

Ludgvan Parish Council

Minutes – 14 December 2022

Minutes of the monthly meeting of Ludgvan Parish Council, held on Wednesday 14 December 2022 at 6.45pm at the Murley Hall, Ludgvan.

Present: Councillors: R Mann (Chairman), C Price-Jones (Vice-Chairman), A Branchett, C Cartwright, J Mayall, S Miucci, J Munday, R Porter.

Cornwall Councillor/s attending: None. (apologies received from Cllr George)

Minute No.	AGENDA ITEMS
LPC22.23.219	Apologies for absence - were received from Cllrs Elliott (commitment to other council duties), Segal (health), and Payne (family commitments)
LPC22.23.220	Declarations of Interest: Cllrs Branchett and Price-Jones each declared an interest in Minute 238 (review of fees and charges) as allotment holders, and withdrew from the meeting during its consideration.
LPC22.23.221	To approve written requests for dispensation – None.
LPC22.23.222	Public Speaking The applicant for planning application PA22/08711 (Gopreva, Lelant Downs) attended to speak in support of the application.
LPC22.23.223	Cornwall Councillor reports Cllr George had sent his apologies and offered to follow up on any issues the council wished to raise with him. Noted.
LPC22.23.224	<u>Minutes of the meeting of the Council held on 9 November 2022</u> Cllr Cartwright requested an amendment to Minute 218, before the resolution to add the wording of the proposal that Cllr Cartwright had put to the council. This amendment was agreed. Resolved – that the minutes, including the amendment above, 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.
LPC22.23.225	Clerk's update report The update report had been circulated prior to the meeting and was noted . It was noted that one quote had been received for work on the cemetery gates. Agreed to defer a decision and to try to meet other contractors on site to seek three quotes.
LPC22.23.226	Reports from Councillors as representatives on outside bodies Cllr Price-Jones reported on an online meeting with Highways and Aecom on 14 Devenber. Cornwall Council have appointed Aecom to carry out a feasibility study, with recommendations, to address the road safety issues along the B3309 from Lower Quarter to Churchtown. They have carried out several speed and air quality surveys together with a detailed traffic survey and are close to completing the study, including new road calming measures and a possible 20mph speed limit along the whole stretch of road through

	<p>Churchtown, down to the A30. Once completed the study will be presented to the Parish Council to agree what measures can be taken with the funds available. Noted.</p> <p>Cllr Munday reported that he had met with MP Derek Thomas regarding plans to re-open a railway station for Marazion. Derek Thomas was keen to progress this project and meetings were being arranged with a local landowner and Network Rail. A feasibility study was expected in future. Noted.</p> <p>Cllr Mayall reported that he had received another holding reply from South West Water and that his requests for information had been escalated to an Environmental Regulations Information request. Noted.</p>
LPC22.23.227	<p>To co-opt to vacancy on the council – Lelant Ward (1 vacancy)</p> <p>No applications had been received.</p>
LPC22.23.228	<p>Planning Applications</p>
	<p>a) PA22/09899 – Land north of Chy an Brea, Castle Gate, Ludgvan TR20 8BG – Application for outline planning permission with some matters reserved for the construction of an affordable let development (4 market dwellings and 5 affordable homes) namely access, layout and scale only.</p> <p>Resolved – that the parish council objects to this proposed development as it would be a development in a rural location, within an Area of Outstanding Natural Beauty, and the site is an agricultural field. The proposed development would extend the building boundary line.</p>
	<p>b) PA22/10026 - Tregellas Heights, Cockwills, Penzance TR20 8DB – First floor side extension to provide bedroom en suite with carport/storage area below and associated alterations.</p> <p>Resolved – that the parish council has no objection to the application, provided that the design and appearance of the extension is in keeping with the existing.</p>
	<p>c) PA22/09853 – The Barn, Trencrom Road, Lelant Downs, Hayle TR27 6NU – Conversion of garage to domestic annexe / holiday let</p> <p>Resolved – that the parish council has no objection to the application.</p>
	<p>d) PA22/09767 – Plot 1, Omeagayne, Canonstown, Hayle TR27 6LU – Erection of a detached dwelling and associated siteworks</p> <p>Resolved – that the parish council has no objection to the application.</p>
	<p>e) PA22/09772 – Plot 2, Omeagayne, Canonstown, Hayle TR27 6LU – Erection of a detached house and associated siteworks.</p> <p>Resolved – that the parish council has no objection to the application.</p>
	<p>f) PA22/09836 – Bowls Barn, Castle Road, Ludgvan – Outline application for construction of a dwelling/garage with all matters reserved except access. (Demolition of existing building)</p> <p>Resolved – that the parish council has no objection to the application.</p>
	<p>g) PA22/10324 – 36 Godolphin Road, Long Rock, Penzance – Proposed extensions and refurbishment</p>

