

LANREATH PARISH COUNCIL MEETING MINUTES

Date of Meeting

18 February 2025 commencing 18.30

Present

Cllr Sue Cave, Cllr Sandie Christiansen, Cllr John Gundry, Cllr David Heard – Vice-Chairman, Cllr Shelley Honeyman, Cllr Peter Seaman – Chairman, Cllr Stephanie Vickery, Mrs R Warren - Clerk

Member of the public.

The Chairman opened the meeting and welcomed everyone.

1. Apologies

Cllr Peter Bartram

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

A Parishioner expressed interest in the process of becoming a Parish Councillor in view of the upcoming elections. Chairman responded giving details of the process of applying, stated that an election would not occur in circumstances where there were fewer candidates than available seats on the Parish Council, and what the process is thereafter for co-opting Councillors to fill vacancies. Cllr Gundry reminded the meeting that the overall timetable for the election is set out in the minutes of the January 2025 meeting. Vice-Chairman will obtain email details of the interested Parishioner so that election pack information can be sent on in due course. All eligible members of the community are encouraged to consider serving on the Parish Council. This link has further details for interested Parishioners:

https://www.cornwallalc.org.uk/uploads/27_67a0aad1a8817513585024.pdf?v=1738582737

Later in the meeting Clerk read out an email from PCSO Cocks:

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

From 01/01/25-31/01/25 there was 1 crime that of theft of sheep which I discussed at the last meeting.

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 meeting held on 21 January 2025

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

5. County Councillor’s Report - None

6. Matters Arising

- PA24/04905 – progress report

Chairman reported that as of today the application is still awaiting a decision. He speculated that the delay may be as a result of National Planning Policy Framework (NPPF) changes.

- **Cost of removal of brambles from Community Garden**

Chairman confirmed that a quote had been received and circulated for the work at £60. In addition, another contractor had quoted to carry out hard cutting back of the Millennium Green hedge and removal of trimmings at £215. Both these items could be met from the Unscheduled Maintenance Budget - £1,021. There is only £15 left in the grass cutting Budget. The hedge needs to be cut back before bird nesting season commences on 1 March. Chairman proposed that both quotes be accepted, and paid from the Unscheduled Maintenance Budget, seconded and all agreed.

- **Central Digital and Data Office Domain Helper Service**

Clerk reported that she has signed up for an online course to consider what would be required if Lanreath Parish Council were to decide to change over to .gov.uk – she is awaiting a date. A full report will be provided thereafter.

- **Bury Down Lane Debris**

Clerk reported that there has been no response from Will Glassup at CORMAC, and that a report has been made online – but no response to that either. She intends to seek the assistance of PCSO Cocks with this, as if left it could cause a serious hazard on the B3359. To be considered further at the next meeting.

- **Community Garden Access**

Clerk reported that she had received a quote for the works of £150 (as the contractor already has some suitable handrails in his lockup). The only other quote was more than twice this – but both are within the maximum approved by Councillors. Clerk has responded to the landowner (by email 8 February) regarding the consent required before works can be commenced, and she has yet to receive a reply. It was proposed that the lower quote be accepted, and that the contractor be commissioned to commence work once the landowner's consent has been given. Seconded and all agreed.

- **Flooding on the B3359**

Clerk reported that this had been reported online by a Parishioner, and by PCSO Cocks, who had advised by email that green paint on the road may be an indication of works to be carried out.

- **Cornwall Scrapstore**

Chairman reported that their 'flyer' has been uploaded to the Parish Council website Environment Page.

- **Cybercrime Awareness talks**

Clerk reported that she had emailed the team at Devon and Cornwall Police and they were available to give talks from May through to August this year – except for a couple of weeks. Councillors discussed how best to arrange a community meeting, and thereafter considered when and where it could be held. Chairman proposed that the Clerk ascertain Village Hall availability for June, and ask the Cybercrime team to pencil in a talk in Lanreath for some time in June, on an evening during the week. Vice-Chairman seconded, all agreed, and Clerk so tasked.

- **Marazion Town Council**

Clerk has responded declining their request for support of a motion of no confidence in Cornwall Council Planning and Enforcement.

