

LANREATH PARISH COUNCIL MEETING MINUTES

Date of Meeting

17th September 2024 commencing 19.30

Present

Cllr Peter Seaman – Chairman, Cllr Peter Bartram, Cllr Sandie Christiansen, Cllr John Gundry – minutes, Cllr Shelley Honeyman, Cllr Stephanie Vickery

Four members of the public.

The Chairman opened the meeting and welcomed everyone. He announced that to assist with minute-taking, the meeting would be recorded.

1. Apologies

Vice-Chairman Cllr Buzz Heard, Cllr Sue Cave and Mrs Rebecca Warren - Clerk.

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

PCSO Cocks had sent in a written report which the Clerk had circulated:

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

From 01/07/2024 – 31/08/2024 there were 5 crimes in the Public Domain including 1 Stalking, 1 criminal damage, 1 Possession of an offensive weapon (in a stopped vehicle on B3359) and 2 x harassment crimes.

Can I ask that all Councillors make sure that they are signed up to D & C Alert which can be done online.

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.”

3. Disclosure of Interests – none.

4. to approve the minutes of the meetings held on 16 and 30 July 2024

Chairman proposed that the minutes be approved. Seconded and agreed. Chairman signed the minutes.

5. County Councillor’s Report – none.

6. Matters Arising

• Unauthorised building in the Parish – enforcement progress

The Chairman advised the meeting that he had recently received an advice letter regarding Enforcement enquiry EN23/00334 Alleged Erection Of Buildings On Land NW Of Fishing Lakes at South Park Farm Herodsfoot Cornwall. The planning officer advises that: “The buildings in respect of this case are shown on Google aerial mapping system from October 2009 - the buildings are immune from enforcement action. Works undertaken recently are repairs to the existing 2 buildings. The land use remains agricultural. No further action is required, and the case is closed accordingly.”

A member of the public, with experience of Cornwall Council planning enforcement, noted that the matter could be re-opened if the Parish Council asked for further investigation. Chairman proposed that he do this. Seconded and agreed.

Despite requesting an update on investigation EN23/00589 that was previously at Step 9 in the investigation process, the Chairman had not received a reply.

- **Document Retention Policy**

A revised version of the document presented earlier in the year, with input from Cllr Heard, has been circulated to all Councillors. Chairman proposed to adopt this latest version. Seconded and agreed.

- **Flooding on the B3359**

Confirmation of drainage cleaning works carried out by Cornwall Highways was received 31 July.

- **Works on lane to Bocaddon by CORSERV – follow up of November 2023 meeting**

The road markings were awaited.

- **Garden Group Shed – reposition**

Dunn & Dusted had been requested to move the shed – as agreed at the July meeting. Chairman to follow up.

- **Millennium Green signage – dog fouling problem**

The Chairman announced that the signs had been ordered and erected. Action complete.

- **New benches for Millennium Green**

The Chairman reported that these were now in place and commemorative plaques from the old benches had been transferred to the new. It had been agreed that the better of the old benches be moved to the Community Garden. However, alternatively, there is room to relocate this bench to a position alongside the existing and somewhat dilapidated benches on the Village Green by the churchyard wall. This was proposed, seconded and agreed. Cllr Honeyman volunteered to arrange assistance with the move of the bench and the removal of the more dilapidated of the existing benches.

- **Repairs to play area seating roof**

Completed.

- **Parking problems Grylls Park – Chairman to report**

Cornwall Highways East has confirmed that the parking bay in Grylls Park forms part of the public highway maintained by Highways. However there is no budget available for painting parking lines on the parking bay. It was suggested that an application be made to the SECCAP Highways Improvement Scheme whenever new funds become available.

- **Weeds around play area at the Village Hall – Chairman to report**

Treated with weed killer as agreed in July.

- **Public interest in possible allotments in Lanreath Parish**

Three parishioners had emailed the Clerk with expressions of interest, one of whom would consider participating in a Lanreath Allotment Association. The Chairman suggested that this level of interest would not support pursuing this further at this stage but should be kept under review.

- **Parish Online**

Cllr Gundry was still to prepare a report for consideration by the Council. He would investigate with Parish Online whether he could obtain guest access in order to assess the facilities. He noted that the Cornwall Council interactive mapping had recently been revised.

