

Ludgvan Parish Council

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Minutes – 9 September 2020

Minutes of the meeting of Ludgvan Parish Council held at 7.00pm on Wednesday 9 September 2020, a remote meeting held via Zoom

Councillors present: Cllrs R Mann (Chairman), M Parker (Vice-Chairman), N Badcock (until 9.10pm), A Branchett, S Elliott, J Munday, N Osborne, M Taylor.

Officer present: Parish Clerk

MINUTE NO.	AGENDA ITEMS
	Chairman's Announcements – The chairman welcomed all present to the meeting.
LPC078	Apologies for absence – were received from Cllrs Miucci, Price-Jones, Squire and Trudgeon.
LPC079	Declarations of Interest – None.
LPC080	To approve written requests for dispensation - None
LPC081	Public Speaking – None.
LPC082	Cornwall Councillor report C.Cllr Elliott reported: <ul style="list-style-type: none">- Spoken to many local residents regarding the upcoming contentious planning application- Concerns at lack of double yellows on junction of Newtown Lane, reason is a delay in site visits in another parish, resulting in all the works in the scheme to be delayed and difficulties with enforcement of parking- Continuing concern about the quarry traffic, continuing to try to address the junction in Churchtown Square- Speed limits at Crowlas, off the A30, should be in place soon- A number of site visits – including flooding at Rospeath,- Ragwort has been left to grow on the (A30 to Chyandour). Concerns that when the ragwort goes to seed, it will result in significant growth in two years. Cormac have not dealt with in areas away from livestock.

	<ul style="list-style-type: none"> - Heliport – planning application for variation has been withdrawn due to change in helicopter, the new aircraft makes considerably less noise. Works continue to monitor noise, representation has been made for the carbon offsetting by tree planting to continue - Tolverth Field – two trees have been removed today because they were unsafe. Cllr Elliott has spoken to the person who runs the field with the aim of planting two replacement broadleaf trees, provided compatible with local residents wishes. - Tolverth Field – uncertain when the lease expires, worth considering for devolution to the community, perhaps a CIC. Cllr Elliott to discuss with the community. - CC Cabinet will be voting on 16th September, to potentially limit the number of trips to the civic amenity site. Concerns were expressed at greater risk of fly-tipping if this goes through.
LPC083	<p><u>Minutes of meeting of the council held on 26 August 2020</u></p> <p>Resolved – 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>
LPC084	<p>Clerk’s update report</p> <p>Members considered the written report circulated prior to the meeting.</p> <p>Resolved – that the report be noted.</p>
LPC085	<p>Planning Applications</p>
	<p>(a) <u>PA20/06322</u> – 6 Parc Shady, Whitecross TR20 8BX – Application for tree works within Tree Preservation Order: Sycamore (T1) – reduction of crown. Oak (T2) – Recution of Oak and Hazel (T3) – Coppice works</p> <p>Resolved – no objection.</p>
	<p>(b) <u>PA19/06270</u> – Sports field and land at Longrock TR20 8JQ – Outline planning application for proposed residential development of 154 dwellings, to include access, layout, scale and appearance with landscaping reserved. (Allocation Pz-H1)</p> <p>During discussion the following points were raised:</p> <ul style="list-style-type: none"> - Noted that the local need principle would guide the allocation of the social housing (ie allocated in the first instance to people from Penzance and Longrock). - Initial reservations regarding proposal to use red brick – this is due to having found red bricks previously used when there were railway properties in that area. Granite will be sourced from Cornwall. Bricks to be used in the coach houses – red brick for ground floor, cladding above, for a railway-type identity in the design. The views of the parish have been taken into account. - Efforts have been made to ensure that the design is appropriate to the area. - The current proposal for a community building is for a building to be built when the development reaches the 75% stage, to be handed to the parish

		<p>council when completed. Likely a memorial garden to be included, which could house the memorial boards from the Longrock Memorial Hall.</p> <p>Resolved – that</p> <ul style="list-style-type: none"> - There is concern that there will not be sufficient infrastructure for sewerage and so investment in improving the sewerage provision should be included in the development conditions - It is noted that there is the potential for a ‘ransom strip’ to restrict the finishing of the development and so it is requested that the completion of the development should not be restricted in this way - A planning condition be added to require the community building to be handed to the parish council on a freehold basis (at no cost to the council), and for the parish council and local community to be consulted on the design of the building. - The s.106 funding for highways improvements to be tied to the immediate local area (ie Longrock) to alleviate traffic concerns - It is requested that the affordable houses will be distributed across the site to ensure a mix across the development - There needs to be sufficient parking for the housing proposed, and concern that the plans do not yet have sufficient parking provision - Parish councillors seek an assurance that there will be a sufficient number of rentable homes at a truly affordable rent.
	(c)	<p>PA20/06591 – 5 Bowglas Close, Ludgvan TR20 8HH – Application for tree works subject to a TPO: T1 Ash – Diseased – Remove, T2 Sycamore – Prune clearance over roof, T3 Sycamore – reduce canopy to improve light levels, T4 Sycamore – poor specimen, remove.</p> <p>Resolved – no objection.</p>
	(d)	<p>PA20/05624 – Refuse Transfer Station and Household Waste Recycling Centre, Treloweth Lane, St Erth TR27 6JP – Proposed redevelopment of St Erth Refuse Transfer Station (RTS) to include an extension to the existing waste transfer building, the provision of new external bays (for glass and clinical waste) and external enclosed bays (for wood wastes), associated infrastructure (eg provision of weighbridge etc), reversing the traffic flow through the RTS facility and changes to operating hours of the RTS and HWRC – (see planning statement for further details). The application site boundary also includes the Household Waste Recycling Centre (HWRC).</p> <p>Resolved – Application supported, provided that the plans include provision to stop lorries parking on the road as they do at the moment, resulting in the need for site users to overtake parked lorries, currently considered a traffic hazard.</p>
	(e)	<p>PA20/04745 – Vingoe, Cockwells Lane, Cockwells – Construction of conservatory</p> <p>Resolved – no objection.</p>

