

# Ludgvan Parish Council

Tel: 07928 813 653

Email: clerk@ludgvan.org

## Minutes – 12 August 2020

Minutes of the meeting of Ludgvan Parish Council held at 7.00pm on Wednesday 12 August 2020, a remote meeting held via Zoom.

### Councillors present:

Councillors: R Mann (Chairman), M Parker (Vice-Chairman), S Elliott, S Miucci, J Munday, C Price-Jones.

### Officer present:

Parish Clerk

**Also attending:** Two members of the public for the public speaking period.

AGENDA NO.	AGENDA ITEMS
	<b>Chairman's Announcements</b> – the chairman welcomed all present to the meeting.
LPC056	<b>Apologies for absence</b> – were received from Cllrs L Trudgeon, M Taylor, M Squire.
LPC057	<b>Declarations of Interest</b> – None.
LPC058	<b>To approve written requests for dispensation</b> - None
LPC059	<b>Public Speaking</b> Both speakers spoke in objection to planning application PA20/06001. <ol style="list-style-type: none"><li>1. Speaker 1 - Speaking in objection to the use of the larger helicopter by the heliport. Concerns at noise and disturbance. View that local residents are effectively subsidizing the service through impact on living and environment, and during a stated climate emergency it seems bizarre for such a helicopter to be used for the trips from the heliport. Concerns at the impact on the community now, and the longer-term environmental impact</li><li>2. The second speaker described the disturbance he experiences as a resident under the flight path of the helicopter. The noise disturbance especially was described as deafeningly loud when outside and under the flight path. References were made to aviation noise and irritation being bad for health, and the tragedy of such a quiet area being submitted to this level of noise. It was noted that the planning application site map showed the location of the heliport, not the wider area covered by the actual flights.</li></ol>

LPC060

### Cornwall Councillor report

- Site meeting in Ludgvan churchtown with an officer from Highways. It was agreed that there will need to be changes to alleviate the traffic issues which have been raised previously and in the current traffic survey. There was the potential for changes to the road layout, for example for a house regularly 'clipped' by HGV's and a possible change at the church wall. The lockdown has affected the recent operations at the quarry. The quarry was viewed by the Highways officer as the right quarry but in the wrong place, with lorry issues observed at the site visit.
- Two meetings attended regarding the cycle path. The scheme is looking promising and will bring about improvements. The works will start in the Autumn, with the first stretch to be Penzance to Long Rock. Cllr Elliott has asked that Long Rock only be closed when the dog friendly section is open – ensuring that the Marazion beach car park will be open for multi-use.
- There have been further talks about the public toilets at Long Rock. Cornwall Council will not open them and so the two options are for either devolution to the parish council, or putting it out to tender for a private business to take them over. There is a potential for the site to generate income and it was noted that Praa Sands is being subsidized by Cornwall Council for additional cleaning, with the parish precepting for the standard cleaning.
- Further support has been provided to local families, and work continues at County Hall in making plans for future possible lock-downs.
- Welcomed the planned works at Crowlas to introduce the 30mph speed limit.

#### Discussion / questions:

- Could the lane past the cricket club be widened, as an alternative route for the quarry traffic? Response: a good deal of work had previously been carried out on alternative routes, with potential significant impact on farms and businesses.
- What would be the financial impact on the parish council if taking on the public toilets? The estimate at the moment is £17,000 based on other local councils in the area. This would represent approximately £17 per household, a 43% increase on the precept. Business rates are expected not to apply after the Bill has passed through Parliament.
- Benefits for Ludgvan residents would be minimal, if taking on the public toilets. It was noted that other areas were in a similar position.
- Public toilets – Cllr Elliott will continue to seek information on potential costs and implications from Cornwall Council, and it was suggested that there could be public consultation.
- The cycle path improvement works will result in the loss of a number of car park spaces, however the impact of this will be mitigated. Concerns were expressed at the potential loss of car parking spaces, noting that this year in particular on-street parking has been a real issue in the Long Rock / Marazion area. The Community Link Officer at Cornwall Council was due to raise as an issue in a meeting this week, the need for the painting of the double yellow Cllr Elliott noted that if there was a need for more double yellow lines, funds from the CC Highways Scheme could be sought for the necessary Traffic Regulation Orders (TRO), for example in the Marazion marshes area.
- Cllr Elliott had visited the accommodation 'pods' installed at Long Rock, and praised the accommodation and the security officers who were professional and caring.