		Resolved – that the parish council has no objection to the application, provided that the design and appearance matches the existing.
	h)	<p>PA22/10106 – Cormac Solutions, Newtown Depot, Newtown Lane, Long Rock – Installation of 18 x 1 bedroom modular-construction homes to provide short – medium term, supported accommodation to former rough-sleepers; construction of a management and support building; and associated domestic infrastructure and landscaping.</p> <p>Resolved – that the parish council has no objection to the facility, but is concerned at the proposed location as it is considered to be too far from shops and local services and the public transport links are poor. Many of the inhabitants will be vulnerable and so a more supportive location would be preferred. If the development goes ahead, then the parish council requests that there will be a support worker on site on a 24/7 basis.</p>
	i)	<p>PA22/09447 – Croft Hooper, Crowlas, Penzance – The siting of solar panels to supply electricity for domestic use.</p> <p>Resolved – that the application is supported.</p>
	j)	<p>PA22/10385 – Vellanoweth Cottage, Vellanoweth, Ludgvan, Penzance – Proposed first floor extension over existing conservatory and flat roof area to form additional bedroom – Amended design resubmission of PA22/04201</p> <p>Resolved – that the application is supported, however there is concern at the proximity of the building to the stream.</p>
	k)	<p>PA22/10066 – Rose Cottage, Trencrom Road, Lelant Downs, Hayle – Creation of new improved access, extension to main dwelling and associated works.</p> <p>Resolved – that the parish council has no objection to this application.</p>
	l)	<p>PA22/10735 – Whitecroft, Gilly Lane, Whitecross, Penzance – Reserved Matters application for two dwellings following outline consent PA19/08282 dated 11/08/2020</p> <p>Resolved – that the parish council has no comment at this stage due to a lack of information. There is no design and access statement and so insufficient detail on material and finishes, and whether the proposal meets the Ludgvan Neighbourhood Plan requirements.</p>
	m)	<p>Previous application, brought to council at the request of the planning officer, for clarification – PA22/08711 planning permission for up to two dwellings with all matters reserved, except for access Land Adj To Gopreva Lelant Downs Hayle</p> <p>The planning officer for this application had requested that the parish council review its comment. The parish council had objected to the application on the basis of concern that there was no Design & Access Statement, there is poor access to the site, no information on the proposed materials and that development on this site would be considered to be development in the countryside. The planning officer referenced policies LUD5 and LUD6 in the Ludgvan NDP.</p> <p>After discussion, it was resolved – to withdraw the reference to objecting on the grounds of development in the countryside, and the rest of the objection to remain.</p>
	n)	<p>Cllr Munday gave an update on a planning application which was proceeding without the planning conditions having been met. A complainant had notified him of advice from the</p>

