notification of the cancelled east Sub-area Planning Committee meeting of 19th April
- Notification of road closure in Lanreath 19th – 21st April – these works appear to have been concluded.
- Press release £2.3m grant for Looe Flood Defences

- Cornish language service – a free service.
- Agenda for the Strategic Planning Committee meeting on 14th April

Other Correspondence

- Tamar Crossing Newsletter March
- Tackling Loneliness Conference 17th – 18th May – cost is prohibitive at £295 plus VAT
- Confirmation received from RoSPA of the playground inspection this month
- Rural Funding Digest
- CAB newsletter and request for funding assistance – one resident of Lanreath Parish had sought help from the CAB in the last 12 months.

8. Planning:

Consultees comments on PA22/02184 and 02185

Consultees comments to be submitted by 20th April on PA02184 proposed provision of new livestock building and PA22/02185 proposed provision of general purpose agricultural building on land north west of Trecan Farm, Lanreath

Chairman and councillors considered the applications and viewed a satellite picture of the site location on which the position of three water storage tanks, and access gate, were shown. Chairman referred the meeting to the Cornwall Local Plan policy 5, and the Lanreath Parish Neighbourhood Development Plan, C1, a) to h). C1b) is particularly relevant in that the proposed development should “not have a materially adverse impact on the amenities of nearby residential properties or the rural environment in terms of its scale and visual appearance, noise, effluent or fumes it would emit, and the traffic it would generate”.

The proposals allow for a 10m concrete area at the gateway leading onto a rolled stone area, and for two large (36m long by 15 wide) buildings, one for keeping calves in away from the main dairy unit, and the other for storage of bedding, feed, and machinery. The site will be enclosed by Cornish hedges on top of which trees will be planted – a full planting scheme has been provided. The calves bedding will be deep straw which it is proposed will be cleaned out and spread on the surrounding fields, so no slurry disposal is required. No mention is made regarding preserving access for the purpose of co-users inspecting/maintaining the water storage tanks, adequacy of water supply, or protection of the tanks and the UV filters.

There followed discussion regarding the scale of the buildings and how they would sit in the landscape, as well as what consideration, if any had been given in the application to the impact on the current water storage, and whether the capacity would have to be increased, which may require greater pumping facilities. The water supply is private and not therefore a planning issue as such, but may impact on nearby residential property. Regarding the access, there should be a legal easement already in place giving the water users access to the site to inspect/maintain the storage tanks and UV filters, therefore not a planning issue.

Councillors felt that the issue regarding the water supply and access should be discussed by the applicant and their neighbours – in particular those who share the water storage and pumping facilities. Chairman proposed that comments be submitted online for each application as follows:

“Lanreath Parish Council does not object to the application, and although not a planning issue, they recommend that the applicant liaise with other users of a shared

private water supply at this location regarding any improvements in the water transfer capacity and any amended access to the water storage and treatment facilities adjacent to the site that may be required as a result of the development. This recommendation is made in the light of the Lanreath Parish Neighbourhood Development Plan, policy C1b) which states that the development of new farm buildings will be permitted provided that the new building “would not have a materially adverse impact on the amenities of nearby residential properties”

Councillors unanimously approved the proposal. Clerk tasked with submitting the consultees comment to that effect, online.

9. Cornish Platinum Jubilee Parade:

Parish Councils in Cornwall have been invited by The Lord Lieutenant of Cornwall (Col. Edward Bolitho) and Bishop of Truro to join a planned parade in Truro on 2nd June to celebrate H M Queen Elizabeth’s Platinum Jubilee. Other organisations, such as WI have also received invites. Chairman will liaise with Lanreath WI and Lanreath Community Spirit at the meeting next week and report to the next Parish Council meeting.

10. Gardening Club Shed:

The Gardening Club have requested funding to purchase a shed for storage of equipment, Christmas lights, and so on. There are no funds in the budget for this from Lanreath Parish Council and it was suggested that they should make an application to the local Turbine Funds. Provided that it is no more than 8 feet by 6 feet in size, the location of the shed behind the Millennium Building on the village green was agreed by all councillors.

11. Climate Change:

Cllr Cave informed the meeting that Lanreath had a mention in the Forest for Cornwall newsletter – with a prominent photo of the tree planting earlier this year.

Next she reported that she had attended the Ecological Emergency Summit online on 24th March 2022. Some workshops were not available online. There were motivational keynote speakers, including Megan McCubbin of Spring Watch, and Richard Benwell CEO of Wildlife and Countryside Link.

There were pledges for nature and examples of best practice from various groups, schools and organisations. Also examples of emerging technology such as Bennamanns, a company that helps farms capture slurry lagoon emissions to make biomethane to power farm vehicles, or sell on. A controversial talk by Melissa Thorpe, head of Spaceport Cornwall, regarding plans to launch satellites from the United Kingdom, instead of reliance on Russia.

Kea Parish Council made a pledge having formed a Community and Environment Group of seven councillors and six members of the public to come up with ideas to help local nature.

Cornwall Wildlife Trust have offered staff to come and speak to Local Councils.

The Cornwall and Isles of Scilly Local Nature Partnership is currently developing a tool kit for local councils. They recently met with a group from CALC who offered

help. Cllr Cave will continue to keep Lanreath Parish Council advised of climate change developments.

