

Ludgvan Parish Council

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Minutes – 12 March 2025

Minutes of the monthly meeting of Ludgvan Parish Council held on Wednesday 12 March 2025 at 6.48pm at the Murley Hall, Ludgvan.

Councillors present: Councillors: R Porter (Vice-Chair), L Brindley, L Miucci, S Miucci, J Munday, C Rodda.

In attendance: Cornwall Councillor J Martin. 1 member of the public. Apologies had been received from C.Cllr A George.

Officer support: Clerk/RFO

Minute No.	AGENDA ITEMS
	<p>Chair's Announcements</p> <p>The Chair advised of a change in the order of agenda items to be considered, with the two issues relating to Heather Lane having been moved to earlier in the meeting than in the published agenda.</p>
LPC24.25.290	<p>To receive apologies for absence – Apologies had been received from Councillors J Savill and M Malone-Lee.</p>
LPC24.25.291	<p>Election of a Chair of the Council for the remainder of the Council year 2024/25</p> <p>Resolved – to appoint Cllr R Porter as Chair of the Council for the remainder of the Council year 2024/25.</p>
LPC24.25.292	<p>Election of a Vice-Chair of the Council for the remainder of the Council year 2024/25</p> <p>Resolved – to appoint Cllr S Miucci as Vice-Chair of the Council for the remainder of the Council year 2024/25.</p>
LPC24.25.293	<p>Declaration/s of Acceptance of Office</p> <p>Cllr Porter and Cllr S Miucci each stated their Declaration of Acceptance of Office for the roles of Chair and Vice-Chair respectively.</p>
LPC24.25.294	<p><u>Declarations of Interest:</u></p> <p>Councillors Brindley and Rodda each declared an interest in Minute 332 (Review of fees for allotments and burials) as allotment tenants.</p>
LPC24.25.295	<p>Member Dispensations</p> <p>Resolved – to grant a dispensation to Councillors Brindley and Rodda to enable them to participate in Minute 332 (Review of fees for allotments and burials).</p>
LPC24.25.296	<p>Public Speaking - none.</p>
LPC24.25.297	<p>Cornwall Councillor reports</p> <p>C.Cllr J Martin reported on a range of issues, including the following:</p>

	<ul style="list-style-type: none"> - The planning application for beach huts at Long Rock beach had been withdrawn by the applicant. - There will be a public meeting regarding plans for a solar farm in Marazion, meeting to be held at St Pirans Hall - A proposed solar farm above Gwinear Road, had not been granted permission, another in the same locality had been granted permission following appeal. - Members expressed concern at the amount of high quality agricultural land being given over to solar farms, acknowledging that a move to renewable energy is important, however the loss of farmland was regrettable. - A smaller development in the Hayle area had been granted permission for solar power generation, linked to a local business rather than supplying the National Grid. - A report is awaited on the use of 3A and 3B land in this part of the country (often 2 crops per annum), being carried out by Cornwall Council. <p>It was noted that there was a scheduled meeting with National Highways, Cornwall Council and neighbouring councils to discuss potential improvements along the A30 through the parish, to be held on Friday 21 March at 2pm at the Murley Hall.</p>
LPC24.25.298	<p>Minutes of the meeting held on 12 February 2025</p> <p>Resolved – that the minutes of the meetings of the council, as above, having been circulated, be taken as read, approved and signed by the Chair as a true and accurate record of the meeting.</p>
LPC24.25.299	<p>Clerk’s update report</p> <p>The written update report circulated prior to the meeting was noted.</p>
LPC24.25.300	<p>Committee meeting minutes – No committee meetings held since last meeting.</p>
LPC24.25.301	<p>Reports from Councillors as representatives on outside bodies</p> <p>Councillor Brindley reported on the latest meeting of the Community Area Panel.</p>
LPC24.25.302	<p>To co-opt to vacancies on the council – Lelant Ward (1 vacancy), Crowlas (3 vacancies) - no applications received.</p>
LPC24.25.303	<p>To receive Declarations of Acceptance of Office, and written agreement to observe the Council’s Code of Conduct – not needed, no applications for co-option received.</p>
LPC24.25.304	<p>Planning Applications</p>
	<p>a) PA24/09516 – Tolver Water House, Tolver, Long Rock, Penzance – Change of use of agricultural land to domestic garden and siting of portal frame storage building</p> <p>Resolved – that the Parish Council objects to the application as an overdevelopment. The proposed building is too big for domestic storage use, and the footprint of the building is too big in relation to the existing buildings on the site.</p>
	<p>b) PA24/09599 – The Green Waste Company, Splattenriden, Lelant Downs, Hayle – Application for a Lawful Development Certificate for the existing use of the site for waste recycling operations, including collection of green and wood waste, screening, shredding, sorting and storing of that waste, mixing waste and making windrows and product, compost, taking in and baling plastics for processing elsewhere, as well as storing of lorries, plant and machinery on the site identified on the plan provided.</p> <p>Resolved – that the parish council has no evidence to offer.</p>