LPC061	<p><a href="#">Minutes of meeting of the council held on 8 July 2020</a></p> <p><b>Resolved</b> – that the minutes of the meeting of the council, as above, having been circulated, be taken as read, approved and signed by the Chairman as a true and accurate record of the meeting.</p>
LPC062	<p><b>Clerk’s update report</b></p> <p>Members considered the written report circulate prior to the meeting. With regard to one item: the proposal to re-open Marazion station, the Clerk advised that follow-up work on this was due to be carried out. Cllrs asked the Clerk to also contact Cllr Geoff Brown (portfolio holder) and St Aubyns Estates as they may have ideas which could support such a project, and help with feasibility questions.</p> <p><b>Resolved</b> – that the report be noted.</p>
LPC063	<p><b>Planning Applications</b></p>
	<p>(a) <a href="#">PA20/00320</a> - The Lodge, Access Track to Mount Amalebrea, Nancledrea TR20 8LQ – Replacement of existing Stables with new Annexe.</p> <p>It was noted that since May 2020 it is planning policy for an annex to be less than 50% of the main dwelling. It was also likely not to be considered an annex as it was separate from the main building, and a significant size. From the block plan, it appeared that the new building would have a larger footprint than existing.</p> <p><b>Resolved</b> – to make no comment.</p>
	<p>(b) <a href="#">PA20/05093</a> – Carvossa Bank, Ludgvan, Penzance TR20 8AJ – Construction of garden room with roof terrace plus replacement classing to rear elevation.</p> <p>Considered whether there would be any impact on the neighbouring property, but thought it acceptable. The proposed cladding was considered acceptable.</p> <p><b>Resolved</b> – no objection.</p>
	<p>(c) <a href="#">PA20/05190</a> – Strawberry Fields, Crowlas TR20 8BH – Construction of 5 dwelling houses, 2 coach houses and associated works</p> <p>Following discussion, it was</p> <p><b>Resolved</b> – to object to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>- Residents in Strawberry Fields have already complained at difficulties in parking, and this application is likely to exacerbate any parking problems</li> <li>- The design is not considered to be in keeping, or in line with planning design guidance</li> <li>- Access to the proposed development is likely to be problematic and potentially hazardous with regard to traffic through a residential area</li> <li>- If the development is granted permission, then there should be the maximum possible number of affordable housing units on an exception site.</li> </ul>