7. 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 – 18 January
- Positive Planning National Planning Changes and Neighbourhood Plans – 9 January
- Clean Cornwall Newsletter – 31 January
- Agenda for Strategic Planning Committee 13 February – 3 February
- Policy Update, Call for Sites and Neighbourhood Priority Statements – 6 February
- Agenda for East Sub-Area Planning Committee 17 February – 7 February
- CAP various: 13 and 21 January, 5 and 7 February 2025

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: 14, 21, 29 January
- Police and Crime Commissioner's correspondence: 14, 25, 27 January
- NHS 10 Year Plan – 17 January
- Community Garden bramble clearance, and hand rail quote Dunn & Dusted – 27 January
- Research Survey Community Connections – 31 January
- Press Release Visit Cornwall Tourism Summit 2025 – 31 January
- CALC response to Standards consultation – 5 February – Meeting considered this, and in particular the five days given as time to appeal decisions regarding conduct. Some Councillors considered this short, however, it was generally felt that there was no need for Lanreath Parish Council to submit comments. Cllr Cave proposed that the Clerk be tasked with seeking clarification regarding this particular point and to report back at the next meeting. Seconded and agreed. Clerk so tasked.
- SW Hygiene Annual Newsletter – 7 February
- Cornwall National Landscape February Newsletter – 7 February

8. Planning – Appeal against Enforcement Notice ref: EN23/00589

Chairman had prepared detailed notes regarding this matter, which he displayed for the meeting and talked through. He had aerial photographs of the site the subject of the enforcement dated June 2018, June 2021, and March 2023. They showed that the site was densely wooded, and then in March 2023 there is significant area of land clearance to make way for the unauthorised development. In full the Chairman's notes:

'The site lies within the adopted Looe and Seaton Valleys AGLV in the Current Cornwall Local Plan (2026 – 2030) and which is now defined as the Looe Valley Catchment Cornwall Landscape Character Area.

The alleged breach was first reported to Planning enforcement in May 2023 following Lanreath Parish Council approval at its meeting in April 2023.

The Enforcement investigation concluded that the development and change of use of the site is contrary to Policies 1, 2, 3, 7, 12, 23 and 27 of the Cornwall Local Plan (2010-2030), Policies C1, T1, AL1 and SEC1 of the Climate Emergency Development Plan Document, Saved Policy CL9 of the Caradon Local Plan First Alteration 2007, Policies H1, H2 and EH1 of the Lanreath Parish Neighbourhood Development Plan 2010 - 2030, and paragraphs 8, 83, 84, 114, 116, 135 and 180 of the National Planning Policy Framework.

The Local Planning Authority considered that the matter cannot be overcome by the use of planning conditions.

The works constitute development which requires planning permission. Planning permission has not been sought and therefore the development is still considered a breach in planning control.

In this instance it is considered that there is sufficient harm caused by the development to justify taking further action and in September 2024 the Council served an Enforcement Notice on the landowner(s) requiring:

- 1) Cease the residential use of the land
- 2) Demolish and remove the residential building from the land
- 3) Remove from the land all services connected to the building for the purposes of independent human habitation, i.e., electric cabling, water pipes, sewage pipes, gas bottles, electric generator, batteries, combi boiler etc.
- 4) Demolish and remove from the land the raised timber decking adjacent to the residential building.
- 5) Remove the caravan and awning from the land
- 6) Remove from the land all services connected to the caravan for residential purposes, i.e., gas bottles, water pipes, sewage pipes etc.
- 7) Demolish and remove the timber shed/chicken coop from the land
- 8) Demolish and remove the hardstanding areas from the land and restore the land to its former condition before engineering operations took place
- 9) Remove from the land all materials and debris resulting from the residential use of the land, including but not limited to dustbin, plastic containers, water containers, ladders, tyres, bath, shower tray, birdhouse etc.
- 10) Demolish and remove the new gate and fencing at the entrance to the site and reinstate the historic fencing and gate
- 11) Remove from the land all materials and debris resulting from compliance with the requirements of (2), (3), (4), (5), (6), (7), (8), (9) and (10) above, and restore the land to its former condition before the breach took place.

The land owner subsequently submitted an appeal against the Enforcement Notice to the Planning Directorate (APP/D0840/C/24/3353583) on the grounds that planning permission for the development should be granted. The closing date for public comments on the appeal is 3rd March 2025.'

Councillors discussed how to proceed and whether a response should be submitted to this appeal on the Planning Directorate's Appeal Portal. During the course of these discussions

the appellant's deposition submitted in support of appeal was read through. Councillors felt that the appellant did not provide any explanation for the failure to apply for planning in the proper manner, and that the grounds for proceeding with the unauthorised development, as detailed in the appellant's deposition, were not supported by evidence. It was generally considered to be a matter of considerable concern that the appellant stated that human waste was being removed from the property and taken elsewhere for treatment – although the manner of its removal and transportation was not detailed.

During the discussion it was suggested that the appellant had purchased this land without planning permission, but fully intending to build a residential property on it without going through the proper planning process. Because of the flouting of the planning regulations the Councillors considered that a strongly worded comment should be submitted to the Planning Directorate Appeals Portal.