- **Cornwall Council Decarbonisation Report**

Cllr Gundry reported that his comments had been well received. See item 12 of these Minutes

- **Community Garden access rails costings – Chairman to report.**

The Chairman reported that he had not been able to pursue this yet and will report to the October meeting.

He had however replaced the rotten collapsed wooden post and rail fence with new pressure-treated timber fence by the double gates in the Community Garden. This has two rails as per the original but it has been proposed that a third rail be added to make it more child-proof. The new post and rail fence was installed at no cost to the Parish however financial approval is sought to purchase and install an additional rail - cost estimated to be £30 - £35 from the 'unscheduled maintenance' budget. Approval was proposed, seconded and agreed.

7. Planning Application PA24/04905 - Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for proposed erection of up to 10 affordable dwellings and the formation of new vehicular access on land west of Rally Close Lanreath. Consultee comments to be submitted by 18 September 2024.

(The Chairman had received the meeting's approval to move this item to earlier in the meeting.)

Chairman's Notes

The Chairman took the meeting through the notes he had prepared and circulated to Councillors, as follows.

- The existing site and the proposed indicative site plan.
- Planning considerations.

NPPF paras 82, 83, 103 and 180; Cornwall Local Plan Policies 9, 13 and 28; Cornwall Council's Streets for People Design Code – Achieving Streets for People; Lanreath Neighbourhood Plan Policies H1, H2, EH1 and C01.

- Other considerations (abbreviated here):

Sewage: Advice received from South-West Water as follows. "The network will be able to cope with the 10 new properties. The foul only flows to the pumping station will not be an issue for the pump station during dry weather. There is unlikely to be an increase in

number of spills caused by the extra flow from this development during wet weather. Plans are in place to review capacity and reduce potential spills as part of a larger scheme of improvements South West Water intends to implement over the next 15 years. The treatment works in Pelynt has the capacity to treat the flows from this development.”

Public Green Spaces: There has never been any explicit agreement with successive landowners allowing public use of the land and it is not registered as a ‘Village Green’. The land would not be covered under Countryside and Rights of Way Act 2000 (commonly known as ‘The right to Roam’). In this regard the Football Pitch Field does not constitute ‘public green space’ as referred to in LNP Policy EH1 a). Any proposals by the applicant to commit the remainder of the field not taken up with the realigned football pitch facilities and the proposed development as a public green space may address the requirements of Cornwall Local Plan Strategic Policies 13 and 28 and Lanreath NDP Policy CO1 b).

Noise: Government Noise Guidance Paragraph 9 was that “development proposed in the vicinity of existing businesses, community facilities or other activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme. ... The agent of change will also need to define clearly the mitigation being proposed to address any potential significant adverse effects that are identified. ... It can be helpful for developers to provide information to prospective purchasers or occupants about mitigation measures that have been put in place, to raise awareness and reduce the risk of post-purchase/occupancy complaints.”

Visibility Splays: The Chairman presented maps taken from Google Earth with measurements of the possible splay. He particularly noted that the opening onto the main Bodinnick Road was on a curve of that road. There may be a need to remove the hedge or reduce its height and to place a speed restriction on the main road at the junction.

- Consultee comments

The Chairman reviewed the consultee comments on the Planning Portal to date, including those from the Public Spaces Officer, Sports England, the Devon and Cornwall Police, Cornwall Highways and Cornwall Council’s Affordable Housing Team.

- Public comments

The Chairman presented to the meeting the nine public comments placed (to date) on the Cornwall Council Planning Portal.

Discussion / Comments

Cllr Honeyman considered it preferable for the proposed development to be sited on the lower field that opens onto Grylls Park and Carlyon Close. The Chairman replied that this location had been proposed in a previous request for PreApplication Advice but the Parish Council had opposed it due to the need for road access to be through the village. If a development there was alternatively to be connected to the Bodinnick Road there would be a considerable cost to the developer.

She also asked why the proposed development could not be in the north-west corner of the field, rather than the north-east. The Chairman replied that this location had been proposed previously but had been rejected by Cornwall Council as not connected to the village.

She also asked about the noise issue and the Chairman commented that Rally Close was closer to the Tipsy Cow than the proposed development.

Cllr Vickery commented that the Football Club might not want housing close to its pitch, another reason to move the development to the lower field. The Chairman replied as per his reply to Cllr Honeyman's similar question.

Cllr Christiansen asked why a previous application for the same site, by Cornwall Council, had been withdrawn. The Chairman replied that the proposed arrangement to donate the Football Pitch to the Parish Council had fallen through.