	(f)	<p>PA20/06979 – Strawberry Fields, Crowlas TR20 8BH – Retention and completion of 14 dwellings and associated works with variation of condition 1 in relation to Decision Notice PA17/03201</p> <p>Resolved – Request that decision on this application be deferred until the following points have been addressed. Concerns raised regarding parking and access. It is not clear how the site would be accessed, and request that this be clarified as the access appears to use two existing car park spaces, potential loss of a tree, and an encroachment into open countryside. Parking is already an issue in this area. The design of the proposed development has potential to be improved.</p>
	(g)	<p>PA19/07888 – Summerhill Cottage, Nancledra Hill, Nancledra TR20 8AY – Extensions and alterations including balcony and associated works.</p> <p>Resolved – Concerns at the proposed size of the extension as it appears disproportionate to the existing dwelling. Concerns also at the amount of glass as this may be noticeable in the vicinity and potential for light pollution on the edge of the Dark Skies area.</p>
LPC086		Traffic survey update - Deferred until next meeting.
LPC087		Design Statement update – Deferred until next meeting.
LPC088		Affordable housing update – Deferred until next meeting.
LPC089		<p>Longrock public toilets</p> <p>Cllr Elliott reported that with a definitive position statement from Cornwall Council that the council would not re-open the toilets, and with no other viable option, it appeared that the only way to re-open the toilets would be for the parish council to take them on under a devolution arrangement with Cornwall Council. This was viewed by the parish council as a public health issue.</p> <p>It was noted that there would be no vehicular access to the toilets and so scope for concessions would be limited. The toilets are at a location on the proposed new cycle route which would have a high footfall in summer.</p> <p>It was thought that it could be possible for car park revenue to be included as part of a devolution package. Also there could be the potential to generate income from land transferred adjacent to the toilets, an option that should be explored. There was reluctance to fund toilets solely from the precept, noting a potential cost of £18,000 per annum.</p> <p>There was not yet a devolution proposal available from Cornwall Council, and so there was no proposal to vote on at this meeting.</p> <p>It was questioned whether there was electricity at the toilets, and so part of the handover would have to be for the toilets to be brought into a decent state of repair.</p>

	<p>Resolved – that this matter be delegated to a working group to progress: Cllrs Elliott, Munday, Osborne, Branchett.</p>
LPC090	<p>Longrock Memorial Hall</p> <p>This item was deferred to the next meeting as there was no progress to update on.</p>
LPC091	<p>Planning White Paper - Consultation</p> <p>Cllr Elliott spoke in relation to the current Planning White Paper consultation, noting that it included:</p> <ul style="list-style-type: none"> - A new TIL infrastructure levy will mean that everyone will pay into a ‘pot’ for building affordable housing, - For developments under 50 houses, there will be no need for affordable housing to be included - Strong protection for AONB’s <p>All councillors were encouraged to read the consultation document, submit thoughts as individuals, and bring a proposal to council if it is considered that a parish council response is required.</p>
LPC092	<p>Recognising community effort – Covid-19 response</p> <p>Looking back at the community response to the lockdown due to covid-19, councillors noted appreciation, on behalf of local residents, to those who had gone above and beyond to help others.</p> <p>Resolved – that the parish council will send a certificate of appreciation to local organisations/ individuals, the list of recipients to be agreed by an email to all cllrs, seeking ‘reply all’ responses and agreement.</p>
LPC093	<p>Community Governance Review</p> <p>Members considered a proposal from Marazion Town Council, seeking agreement to a change in the parish boundary between the parishes of Ludgvan and Marazion. The proposal was discussed and there was some sympathy for the principle that the gateway to Marazion should be included in the Marazion parish.</p> <p>A compromise was considered which would extend the border, but stopping after Marazion Station and Marazion Marshes to the east of Newtown Lane, with land from Newtown Lane to remain in Ludgvan parish as it is part of Longrock.</p> <p>Where cllrs expressed the intention not to change the parish council response to the Governance Review, it was clearly stated that there was a wish to work more closely with</p>