12. Cornwall Housing Crisis:

Chairman and Cllr Gundry reported that on 12th April 2022, Cornwall Council voted on and presumably agreed to – although the Minutes are not yet available – a document “*Cornwall’s Housing Strategy to 2030*”. On page 13 the document says that Cornwall Council’s proposed actions will include:

Lobbying Government to introduce measures or to devolve powers to Cornwall to implement policies that will help secure homes that meet the needs of local residents and communities – including piloting a new use class for homes being converted to a second or holiday home and a Council Tax rate for second homes.”

In the light of which the meeting agreed that LPC did not require an independent strategy.

13. Finances:

Having reviewed the details of payments made since the last meeting, and those due before the next meeting, Councillors then considered donation requests from the community and beyond. Proposed by Chairman that the LPCC donation be increased from £400 to £700 – utilising part of the community projects contingency in the budget. This will go some way to assist with the grass cutting costs at the Church. Cllr Cave seconded, Cllr Gundry abstained, and Cllr Bartram did not vote – all remaining were in favour.

Other donations approved by all councillors were:

Amenities Group	£200
Minibus	£300
Ladybirds	£300
Cornwall Air Ambulance	£250

A donation of £250 to LCS for the Jubilee celebrations has previously been approved.

A donation of £300 to Lanreath Village Hall will be considered at the next meeting, and in the interim Chairman will speak to the Village Hall Treasurer.

The request for funding from CAB was not approved.

Proposed by Cllr Cave and seconded by Cllr Bartram that payments can be made before the next meeting as set out on the Agenda, and in addition Atlantic Signs for the tree plaque £110.

Clerk confirmed receipt of the first tranche of the precept and the CTS grant. Year-end accounts are all completed and bank reconciliation and statements have been circulated to councillors. Chairman noted that the bank balance at the year-end showed an overspend of approximately £120.

14. Energy Supplier:

EDF are offering the best rate for a fixed three year term, following research by the Clerk. Chairman proposed and Cllr Cave seconded the proposal that the Clerk change to the deal offered by EDF. Clerk to make a diary note to review before the end of the fixed tariff period.

15. Internal Auditor Appointment:

Derek Hilton has indicated his willingness to continue in this role, Chairman proposed that he be re-appointed, and Cllr Bartram seconded.

16. Date and Time for Parish Annual Meeting:

After some discussion regarding the purpose of the Parish Annual Meeting, who would attend, and what would be the best time to commence, Chairman proposed that it take place at 6.30pm on Tuesday 16th May immediately before the Annual Parish Council meeting. Seconded by Cllr Lee, unanimously approved.

17. Parish Problems:

Chairman reported that neighbours of Rowan Lodge had been advised by the prospective buyer that they intended to run the property as an HMO business. Concerns were expressed by residents regarding potential for increase in anti-social behaviour. Following an email from the Chairman to PCSO Cocks – he had advised that he was not aware of any incidents regarding HMOs in this area (there is one in East Looe) and he was unsure whether Cornwall Council would liaise with the Police. When considering a licence application there is no apparent mechanism in the licencing procedure for comments from the public or local councils, and no planning application is required where the proposed HMO will house between 3 and 6 unrelated individuals. Change of use may be required where more than 6 individuals are likely to be housed.

Chairman reported that he has contacted County Cllr Colin Martin, and although he has no previous experience of HMOs he will endeavour to ascertain if there is any provision for members of the public to comment in the licensing process at Cornwall Council.

A request has been made that Lanreath Parish Council correspond with the prospective buyer and seek clarification and reassurances as to the intended occupants. Cllr Heard pointed out that whilst the Parish Council are not consultees, we can assist parishioners with their concerns about this proposed change of use, and also advise the prospective buyer that the property is in a conservation area.

Chairman proposed to draft a letter from the Parish Council to the prospective buyer and to circulate to the councillors for approval. Seconded by Cllr Gundry – unanimously approved.

18. Any other business:

Lanreath Community Choir have asked whether Lanreath Parish Council would consider holding meetings in the committee room at the Village Hall, or a separate room in the “Topsy Cow” as they would like to use the Hall on Tuesday evenings. Currently when the LPC meets they have to move to the church. After a discussion it was decided unanimously that the committee room would not provide enough space

for councillors and any members of the public (six being present this evening) and the request was declined.

At the next meeting Chairman will be asking councillors to decide whether to co-opt the last remaining Parish Council seat, and as it will be the Annual Parish Council meeting policies and procedures will have to be reviewed.

19. Public Participation: none

20. Motion to move to Part II; review Clerk's salary:

Clerk left; in her absence:

Following discussion of the recently announced National Joint Council (NJC) for local government services pay rates for 2021, and considering that the Clerk's salary lags nearly a year behind current national pay awards for SCP (Spinal Column Point) 11, to which the Clerk's salary is nominally linked, it was proposed by Cllr Heard, seconded by Cllr Seaman and unanimously agreed by all present that the Clerk's Salary for the financial year 2022/23 be increased to £3888 per annum and expenses to be increased to £21/month, an increase of approximately 2.6%, as provided for in the Lanreath Parish Council Budget 2022/23 approved by the Parish Council in November 2021.

21. Date and time of next meeting:

Tuesday 16th May 2022 at 6.30pm (Annual Parish Meeting) and 7.30pm (Lanreath Parish Council Annual meeting) Chairman thanked everyone for attending. The meeting closed at 22:10