Chairman proposed that Lanreath Parish Council comment as follows:

“In addition to the breaches of the Cornwall Local Plan Policies and the requirements contained within the National Planning Policy Framework (NPPF) in force at the time of the development, as cited by the Local Planning Authority, Lanreath Parish Council does not support unauthorised development of residential properties in the open countryside as identified in Policy H1 of the made Lanreath Neighbourhood Development Plan (2020 – 2030).

Further, the development has been achieved by the removal of mature trees in a wooded site in a designated Area of Great Landscape Value in contravention of Policy EH1 of the Lanreath Neighbourhood Development Plan.

The impact on the natural environment may be further exacerbated by the risk of pollution to nearby water courses resulting from a lack of a sewage treatment system for the unauthorised residential property on this site.

Lanreath Parish Council therefore supports the Local Planning Authority's Enforcement Notice EN23/00589 requiring the removal of the residential development and associated infrastructure and materials and the restoration of the land to its former condition before the breach took place.

Lanreath Parish Council applaud Cornwall Council Planning Enforcement in taking this action in the face of a significant increase in unauthorised building countywide. This sends an important message to those in breach of planning rules that only authorised building will be permitted in the countryside.”

After some discussion as to whether mention should be made about the use of razor wire at the site, the Chairman's proposed comment was seconded by Vice-Chairman, and all agreed. To be submitted online by the Chairman.

9. Councillor Elections 2025

Chairman had made four designs for posters and Councillors discussed their preferences. Chairman will finalise the design, and email to Councillors for approval before public display around the Parish. Chairman has also downloaded CALC's 'Election Key Dates' document, and 'Get Involved – Make a Difference' CALC guide to being a Parish Councillor which he proposed he should link to the current notice on the Parish Notice Board webpage. Seconded by Cllr Gundry, all agreed. Chairman so tasked.

Clerk confirmed that Election Packs were being sent out next month, and she would be collecting them from Liskeard Library. She will arrange to distribute to Councillors intending to stand again for election, and around the Parish, and provide links to online forms if appropriate.

10. Cornwall Council Planning Training Event 29 January 2025 attended by Cllr Gundry

Cllr Gundry had prepared and circulated to all Councillors his report of this event. He confirmed as stated in his report that the new government has instructed Cornwall Council that it must now deliver i.e., have built, 4,427 new dwellings each year, rather than approve 2,600 as was previously the case. There is now insufficient land to meet the five-year supply.

Further, most of the NPPF has gone which has a massive impact on Neighbourhood Development Plans (NDP). However, the advice is that because of the uncertainty about how housing numbers will be allocated in the future, in advance of a new Local Plan, the advice is not to update NDPs now. Cornwall Council Local Plan should have been developed by early 2026, and the advice given was that groups should wait until that is significantly advanced before updating their NDP. This will allow more certainty about the continued role of NDPs as well as allowing housing. Numbers and new national and local policies to be established.

There is considerable enthusiasm for Neighbourhood Priority Statements (NPS) – a simpler replacement for NDPs and Cornwall Council is going to run a pilot scheme in ten parishes from February 2025. Once that process is underway, other parishes will be invited to produce their own NPS.

Councillors then discussed where all this left the Lanreath NDP, and whether its policies were still valid. Chairman proposed that an approach be made to the Neighbourhood team at Cornwall Council Planning and ask that they identify those policies that are still relevant in view of the changes in planning regulations. Cllr Gundry seconded, all agreed. Clerk tasked with drafting a request.

11. Training Events

Clerk reported that Cllr Vickery had already attended courses, details of which had been circulated. The invoice for these is awaited from CALC. Clerk has booked to attend three courses, all in March, at a total cost of £90 inc. VAT. She will report as to their content at the next meeting.

12. Review of documents – Clerk's request to remove out of date uploads

Clerk reported that there are a number of out-of-date documents on the Parish website that could now be removed, such as old agendas, possibly AGAR and financial details for the years prior to 2023/24, and third-party information that is no longer relevant. Chairman proposed that the Clerk be authorised to remove out of date and/or irrelevant content from the documents file, seconded and all agreed.

13. Asset Inspection Report

Cllr Honeyman had carried out an inspection around the village and provided photographs of assets and locations. She informed the meeting that there was little of significance to report, save that the Community Garden required some tidying up around where the gunera grows, but this will be attended to when the contractor strims back the brambles. She will arrange to get the dead willow moved. She had made a report online about a pothole in St

Marnarch's road, and this appears to have been noted by CORMAC as there is paint by the side of it.

Chairman reported to the meeting that there was a broken bracket on the guttering on the Millennium Building which he will repair/replace.

14. Village Hall Report

Cllr Vickery stated that the Village Hall is still seeking additional funding to assist with running costs and ongoing redecoration works following the roof replacement. They are hoping to stage monthly car boot sales, probably on Sundays. Table Top sales at the Hall have also been good sources of additional funds – as much as £500. They continue to hope that more events will be held at the Hall to help raise funds.