	planning officer that the conditions would be met before the properties were sold for habitation. Noted.																																																									
LPC22.23.229	<p>Street Trading Renewal application – Layby on A30 near Ludgvan, Penzance – LI22_006935</p> <p>After considering the application documents, it was</p> <p>Resolved – that the parish council has no objection to the application, provided that the trading is permitted on the grass only, and not on the tarmac layby area.</p>																																																									
LPC22.23.230	<p>Schedule of Payments</p> <p>Resolved – to approve the payments to be made, as set out in the payments schedule:</p> <table border="1"> <thead> <tr> <th>Payee</th> <th>Purpose</th> <th>Amount (inc VAT)</th> </tr> </thead> <tbody> <tr> <td colspan="3"><i>For payment by online bank payments</i></td> </tr> <tr> <td>Simon Rhodes and Rebecca Rhodes Garden and Grounds Care</td> <td>Annual maintenance third quarterly payment and sexton duties 29/9/22</td> <td>£1,058.30</td> </tr> <tr> <td>Ludgvan Parish Church</td> <td>Murley Hall Hire (November meeting)</td> <td>£16.00</td> </tr> <tr> <td>Keskeys Christmas Trees</td> <td>3 x Christmas Trees for the parish Inv 2022-001</td> <td>£360.00</td> </tr> <tr> <td>St Aubyn Estates</td> <td>6 months rent for Long Rock Allotments inv. SI2896</td> <td>£40.00</td> </tr> <tr> <td>St Aubyn Estates</td> <td>6 months rent for Long Rock Allotments inv. SI2897</td> <td>£40.00</td> </tr> <tr> <td>St Aubyn Estates</td> <td>6 months rent for Long Rock Allotments inv. SI2663</td> <td>£40.00</td> </tr> <tr> <td>St Aubyn Estates</td> <td>6 months rent for Long Rock Allotments inv. SI2837</td> <td>£40.00</td> </tr> <tr> <td>Zurich <i>Retrospective approval – paid before this meeting</i></td> <td>Annual insurance premium</td> <td>£1,426.26</td> </tr> <tr> <td>CornwallALC</td> <td>Code of Conduct training (21 Nov) Inv 2223-471 CC</td> <td>£24.00</td> </tr> <tr> <td>CornwallALC</td> <td>Planning training (2 Nov) Inv2223-496 JM</td> <td>£36.00</td> </tr> <tr> <td>SLCC</td> <td>Membership subscription 2023</td> <td>£179.36</td> </tr> <tr> <td>Viking</td> <td>Stationery</td> <td>£62.50</td> </tr> <tr> <td>Louise Dowe</td> <td>Clerk's salary November 2022</td> <td>£1,701.03</td> </tr> <tr> <td>HMRC</td> <td>PAYE/NI month 9</td> <td>£522.36</td> </tr> <tr> <td>Louise Dowe</td> <td>Clerk's expenses November 2022</td> <td>£79.18</td> </tr> <tr> <td colspan="3"><i>Direct Debits</i></td> </tr> <tr> <td>NEST pension scheme</td> <td>Clerk's pension November 2022</td> <td>£110.70</td> </tr> </tbody> </table>	Payee	Purpose	Amount (inc VAT)	<i>For payment by online bank payments</i>			Simon Rhodes and Rebecca Rhodes Garden and Grounds Care	Annual maintenance third quarterly payment and sexton duties 29/9/22	£1,058.30	Ludgvan Parish Church	Murley Hall Hire (November meeting)	£16.00	Keskeys Christmas Trees	3 x Christmas Trees for the parish Inv 2022-001	£360.00	St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2896	£40.00	St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2897	£40.00	St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2663	£40.00	St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2837	£40.00	Zurich <i>Retrospective approval – paid before this meeting</i>	Annual insurance premium	£1,426.26	CornwallALC	Code of Conduct training (21 Nov) Inv 2223-471 CC	£24.00	CornwallALC	Planning training (2 Nov) Inv2223-496 JM	£36.00	SLCC	Membership subscription 2023	£179.36	Viking	Stationery	£62.50	Louise Dowe	Clerk's salary November 2022	£1,701.03	HMRC	PAYE/NI month 9	£522.36	Louise Dowe	Clerk's expenses November 2022	£79.18	<i>Direct Debits</i>			NEST pension scheme	Clerk's pension November 2022	£110.70
Payee	Purpose	Amount (inc VAT)																																																								
<i>For payment by online bank payments</i>																																																										
Simon Rhodes and Rebecca Rhodes Garden and Grounds Care	Annual maintenance third quarterly payment and sexton duties 29/9/22	£1,058.30																																																								
Ludgvan Parish Church	Murley Hall Hire (November meeting)	£16.00																																																								
Keskeys Christmas Trees	3 x Christmas Trees for the parish Inv 2022-001	£360.00																																																								
St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2896	£40.00																																																								
St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2897	£40.00																																																								
St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2663	£40.00																																																								
St Aubyn Estates	6 months rent for Long Rock Allotments inv. SI2837	£40.00																																																								
Zurich <i>Retrospective approval – paid before this meeting</i>	Annual insurance premium	£1,426.26																																																								
CornwallALC	Code of Conduct training (21 Nov) Inv 2223-471 CC	£24.00																																																								
CornwallALC	Planning training (2 Nov) Inv2223-496 JM	£36.00																																																								
SLCC	Membership subscription 2023	£179.36																																																								
Viking	Stationery	£62.50																																																								
Louise Dowe	Clerk's salary November 2022	£1,701.03																																																								
HMRC	PAYE/NI month 9	£522.36																																																								
Louise Dowe	Clerk's expenses November 2022	£79.18																																																								
<i>Direct Debits</i>																																																										
NEST pension scheme	Clerk's pension November 2022	£110.70																																																								
LPC22.23.231	<p>Name for the new Long Rock Community Hall</p> <p>After considering a few options for the naming of the new hall, it was</p> <p>Resolved – that the new hall will be named the Long Rock Community Hall.</p>																																																									
LPC22.23.232	<p>Lottery funding application – Crowlas Cemetery project - To consider submitting a funding application.</p> <p>Agreed – to defer this item, pending the application to the Community Levelling Up fund.</p>																																																									