She also asked about the provision of an additional changing room and showers for the Football Club. The Chairman commented that fund-raising for this as an extension to the Village Hall had been tried in the past but had not succeeded.

She also commented that a number of the affordable houses in Pelynt were empty.

Cllr Bartram commented on the need for a footpath on the site, and that the Football Club's activities would be disrupted during the build and re-positioning of the pitch.

Cllr Gundry commented that the Government was consulting on revisions to the NPPF that Cornwall Council estimated would raise its annual housing requirement from 2,707 to 4,545. He foresaw considerable future pressure to build.

The Chairman considered that if the Football Pitch could be satisfactorily repositioned, and if it were possible to build safe affordable housing to meet local need, this would be a win-win for the Parish. However, there was not enough detail in the Outline Application as to the feasibility of moving the Football Pitch, and the current application made no provision to protect children in the development from straying onto the main road. He also considered that the planning obligations for an approved development could include designating the remaining field as a Public Open Space.

Cllr Bartram stated that, in his view, there were no grounds for objecting to the application as it was only an outline planning application. All outstanding issues would be addressed when a full planning application was submitted and he was, therefore, minded to support the application.

Lanreath Parish Council formal comment on the application

The Chairman proposed the text below as the Parish Council's formal comment on the application. This was seconded by Cllr Gundry and agreed by a majority vote.

Lanreath Parish Council comments on PA24/04905

A public meeting regarding this application was held on the 6th September 2024 in Lanreath Village Hall that was attended by the applicant's agent Mr Christopher Montagu and over 70 residents of Lanreath Parish. Over the course of the meeting there were no representations in support of the proposed development. The full list of comments and objections raised at the meeting were recorded in the minutes of the meeting available at <https://www.lanreathparishcouncil.co.uk/meetings/#PMS>

The Lanreath Football Club was established over 30 years ago and, since then, has provided recreational and sporting opportunities for several generations of young people and adults in the community. Both NPPF 102 and the Cornwall Local Plan Strategic Policy 16 recognise that physical activity is important for the health and well-being of communities and that there is a need for communities to have access to a network of high quality open spaces and opportunities for sport.

The application provides for the retention of a relocated football pitch, however, Lanreath Parish Council (LPC) objects to the application in its current form as it does not provide sufficient detail as to how the proposed realignment of the main football pitch or the associated junior / training pitch will be achieved in compliance with NPPF 103 (b). This objection could be met by the applicant submitting satisfactory mitigations in line with those proposed by Sport England in its consultee comments, provided that these proposals have been discussed in consultation with Lanreath FC before being progressed, and can be achieved without disruption of Lanreath FC's ability to maintain membership of the local leagues in which its teams currently play whilst the mitigations are implemented.

Further:

LPC recognises the need for additional affordable housing in the Parish as detailed in the consultee comments submitted by Cornwall Council's Affordable Housing Team and supports suitable developments that will address this need in line with Lanreath Neighbourhood Plan Policies. The application and indicative plan broadly meet the requirements of the Lanreath Neighbourhood Plan Policy H1 in being an affordable housing led, non-contiguous minor development of 10 or less houses, on a Rural Exception Site on the periphery of, and on land adjoining the current village of Lanreath.

Acknowledging that landscaping and layout are reserved matters, LPC considers that the current indicative layout does not meet the requirement of LNP Policy H1 in respect of providing suitable infrastructure including safe walking and cycling access to the village amenities.

A radar speed survey for this location was conducted for PA21/00515/PREAPP for a development on this site. This survey was undertaken in October 2020 shortly after the lifting of the lock-down restrictions following the COVID crisis and may not represent the current speeds obtained on this road particularly during the peak tourist season. The Highways Officer's comments on the previous PreApp set out the minimum visibility / sight line distances required to address the 85 percentile speed recorded in the radar survey.

LPC considers it important that the applicant provides the visibility splay drawings for the indicative layout, as referenced by Highway Development Management – East in its consultee comments, before the application is considered. It is possible that the required visibility splays may only be achievable by the realignment of more of the boundary Cornish hedge than is indicated on the plan, possibly including some of the boundary hedge on the adjacent property owned by the Village Hall Trust, with

implications for the submitted BNG Assessment and compliance with Lanreath Neighbourhood Plan Policy EH1 b).