Cllr Christiansen asked if the Hall had yet secured a container for bulky items currently left in the Hall and causing problems for some groups such as Pickle Ball. Cllr Vickery said they had not been able to source a container as yet, and it was suggested that perhaps Moss may be able to assist. Cllr Vickery will make enquiries.

15. Community Area Partnership (CAP) Report

Vice-Chairman informed Councillors that there has not been a meeting of CAP since the Lanreath Parish Council meeting in January, but one is due next month. He has been engaged on CAP funding issues – more money has been released by central government for levelling up in Cornwall, about £47.3m over the next two years. There is a very short window for applications to be made in the current year, so only projects that are absolutely ready to go would be considered, as they also have to be completed before the end of the year. Applications for funding for running costs, or general maintenance are not eligible, but feasibility studies for possible projects would be, as would new projects. He suggested that Councillors and the Community consider what projects Lanreath Parish may consider applying for - purchase of land for and setting up allotments, or perhaps an extension for the Village Hall, for which planning was obtained some time ago.

Cornwall Council Funding Management team are very helpful and will assist potential applicants.

Cllr Gundry offered to look further into eligibility and other criteria for funding applications.

16. Climate Change

Cllr Cave reported that she was concerned that the Environment page at the very end of the Community section on the website is being missed. Some items such as the Community Energy Plus (CEP) offer of free home visits should be more prominent and perhaps should be highlighted in some way. Part of the problem appears to be the lengthy postings that have been uploaded in full, rather than a link being put in for browsers who are interested to click on. Also, some items have been on the page for more than three months and could be removed. By the time readers have scrolled down through numerous lengthy documents they may possibly have lost interest.

Chairman proposed that the Environment page be brought back under Parish Council administration, and that then document links would be used instead of uploading whole documents to the page. Seconded and agreed. Chairman will advise Rachel Facey.

Cllr Honeyman proposed that she be tasked with designing a poster with simple bullet points for the Community to be informed about the Environment page and its contents, seconded and all agreed.

Cllr Cave reminded the meeting that there is a free give-away by Forest for Cornwall in Liskeard this Saturday. Native tree saplings will be given to members of the public, and there will be people on hand to advise as to where and when to plant.

Cllr Cave then informed the meeting about an article she had read on the BBC local news website concerning the opening of Cornwall Re-use Shops at recycling centres across Cornwall. Nearest one to Lanreath is St Austell but the scheme is being rolled out further this year. Donations can be made of furniture and homeware in good order as well as toys with the CE safety mark and games. Goods can be dropped off at any waste/recycling centre to be sent onto the shops on Suez sites. This is different to Cornwall Scrapstore.

Cllr Cave understands that Connon Bridge may be trialling recycling of cooking oil, and books.

There is a CAP Climate Change Network meeting on 19 February which Cllr Cave will be attending.

17. Energy Supplier

Clerk confirmed that the Parish Council electricity contract with EDF is due to end April 2025. After researching the market (details having been circulated to all Councillors) she considered that a three-year contract with British Gas would be the least worst option from April onwards. Unfortunately, the daily Standing Charge will increase from 25p per day to 45p with British Gas – but staying with EDF the daily rate would be 60p. Chairman proposed that the contract for electricity be changed from April to British Gas on the three-year plan recommended by the Clerk. Seconded by Cllr Christiansen, and all agreed. Clerk so tasked.

18. Financial Report

The Clerk's report as set out on the agenda was considered, and the Chairman took the meeting through a brief review of the year-to-date figures – which confirm that there will be a surplus at the end of the year. Cllr Gundry proposed approval of the Clerk's requests for authority for payments and inter-account transfer, seconded by Cllr Christiansen, all agreed.

19. Parish Problems

Chairman reported that he had carried out some research regarding the Parishioner's enquiry (first mentioned in Parish Problems at the January meeting) concerning the lack of a road sign at Merley Road (the cul-de-sac next to the Punch Bowl Inn carpark near the shop, off St Marnarch's Road). Cornwall Council has no record of an application to register a name for this road (although records only go back seven years). The Address Management team at Cornwall Council has advised as to the process and cost of registering a new road name, and all this information has been passed on to the Parishioner for their consideration.

20. Any Other Business

Cllr Honeyman asked if the Parish Council were considering organising anything to link in with the Great British Spring Clean. Chairman responded that this was correspondence that had arrived after the agenda for this meeting had been prepared but could be considered at the next meeting

21. Public Participation

None.

22. Date and time of next meeting

Tuesday 18 March 2025 at 6.30 pm. Meeting closed at 8.34 pm.

DRAFT