	c)	PA25/01267 – Building North West of Brunnion Farm, Brunnion Road, Lelant Downs, Hayle – Certificate of Lawfulness for existing use of garage/studio as self-contained residential dwelling. Resolved – that the parish council has no evidence to offer.																											
	d)	PA24/09193 – Pigmoor Cottage, Nancledra, Penzance – Replacement side extension, glasshouse, workshop roof and solar panels. Resolved – that the Parish Council supports the application in principle, however is opposed to the proposed composite decking and flat roof as these are contrary to the Ludgvan Design Statement.																											
	e)	PA25/00395 – 58 Godolphin Road, Long Rock, Penzance TR20 8JP – First floor extension and adjustment to garage use. Amended materials. Resolved – no comment, no details of the amended material with the application documents.																											
	f)	PA25/01669 – 51 Trescoe Road, Long Rock, Penzance – Alterations and first floor extension Resolved – the parish council objects to the proposed development. It is considered an overdevelopment in that the first floor extension has an unsightly overhang and the top of the proposed first floor extension is higher than the bottom of the existing roofline, a design that is not in keeping with the character of the area, and so contrary to the Ludgvan Design Statement. The flat roof element is contrary to the Ludgvan Design Statement.																											
	g)	PA25/01321 – Workshop at Mennor Valley, Mennor, Lelant, TR26 3HZ – Conversion of existing workshop to form a dwelling. Resolved – the parish council has no comment on this application, the majority of the application site is outside the parish boundary.																											
	h)	PA25/01303 – The Former Ponsandane Sidings, Eastern Green, Penzance TR18 3AS – Change of use and redevelopment of land to provide Park and Cycle facilities with site access upgrades and associated works. Resolved – that the parish council supports the application.																											
LPC24.25.305	5 day planning protocol – responses to 5 day planning protocol consultations sent to Cornwall Council in the last month Noted.																												
LPC24.25.306	Schedule of Payments - To approve the payments to be made, as set out in the schedule																												
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	Source for Business	Water – Long Rock allotments 8 Nov 24 to 12 Feb 25 Inv. 5089 0609 20 Paid on 3/3/25	£66.35
LPC24.25.307	Briefing note from Cornwall Council Planning: National Planning Changes and Neighbourhood Plans <i>To receive and note the briefing note</i> Noted.		
LPC24.25.308	<p>Policy Update, Call for Sites and Neighbourhood Priority Statements <i>To receive and note the update, to provide comment on Call for Sites in Ludgvan Parish, and to consider the option in the near future for parish councils to produce Neighbourhood Priority Statements</i></p> <p>Members noted the written update circulated prior to the meeting. The policy update from Cornwall Council included briefing notes on Government changes to the planning system and national planning guidance and the immediate implications for the existing Cornwall Local Plan and Neighbourhood Plans – noted.</p> <p>Cornwall Councillor Martin advised that other parishes with an existing neighbourhood plan were considering adding an appendix in view of recent planning policy changes.</p> <p>Through Cornwall Council’s ‘Call for Sites’ work, local councils were asked to give comments and suggestions by 19 March. Noted.</p> <p>Cornwall Council are currently trialing a new route to preparing a plan for a local area: Neighbourhood Priority Statements. These could be a useful basis for future neighbourhood plans and could be a useful way for local councils to help contribute evidence, opportunities and locally specific priorities to the next Cornwall Local Plan. Noted</p>		
LPC24.25.309	<p>Review of Ludgvan Neighbourhood Plan – potential process to be followed [<i>Cllrs S Miucci and J Savill</i>]</p> <p><i>To consider a motion proposed by Cllr S Miucci: “That the Council consider employing Paul Weston, the consultant who drafted and wrote our original Neighbourhood Plan, to make amendments and adjustments to update our plan to meet the new Government guidelines.”</i></p> <p>Cllr S Miucci advised that when the Ludgvan NDP was first written there were 5 Parish Councillors and 3 members of the public and a consultant who was able to draft the NDP documents to a professional standard.</p> <p>During discussion Councillors agreed that when the time comes to carry out a review, it could be appropriate to consider employing the consultant again. Agreed - No action to be taken at this time.</p>		
LPC24.25.310	<p>Update on request for footpath link to join Church Hill and Long Lane, initial feedback from Live West</p> <p>The Clerk reported that Cllr Malone-Lee had attended a site meeting with a representative from LiveWest, to explain the request for access to a section of walkway which could give pedestrians a safer route between Church Hill and Long Lane. The LiveWest officer agreed to raise the request with their manager and will report back. The first considerations will be whether it would be acceptable to LiveWest, and whether it would prove to be feasible in view of differences in ground levels. If so, then the next considerations will be whether, and how, the works could be funded, and permissions needed. Noted.</p>		
LPC24.25.311	<p>Heather Lane issues, including a request to restrict vehicular access to the bridleway</p> <p>Cllr Mundy had asked the Parish Council to consider the issues:</p>		