LPC22.23.233	<p>Ludgvan Community Land Trust</p> <p>Cllr Price-Jones reported that he had spoken to Andrew George who had offered assistance and free training to help get the Ludgvan CLT up and running, likely to be actioned in January. This offer was welcomed.</p>
LPC22.23.234	<p>Community Speedwatch Update</p> <p>Deferred to next meeting.</p>
LPC22.23.235	<p>Update on proposed Long Rock traffic improvements</p> <p>No new update. Members noted the previous updates given by Cllr Elliott.</p>
LPC22.23.236	<p>Joint working with Marazion Town Council – No update.</p>
LPC22.23.237	<p>Update – Chairman’s meeting with Quarry Manager</p> <p>The Chairman and Clerk reported on the recent meeting with the quarry manager. Inflation and shortages of bitumen etc meant that quarries were facing difficult times. The quarry management were reviewing work across all activities at the quarry to maintain a good workflow, meet budget targets and support the workforce.</p> <p>The Trustees of the Community Centre play area had given indicative costings for replacement play equipment and the quarry management had noted that the replacement play equipment project was a good match against their criteria for allocating a grant payment from the Aggregate Fund. A letter to the quarry had been drafted and circulated prior to the meeting.</p> <p>Resolved – that the letter setting out a request for the parish council to be granted £4,500 to help finance the Ludgvan Community Centre play equipment replacement project, be sent to the quarry manager.</p>
LPC22.23.238	<p>Review of Fees and Charges – Allotments and Cemeteries – <i>To carry out the annual review of fees and charges</i></p> <p>Councillors Branchett and Price-Jones each declared an interest in this item, as allotment holders, and withdrew from the meeting during its consideration.</p> <p>Resolved – that</p> <ol style="list-style-type: none"> 1) Allotment tenants be given notice that allotment fees will increase to £37 as from 1 January 2024; and 2) Cemeteries fees to be reviewed in March 2023.
LPC22.23.239	<p>Renewal of Clerk’s subscription to the Society of Local Council Clerks – <i>To approve payment of the SLCC annual subscription</i></p> <p>Upon noting that the SLCC provided valuable support and information to local council clerks, it was Resolved – that the council pays the annual subscription to the SLCC (pro-rata as the clerk also clerks for another local council).</p>
LPC22.23.240	<p>Finance report and bank reconciliation</p> <p>Resolved – to note the budget monitoring report and bank reconciliation.</p>
LPC22.23.241	<p>Budget and precept setting for the 2023/2024 financial year</p> <p>Members considered the draft budget for the coming financial year. It was agreed that the small increase in the precept was reasonable and justifiable.</p>

	<p>Resolved – that</p> <ol style="list-style-type: none"> 1. Council approves the recommended additions and transfers to earmarked reserves, for the 2023/24 financial year end, noting that further adjustments may be agreed at year end; 2. Council approves the 2023/2024 budget as set out in draft at the appendix to this report; and 3. Council approves the proposed precept of £53,325 for the 2023/2024 financial year, and for the 2023/24 precept request to be sent by the Clerk/RFO, for submission (online) to Cornwall Council.
LPC22.23.242	<p>Training</p> <p>Resolved – to approve (retrospectively) the Code of Conduct training attended by Cllr Cartwright on 21 November 2022.</p>
LPC22.23.243	<p>Correspondence/communications</p> <ol style="list-style-type: none"> 1. Cornwall Council – Pop Up Sites – Long Rock Car Park. Noted 2. Notification of external auditor. Noted. 3. Canon Nigel Marns – Warm Places. Agreed – to work with the parish church in opening up warm places this winter. A number of councillors would be willing to volunteer, and the council could consider grant funding for the project.
LPC22.23.244	<p>Agenda items for a future meeting</p> <ol style="list-style-type: none"> <i>i.</i> Any items deferred from this meeting <i>i.</i> Community Infrastructure Levy – use of funds. To consider guidance on spending of CIL funds, and to plan for the use of funds allocated to Ludgvan parish <i>ii.</i> Review of banking arrangements, to include opening a savings/deposit account <i>iii.</i> The Council asks the Clerk to research grant funding and other financial assistance available to help the council to create and maintain an amenity woodland of about one hectare, and to investigate the possibility of engaging help and advice from the appropriate officer at Cornwall Council and the woodland Trust to prepare a business plan suitable for approval by our Auditors including costs of leasing, planting and annual maintenance of the land. https://www.cornwall.gov.uk/environment/countryside/forest-for-cornwall-programme/forest-for-cornwall-and-landowners-farmers-and-businesses/ [Cllr Cartwright] <i>iv.</i> Future use of phone box at Whitecross <i>To consider cost for shelves and noticeboard</i> <i>v.</i> Community Land Trust – update [Cllr Price-Jones] <i>vi.</i> Community Speedwatch update <i>vii.</i> Review of clerk’s salary [Cllr Munday]
	<p>Meeting closed: 7.58 pm</p> <p>Signed by Chairman:</p>