	(d)	<p><a href="#">PA20/05340</a> – Lower Trenowin Barn, road from B3311 to Angwinack, Ludgvan TR20 8BL – Revised designs for extension and alterations to existing dwelling</p> <p><b>Resolved</b> – no objection, provided that the design matches the existing buildings.</p>
	(e)	<p><a href="#">PA20/05630</a> – Trevlyn, Castle Gate, Ludgvan – Single storey extensions to the front and rear.</p> <p><b>Resolved</b> – no objection.</p>
	(f)	<p><a href="#">PA20/05911</a> – Mole Valley Farmers, Ludgvan Leaze, Ludgvan TR20 8AA – Non material amendment in relation to decision notice PA20/02554</p> <p><b>Resolved</b> – no objection</p>
	(g)	<p><a href="#">PA20/05555</a> – Meadow-Vale, Access track to Meadowvale, Ludgvan TR20 8HQ – Self-contained annexe to replace garage as approved by PA19/07524</p> <p>Noted that recent planning decisions preferred an annexe to be connected to the main building.</p> <p><b>Resolved</b> – no comment on the proposal and to defer to the planning officer’s view on whether the annexe would be permitted under current planning guidance.</p>
	(h)	<p><a href="#">PA20/06001</a> – Penzance Heliport, Jelbert Way, Eastern Green, Penzance TR18 3FL – Proposed heliport comprising: a terminal building, hangar, emergency vehicle garage, helicopter landing pad and apron, operational equipment and apparatus, fuel storage facility, bunding and pipework, 269 staff and customer long-stay parking spaces, 5 drop-off spaces, access from Jelbert Way, internal access roads and footways, hardstanding and servicing, emergency escape route, landscaping, surface water drainage, utility connections and pipe-laying, acoustic mitigation, associated works and infrastructure with variation of condition 27 in relation to Decision Notice PA16/09346</p> <p>It was noted that this application was requesting permission to use a larger helicopter rather than the number of smaller ones originally proposed. There was concern noted that the larger craft had a greater environmental impact and so proposed that carbon off-setting be a planning condition, to off-set the additional carbon impact of this larger craft.</p> <p><b>Resolved</b> – application supported, provided that the operating period does not exceed a 12 week period and that a planning condition be added to require that the additional carbon impact from using the larger craft be mitigated by carbon off-setting the additional carbon generated.</p>
	(i)	<p><a href="#">PA20/05805</a> – Church of St Paul, Church Hill, Ludgvan, Penzance TR20 8EY – Works to trees subject to a tree preservation order – Proposed safety works to remove trees affected by progressive disease, pruning vegetation to meet statutory clearance over highway and to remove growth from church building.</p> <p><b>Resolved</b> – Application supported.</p>
	(j)	<p><a href="#">PA20/05204</a> – Hillside, Blowing House Hill, Ludgvan – Ground floor kitchen, shower room, lobby and front porch extension for disabled access.</p> <p><b>Resolved</b> – Application supported.</p>

	<p>(k) <a href="#">PA20/06142</a> – Former South West Water Pump Station, Rospeath Lane, Crowlas, Penzance – Creation of additional parking area for commercial garage, and construction of maintenance building.</p> <p><b>Resolved</b> – there are inconsistencies in the application, including stating that there are no trees on site. The parish council notes that there are trees on site and have the view that the trees should remain. Clarification needed on the plans to resolve inconsistencies between the application form and its supporting documents.</p>
LPC064	<p><b>Grant Applications</b></p> <p>There was discussion around the potential to review the grants policy and the wording around religious organisations, noting that churches often provided outreach and community support.</p> <p><b>Resolved</b> – to award a grant of £100 to the Cornwall Air Ambulance Trust.</p>
LPC065	<p><b>Traffic survey update [Cllr Price-Jones]</b></p> <p>Cllr Price-Jones updated the council on the traffic survey carried out during July 2020. Questionnaires were distributed to every property either on or adjacent to the B3309 from the A30 Crowlas crossroads to Castle Gate. In addition, the questionnaire was available online via the parish council website. As of 7 August, there had been 46 completed responses, representing almost 50% of the properties/households from all sections of surveyed area. Of those returns, 41 had expressed a willingness to participate further.</p> <p>The analysis of the survey responses had been circulated to all councillors prior to the meeting. The analysis included details of the responses received, and a reminder of the conditions attached to planning permissions granted to Cormac Solutions and the operation of the quarry.</p> <p>Cllr Price-Jones reported that the main concerns had related to safety, and to health (both physical and mental). Safety issues were summarised as: fast &amp; dangerous driving, volume of weight of vehicles (ie HGV's), vibration and property damage, unsuitability of road to accommodate size and quantity of vehicles, inadequate safe provision for pedestrians and vulnerable road users. No effective speed controls.</p> <p>Health issues related to noise pollution, environmental &amp; air pollution and effects on mental health from noise, vibration, volume and speed of traffic, safety fears and – on a few occasions – intimidating behaviour.</p> <p>It was thought that these issues could be alleviated through traffic calming (not speed bumps), lowering of speed limits, possible weight restrictions, better enforcement against speeding and monitoring of vehicles regarding emissions and condition.</p> <p>Cllr Price-Jones also advised that the quarry operation should be considered further. The operational planning conditions should be adhered to, and the type of operations ancillary to mineral extraction should be reviewed as it appears that the operations at Castle an Dinas have considerably increased in recent years.</p> <p>During discussion it was noted that many Highways officers and Cornwall Councillors who could help to address the problems had visited on site, were aware of the issues and agreed that there were traffic hazards to be addressed, but that there had not yet been sufficient willingness for changes to come about.</p>