	<ul style="list-style-type: none"> • For the council to contact the Senior Countryside Officer to request that vehicular access to the bridleway is restricted • Noting that Heather Lane is not adopted highway, for the parish council to consider whether to assist Heather Lane property-owners (as private landowners) by helping to fund improvements to the private road. <p>In the discussion on this item it was noted that local residents claim that the former Penwith District Council had not carried out the works on the road originally to the standard required and in the time since the lane was first surfaced there had been much investment by the local residents to try to keep the road to a decent standard.</p> <p>Residents of Heather Lane would like to meet with the Cornwall Councillor for the area (after the elections) and the Parish Council, to agree a way forward, with the aim being to get the road to adopted as public highway.</p> <p>Resolved – that</p> <ol style="list-style-type: none"> 1) the parish council will call on the Senior Countryside Officer to request that vehicular access to the bridleway is restricted; and 2) the parish council supports the idea of holding a meeting with Heather Lane residents, Cornwall Councillor and Parish Council, after May, when new Councillors are in place after the elections.
LPC24.25.312	<p>To consider a request for road sign and road marking for unadopted road junction Back Lane / Heather Lane, Canonstown – from residents of Heather Lane, Canonstown</p> <p>Cllr Munday noted that there has been planning permission granted for several new houses in Back Lane, it has been tarmacked and vehicles are using the route, at speed. This will affect road safety in the area and is a concern to residents of Heather Lane. Road markings and road signage is being requested by residents of Heather Lane.</p> <p>Resolved - that this item be added to the agenda for the meeting referred to in Minute 311 above.</p>
LPC24.25.313	<p>Community Chest funding - £500 awarded for improvements to Long Rock allotments <i>To note the grant funding received and to approve the works to be carried out</i></p> <p>Members noted that a grant of £500 had been received, for specified improvements to Long Rock allotments. Thanks were expressed to Cornwall Councillor Martin.</p>
LPC24.25.314	<p>Long Rock allotments – to consider a request for improvements from an allotment tenant</p> <p>Members considered a request from an allotment tenant, for overgrowth near the gate to be cleared and for the divisions between paths to be made less muddy. With the benefit of the Community Chest funding (see above) there were funds to support such works. Discussion on this item was on how best to achieve improvements, including sourcing suitable aggregate for infilling muddy paths.</p> <p>Resolved – to implement improvements at the Long Rock allotments to clear overgrowth to enable access to plots, and to make the paths less muddy. Method to be determined after appropriate advice sought.</p>
LPC24.25.315	<p>Invitation to participate in 2025 free swims for under 16s, Jubilee Pool, Penzance</p>

	<p>Members discussed the proposal put forward by Jubilee Pool and noted that the scheme had been running for a few years and had its benefits in enabling and encouraging children to be active and gain confidence in the water over the summer months.</p> <p>Discussion included whether this was a suitable use of public funds and the number of pools in the area which might also be used by children living throughout the Ludgvan parish.</p> <p>Resolved – to give £500 as an initial contribution and to review it as the scheme progresses through the year.</p>
LPC24.25.316	<p>Consideration of planning applications - <i>To consider a proposal from Cllr S Miucci: “ When there are several planning applications on the agenda, these are researched and discussed by the sub planning committee and presented to the council at the next meeting.”</i></p> <p>Resolved – that this decision be deferred to the first meeting of the new council.</p>
LPC24.25.317	<p>Duration of Council meetings - <i>To consider a proposal from Cllr S Miucci: “That the length of the agenda for Council meetings is reduced, as it has become too long, and time consuming. Some issues, for example planning, allotments etc, can be dealt with by sub committees in detail, where possible. This information can then be shared with the Council at the monthly meeting.” An alternative would be to occasionally have 2 meetings per month.</i></p> <p>This motion was noted, no decision made.</p>
LPC24.25.318	<p>Joint working with Marazion Town Council – no updates.</p>
LPC24.25.319	<p>Request for support on traffic road orders and double yellow lines, Marazion Town Council <i>To consider letter received and agree a response and way forward</i></p> <p>Resolved – to support the proposal from Marazion Town Council to call on Cornwall Council to increase the double yellow lines along Newtown Lane, and to meet with them to discuss the next steps to be taken. Cllrs Porter, Rodda to attend.</p>
LPC24.25.320	<p>Potential addition of a Restricted Byway from Unclassified Road U6017 ‘Cockwells Lane’ to Footpath 40 and upgrade of part of Footpath 40 to a Restricted Byway from Footpath 40 to Unclassified Road U6017 ‘Gilly Lane’, Ludgvan CP <i>To consider the consultation and agree a response from the Parish Council</i></p> <p>Resolved – that the Parish Council response be:</p> <ul style="list-style-type: none"> - from A to B has potentially been used as restricted byway - from B to C, it is not possible that this route has been used as a restricted byway as it is only fit for use as a footpath due to the width of the path.
LPC24.25.321	<p>Parish Council Elections, May 2025</p> <p>The written report circulated prior to the meeting was noted.</p>
LPC24.25.322	<p>Training - no requests for training had been received.</p>
LPC24.25.323	<p>Finance report and bank reconciliation - <i>To consider and note the budget monitoring report and bank reconciliation.</i></p> <p>The Clerk reported that the finance report would be circulated after the meeting. A power cut earlier in the day had affected the production of the report for the meeting. Noted.</p>
LPC24.25.324	<p>Correspondence/communications</p>