Even with appropriate visibility splays, LPC has concerns regarding the suitability of a residential development that may provide housing for families with children located so close to a two lane road that has a National Speed Limit of 60mph. Cornwall Council's Streets for People Design Code – Delivering Quality of Life – Achieving Streets for People, states that that road safety should be an important consideration in designing developments. These concerns could be addressed by extending the current 30mph village speed limit to the adjacent main road for an appropriate distance either side of the proposed access road to the development to form a 'gateway zone' or, at a minimum, by ensuring that the curtilage of properties in the development suitable for families with children have secure boundary arrangements including fencing and access gates.

Although not a designated 'public green space' the Football Pitch Field has a long history of recreational use by the community. Should a proposal be made to commit the remainder of the field not taken up with the realigned football pitch facilities and the proposed development, as a public green space this may address the requirements of Cornwall Local Plan Strategic Policies 13 and 28 and Lanreath NDP Policy CO1 b).

Community concerns have been raised in a number of the public comments on this application regarding the noise impact of live music from the adjacent Topsy Cow licensed premises, that forms part of the Lanreath Village Hall, on the proposed development. These concerns may be addressed by the applicant following the guidelines in Para 9 of Central Government's Noise Guidance published, most recently, by the Department for Levelling Up, Housing and Communities.

If the application is approved, then any subsequent full planning application addressing the reserved matters should demonstrate, in addition to requirements of the NPPF and the Cornwall Local Plan, compliance with the relevant sections of Lanreath Parish NDP Policies: H1, H2, EH1, CO1 and CO2, that cannot be adequately demonstrated in this outline planning application, and should include proposals for addressing road safety for vulnerable adults and children living in the proposed development. A local connection priority for initial and subsequent residents of the affordable homes should be secured via a robust and perpetual S.106 Agreement with the fulfilment of obligations required secured to the furthest extent possible.

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

Cornwall Council

- Weekly planning lists
- Town and Parish Councils Newsletter: 12 July, 9 August, 6 September
- Draft Housing Decarbonisation Strategy – Public Consultation – 8 July
- Local Council Planning training event – 19 Sept – 10 July
- Affordable Housing Newsletters – July 2024 and September 2024
- Minutes for East Sub-Area Planning Committee meeting 8 July – 16 July
- Forest for Cornwall Summer 2024 Newsletter – 18 July
- Planning News for Local Councils and Agents – Summer 2024 – 5 August
- Minutes for East Sub-Area Planning committee meeting 5 August – 6 August
- Agenda for Strategic Planning Committee 15 August – 6 August
- Supplement: Committee updates to the agenda for the Strategic Planning Committee, 15 August – 14 August
- Meeting cancelled – 2 September, East Sub-Area Planning Committee – 14 August
- 20 MPH Phase 3 Stakeholder meeting – Liskeard and Looe (1) and (2) – 21 August
- CAP various: 9 July to 5 September

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

- Rural Bulletins and Funding Digests: 23, 30 July and 6, 8, 13, 21, 28 August, 3 September
- Police and Crime Commissioner's correspondence: 9, 23, 28, 31 July, 5, 7, 9, 19, 21, 31 August
- Safety of Lithium-ion Batteries and e-bikes and scooters - 9 July

- Email from parishioner re: planning enforcement – 2 August
- Lanreath Amenities Fireworks – 24 July, 23, 24, 27 August
- CALC various: 30 July, 5, 19, 28 August, 2, 4 September
- You Tube “The Riots are Spreading” Cllr Vickery – 5 August
- Ocean Housing Group Newsletter – 19 August
- The Clean Cornwall Newsletter – 20 June
- David Chambers re: Punchbowl Inn – 22 August
- South West Hygiene – Duty of Care annual waste transfer note – 29 August
- NHS Cornwall Together – 31 August
- Allotment enquiry – 3 September
- Wasp nest report – 2 September

9. Asset Inspection report

The Chairman presented a set of slides of views of the village taken by Cllr Honeyman, who commented on those views. Arising matters were:

- Removal of brambles in the Community Garden. Agreed that Dunn and Dusted should be asked for a quote for the work.
- Fence rail in the Community Garden. Replaced by the Chairman, see Matters Arising earlier.
- Play area seating roof panel. Painted by the Chairman.
- Defibrillator at Millennium Building. Cabinet needs new coat of enamel. A quotation to be sought.
- Footpath in Grylls Park overgrown with weeds. The Chairman advised that this was not due to a defect in construction, so Cornwall Council Highways was unlikely to remedy.