	<p><b>Resolved</b> – for Cllr Price-Jones to contact those who said that they were willing to be involved further, and seek to establish a working group which could consider how improvements could be made, including work to gather empirical data, such as where lorries were going, at what times, and which companies they operated for.</p>
LPC066	<p><b>Affordable housing update</b> [Cllr Price-Jones]</p> <p>Cllr Price-Jones reported: A virtual meeting was held on 21st July between the Affordable Housing Working Party and Andrew George &amp; Jennifer Hawkins of the Cornwall Community Land Trust. Two potential sites have now been identified but after discussion the newest of the two was discarded as being in the wrong location and one which had previously been rejected by the Parish Council as being unsuitable for development. An offer will be made on the original site and this will be copied to the Parish Council initially, for review, before being issued. The proposed quantity of housing is currently under review following the new planning constraint on area set aside for biodiversity (increased by 10%), however, the target is still a mixture of rent/purchase, dependent on the housing need, at 50-55% of market value, restricted to residents of the parish or those with close family ties in the village. Currently there are 46 families/individuals registered with HomeChoice who meet the criteria - 2 in Category A, 2 in Cat B, 8 in Cat C, 6 in Cate D and 28 in Cat E. Houses for purchase will have a covenant which restricts resale to complying with the same criteria as the first purchaser.</p> <p>The next stage, prior to an offer being put together, is to wait for the forthcoming Government community housing funding programme to see what funding could be made available. Obviously when the design stage is reached this will need to comply with the Neighbourhood Development Plan &amp; Parish Design Statement as well as the Cornwall Council Local Plan and Supplementary Planning Document.</p> <p><b>Resolved</b> – that the report be noted.</p>
LPC067	<p><b>Allotments inspection app</b></p> <p>Members considered the report circulated prior to the meeting, setting out the potential benefits to the council in subscribing to an app for use on mobile phone, to improve the system for carrying out allotment inspections and how allotment records are kept. The recommended app is compatible with the allotments and accounting software already used by the council. The Bbits Allotments Inspection App is available at a cost of £100 for 12 months (plus a set-up fee of £75).</p> <p><b>Resolved</b> – that the council subscribes to the Bbits Allotments Inspection App.</p>
LPC068	<p><b>Annual subscription for CPRE</b></p> <p>In agreeing to membership of the Campaign for the Protection of Rural England, it was</p> <p><b>Resolved</b> – to pay the annual subscription of £36.00 for membership of the CPRE</p>