	<ol style="list-style-type: none"> 1. Alpa Communications – Introduction to Trevarthian Solar Farm & BESS Noted 2. Email from a member of the public, litter from MacDonalds. Noted that C.Cllr Martin had previously visited MacDonalds to ask that they improve their litter picking.
LPC24.25.325	<p>Agenda items for a future meeting</p> <ol style="list-style-type: none"> i. Any items deferred from this meeting ii. Community Hall – <i>to agree the appointment of a solicitor to carry out conveyancing work</i> iii. CIL – use of funds iv. Repair and renovation of the chapel building at Crowlas Cemetery – <i>to receive an update and agree on the next actions to take, including: Asbestos Management Plan; Funding application/s (National Lottery Heritage Fund)</i> v. St Paul’s New Cemetery - To agree how to set out the cremated remains section
LPC24.25.326	<p>Exclusion of the press and public</p> <p>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.</p>
LPC24.25.327	<p>To consider quotes received for moving to .gov.uk domain on a bundle basis (domain, website and email)</p> <p>At the July 2024 Council meeting it had been agreed (Minute 98) to seek quotes on a bundle basis, to include the domain, website and email all to be provided by the new domain provider. Since then the Clerk had sought comparative quotes to meet the Council’s specifications, and had provided cost comparisons along with opportunities to attend remote meetings with providers to look into objective and subjective elements (including website design options).</p> <p>Resolved – that the Parish Council’s chosen provider for provision of a .gov.uk domain, website and email is Parish Online, to be implemented as soon as practicable.</p>
LPC24.25.328	<p>Overdue allotment rents</p> <p>It was noted that the Clerk was following up on the previously agreed actions regarding outstanding rent payments (2 tenants).</p>
LPC24.25.329	<p>Re-admittance of the press and public</p> <p>Resolved: that the press and public be re-admitted to the meeting</p>
LPC24.25.330	<p>To instruct the Clerk to carry out research into the potential devolution agreement for Cornwall, and for the council to specify the direction and extent of this research [Cllr S Miucci]</p> <p>Deferred for decision at a later date when more information available. Information needed, unspecified.</p>
LPC24.25.331	<p>To consider whether to request a meeting with the RSPB to discuss whether adjustments may be made to the weir mechanism at Long Rock</p> <p>It was stated that the weir mechanism is thought to be set a little too high, resulting in the Long Rock allotments flooding in the winter.</p> <p>Resolved – to ask the RSPB to adjust the weir mechanism, to reduce the water levels a little and so to try to reduce the waterlogging of the Long Rock allotments.</p>

LPC24.25.332	<p>Review of fees – allotments and burials <i>To carry out the annual review of fees charged for council services</i></p> <p>Resolved to grant a dispensation to Cllrs Brindley and Rodda, for this meeting, to enable them to participate and vote in this agenda item.</p> <p>Resolved – that:</p> <ol style="list-style-type: none"> 1) the allotment fees for Church Hill allotments be increased to £50.00 per plot per annum, and the fees for Long Rock allotments to be increased to £40.00 per plot per annum, from January 2027 2) Burials fees, to remain the same until next review. 	
LPC24.25.333	<p>Review of Fixed Asset Register – deferred until next meeting.</p>	
LPC24.25.334	<p>Review of Council policies – deferred until next meeting.</p>	
	<p>Meeting closed: 9.30 pm</p>	<p>Signed by Chair:</p>