	<p>Marazion Town Council in future, on the issues raised in their correspondence, and on other issues such as the potential to re-open a railway station at Marazion.</p> <p>Resolved – that the previous parish council response to the Community Governance shall not be changed at this stage, and to offer to meet (virtually) with representatives of Marazion Town Council to discuss this and other matters where there is the potential to work together.</p> <p>Cllrs Parker, Munday and Mann volunteered to be the parish council representatives.</p>
LPC094	<p>Website Accessibility Regulations</p> <p>Members considered the report setting out the need for compliance with The Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations 2018, by 23 September 2020.</p> <p>It was noted that steps to compliance would take time, reviewing each page and updating content / layout where necessary. Cllrs Parker and Osborne volunteered to work with Cllr Elliott and the clerk to improve accessibility of the website, Cllr Osborne to work on the ‘alt text’ for images and Cllr Parker to work through the wording on the click-through links.</p> <p>Resolved – that</p> <ol style="list-style-type: none"> 1) A website Accessibility Statement be adopted, with the clerk and Cllr Elliott delegated to finalise the draft Accessibility Statement before publication on the website 2) the steps to full website accessibility compliance, as set out in the report, be approved, and a ‘roadmap’ be developed, also for publication on the website 3) website accessibility compliance be reviewed in 6 months, sooner if appropriate.
LPC095	<p>Review of policies</p> <p>It was noted that the current version of Standing Orders did not require any amendment.</p> <p>After considering the proposed amendments to Financial Regulations, it was</p> <p>Resolved – that the NALC Model Financial Regulations are approved as the Financial Regulations for Ludgvan Parish Council, for adoption by Council at its next scheduled meeting.</p> <p>After considering the updated Risk Register, it was</p> <p>Resolved – that the updated Risk Register 2020/21 be approved.</p>
LPC096	<p>Consultation – Marine European Sites SPD Consultation</p> <p>Members considered the consultation, details circulated prior to the meeting.</p> <p>It was noted that the Marazion Marshes and an area next to Longrock beach should probably be included, though the document had yet to be read in full.</p> <p>Resolved – that the consultation be noted and cllrs may respond to the consultation in their capacity as individuals.</p>
LPC097	<p>Schedule of Payments</p>

Resolved – that the following payments be made:

Payee	Purpose	Amount payable
Rialtas Business Solutions	Cemeteries software support – annual licence (inc VAT of £38.60)	£231.60
Rialtas Business Solutions	Allotments software support – annual licence (inc VAT of £24.80)	£148.80
Savilles (UK) Ltd Client Account	Church Hill allotment field rental – charges in arrears 25/3/20 to 28/9/20	£350.00
Blackburn IT Services Ltd (Bbits)	Allotment inspection app service, introductory price, annual subscription, includes VAT of £20	£120.00
Simon Rhodes Garden and Grounds Care	Annual Maintenance, second quarterly payment, St Pauls Cemetery, Amenity Area, Crowlas Cemetery, Churchtown plot	£938.30
HMRC	PAYE tax and NI (August)	£786.05
L Dowe	Clerk's salary (August and back-pay since April)	£1,488.52
L Dowe	Clerk's expenses (August)	£56.15
NEST pension scheme	Pension contribution (August)	£113.73
South West Water	Water – Long Rock Allotments (14/5 to 14/8/20) Payment to be taken on 1 October 2020	£33.28

LPC098 **Finance report and bank reconciliation**

Resolved – that the finance report and bank reconciliation be noted.

LPC099 **Pay Award 2020/21**

Members considered the report, setting out the nationally agreed pay increase for the current financial year.

Resolved – that the nationally agreed 2020/21 pay award be approved and applied to salary payments as from April 2020.

LPC100 **Agenda items for a future meeting** – none.

LPC101 **Exclusion of the press and public**

Resolved – that in accordance with s.1(2) of the Public Bodies (Admission to Meetings) Act 1960, the Press and Public be excluded from the meeting during the consideration of the following business owing to the confidential nature of that business.

LPC102	<p>Reported breach of planning conditions</p> <p>Members discussed concerns that had been raised about activity on land adjacent to the parish boundary, potentially without relevant planning permission. The enforcement matter was seen as a concern for public safety and activities on site were potentially flouting waste disposal regulations.</p> <p>It was agreed that there was a need for enforcement officers to take action on this site, and without undue delay. It was noted that the matter had been reported to planning enforcement.</p> <p>Resolved – that the parish council contact planning enforcement to seek assurance that prompt and decisive action be taken.</p>	
LPC103	<p>Consideration of recent presentation on potential housing development, including affordable house</p> <p>Cllr Badcock declared an interest in this item as a near neighbour of a potential development site and withdrew from the meeting at this point.</p> <p>An informal meeting had been held recently, to enable a developer of affordable housing to discuss with councillors a potential planning development in the parish.</p> <p>Following discussion, it was</p> <p>Resolved – to note the update and for there to be no parish council involvement in the scheme.</p>	
	<p><u>Meeting closed: 9.16pm</u></p>	<p>Signed by Chairman:</p>