LPC069	<p><b>Schedule of Payments</b></p> <p><b>Resolved</b> – that the following payments be made:</p> <table border="1" data-bbox="304 347 1409 1263"> <thead> <tr> <th>Payee</th> <th>Purpose</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>CPRE</td> <td>Annual subscription</td> <td>£36.00</td> </tr> <tr> <td>Zurich Insurance</td> <td>Annual renewal, insurance cover</td> <td>£830.93</td> </tr> <tr> <td>EH Rich</td> <td>Footpath cutting</td> <td>£1,431.64</td> </tr> <tr> <td>HMRC</td> <td>PAYE tax and NI (July)</td> <td>£667.40</td> </tr> <tr> <td>Simon Rhodes Garden &amp; Grounds Care</td> <td>Allotment clearance work – labour and expenses</td> <td>£1,093.41</td> </tr> <tr> <td>WebMate</td> <td>Email and domain licences</td> <td>£170.39 (inc VAT of £28.40)</td> </tr> <tr> <td>David Gallie</td> <td>Internal Audit fee, and expenses</td> <td>£182.50</td> </tr> <tr> <td>L Dowe</td> <td>Clerk’s salary</td> <td>£1,322.43</td> </tr> <tr> <td>L Dowe</td> <td>Expenses</td> <td>£62.00</td> </tr> <tr> <td>Rialtas Business Solutions Ltd</td> <td>Alpha software and annual support and maintenance</td> <td>£148.80 (inc VAT of £24.80)</td> </tr> <tr> <td>South West Water</td> <td>Water charges, Church Hill allotments</td> <td>£145.82</td> </tr> <tr> <td>NEST Pension Scheme</td> <td>Pension contribution (July)</td> <td>£95.59</td> </tr> <tr> <td>South West Water</td> <td>Water charges, St Paul’s Cemetery</td> <td>£11.84</td> </tr> </tbody> </table>	Payee	Purpose	Amount	CPRE	Annual subscription	£36.00	Zurich Insurance	Annual renewal, insurance cover	£830.93	EH Rich	Footpath cutting	£1,431.64	HMRC	PAYE tax and NI (July)	£667.40	Simon Rhodes Garden & Grounds Care	Allotment clearance work – labour and expenses	£1,093.41	WebMate	Email and domain licences	£170.39 (inc VAT of £28.40)	David Gallie	Internal Audit fee, and expenses	£182.50	L Dowe	Clerk’s salary	£1,322.43	L Dowe	Expenses	£62.00	Rialtas Business Solutions Ltd	Alpha software and annual support and maintenance	£148.80 (inc VAT of £24.80)	South West Water	Water charges, Church Hill allotments	£145.82	NEST Pension Scheme	Pension contribution (July)	£95.59	South West Water	Water charges, St Paul’s Cemetery	£11.84
Payee	Purpose	Amount																																									
CPRE	Annual subscription	£36.00																																									
Zurich Insurance	Annual renewal, insurance cover	£830.93																																									
EH Rich	Footpath cutting	£1,431.64																																									
HMRC	PAYE tax and NI (July)	£667.40																																									
Simon Rhodes Garden & Grounds Care	Allotment clearance work – labour and expenses	£1,093.41																																									
WebMate	Email and domain licences	£170.39 (inc VAT of £28.40)																																									
David Gallie	Internal Audit fee, and expenses	£182.50																																									
L Dowe	Clerk’s salary	£1,322.43																																									
L Dowe	Expenses	£62.00																																									
Rialtas Business Solutions Ltd	Alpha software and annual support and maintenance	£148.80 (inc VAT of £24.80)																																									
South West Water	Water charges, Church Hill allotments	£145.82																																									
NEST Pension Scheme	Pension contribution (July)	£95.59																																									
South West Water	Water charges, St Paul’s Cemetery	£11.84																																									
LPC070	<p><b>Finance report and bank reconciliation</b></p> <p>Members considered the reports circulated prior to the meeting.</p> <p><b>Resolved</b> – that the reports be noted.</p>																																										
LPC71	<p><b>2019/2020 Financial Year End:</b></p> <p>After considering the circulated documentation, it was</p> <p><b>Resolved</b> – that the council:</p> <ol style="list-style-type: none"> <li>i. Receives and approves the report of the internal auditor</li> <li>ii. Receives and approves the Asset Register as of 31 March 2020</li> <li>iii. Approves the Annual Governance Statement 2019/2020; and</li> <li>iv. Approves the AGAR Accounting Statements for 2019/2020.</li> </ol>																																										

	<p><b>Agenda items for a future meeting</b></p> <ul style="list-style-type: none"> <li>- Update on traffic survey [Cllr Price-Jones]</li> <li>- Long Rock Toilets [Cllr Elliott]</li> <li>- Long Rock Memorial Hall [Cllr Mann / Clerk]</li> <li>- MCLT planning consultation [Cllr Elliott]</li> <li>- Cornwall Council briefing on proposed planning changes [Cllr Price-Jones]</li> <li>- Safety measures for Canonstown/Whitecross [Cllr Miucci] [withdrawn after the meeting]</li> <li>- Review of policies [Clerk]</li> </ul>	
	<p><u>Meeting closed: 8.38 pm</u></p>	<p><u>Signed by Chairman: .....</u></p>

DRAFT