10. Village Hall Report

Cllr Vickery said that the Village Hall was seeking a qualified First Aider to attend a forthcoming Car Boot Sale

11. Community Area Partnership (CAP) report

The latest SECCAP meeting was held in Looe on the 3rd September and was attended by Cllr Heard. The Action Notes from the meeting have yet to be published.

12. Climate Change

Cllr Sue Cave submitted the following notes for inclusion at this meeting:

“I had attended the Climate Change and Nature Recovery Network meeting in August. Of note:

The lack of swift sightings this year was lamented and one attendee said his Parish had invested in swift nest boxes on the Church to try and entice migrants in. He has since forwarded to us all details of suppliers of boxes and swift towers which do the job if high rise opportunities are not available! Has anyone seen swifts in Lanreath this year – I think they used to nest on the church steeple?

Armand Toms was present and he enthused about putting solar slates on roofs which might be a good solution in “protected” areas and where houses cannot meet EPC rating otherwise. He said that they look just like normal tiles. Apparently, these slates have been

put on the Lifeboat House. He has sent details of suppliers which we could post on our website but not wishing to endorse any particular company or suggest automatic planning approval.

I mentioned that although the Parish Council had not responded as an organisation to CC's request for comments on its Housing Decarbonisation Strategy, one of our members had and had given us details, which I outlined to the meeting. Catherine Thompson (the CC Community Link Officer) said CC found our member's comments most useful and they had been noted. I told her that the houses referenced in the comments had been built in 2012 and she wondered if things had improved with later builds. Landulph Parish had had new housing recently fitted with air pumps and their rep. said her Council will monitor performance. Another Councillor lamented the fact that she lives in a grade two listed property and her plumber friend had warned her off thinking about such an installation."

13. Lanreath Parish Council donation to Lanreath Fireworks Event

Lanreath Amenities had noted that last year the Council donated £150 for this event. The Chairman noted that there is £346 of uncommitted funds under budget line item 'Contingency - One-off Community project donations'. It was proposed, seconded and agreed that this year's donation would be £200.

14. Clerk seeks permission to sign South West Hygiene Annual Duty of Care waste transfer note

This concerns sanitary waste collection from the Lanreath Public Toilet. Proposed by Chairman that this be approved, seconded and agreed.

15. Financial Report

Payments approved 16 July, or before, and paid since the last meeting:

- JIMDO £144
- Defib pads £119.58
- D Hilton £30
- EDF June/July/August £25.60*
- Cllr expenses £28.52
- SWW £73.76
- Clerk's June and July tax £96.60
- Dan Northcott £229
- Clerk's July salary/exps £488.20
- Dunn and Dusted £330
- Direct 365 – toilet supplies £24.35*
- Nisbets – toilet supplies £47.97*
- Lanreath Village Hall rent £44
- Clerk's Aug salary/exps £487.40

(Asterisked items were paid under Financial Regulations)

Inter-account transfers have been completed totalling £2,300 of £2,800 approved at 16 July meeting. Awaiting invoices for Dog Fouling signage (£38.40), replacement benches (£650), Clerk's tax for August (£48.40), and D Hilton's August invoice (£15) – all previously approved.

Precept of £8,965 due to be received shortly.
Outstanding payments due before the October meeting:

Dan Northcott £114.50
Lanreath Village Hall £55
Clerk's September salary/exps £536
Dunn & Dusted grass cutting £220
D Hilton £15
Royal British Legion wreath £27.43
Total inc. previously approved £1,719.73

Bank balances at 31 July and 31 August as per bank reconciliations and statements circulated to all Councillors.

Bank balances as at 9 September: Current account £189.41

Deposit account £5,050.62

Approval sought for an inter-account transfer of £1,400.

Cllr Bartram proposed approval of the outstanding payments listed above including those already made under Financial Regulations and the requested inter-account transfer of £1,400. Seconded and agreed.

16. Parish Problems

None.

17. Any Other Business

None.

18. Public Participation

Mrs Marion Facey was looking for a volunteer to clear weeds around the village and other small maintenance jobs. The Chairman noted that Cornwall Highways East ran a Health and Safety course for such work.

19. Date and time of next meeting – Tuesday 15 October at 7.30 pm. Meeting closed at 10.00 pm.