

# Ludgvan Parish Council

## Minutes – 12 February 2025

**Minutes of the monthly meeting of Ludgvan Parish Council held on Wednesday 8 January 2025 at 6.45pm at the Murley Hall, Ludgvan.**

**Councillors present:** Councillors: R Porter (Vice-Chair, in the Chair), L Miucci, S Miucci, M Malone-Lee, J Munday, C Rodda, J Savill.

**In attendance:** Cornwall Councillor J Martin. Seven members of the public.

**Officer support:** Clerk/RFO

Minute No.	
	<p><b>Chair's Announcements:</b> The Vice-Chair reported that Roy Mann had resigned as Chair and as Councillor from the parish council. Members noted the many years of dedicated service that Roy Mann had given to the parish council and expressed their sincere appreciation for his time and efforts during his term of office as Councillor and as Chair.</p>
LPC24.25.248	<p><b>Apologies received:</b> Cllr L Brindley.</p>
LPC24.25.249	<p><b>Declarations of Interest:</b> Councillors Malone-Lee and Rodda each declared an interest in Minute 277 (review of allotment fees), however as this item was deferred they did not need to leave the meeting for this item.</p>
LPC24.25.250	<p><b>Member Dispensations</b> – None requested.</p>
LPC24.25.251	<p><b>Public Speaking</b></p> <p>A speaker spoke in support of PA/09546 (planning application, former public conveniences, Long Rock), noting that the proposed beach huts could generate a sense of community within the development, but concern that there was no provision in the plans for bike parking / storage.</p> <p>A speaker spoke in objection to PA24/09546 (planning application former public conveniences, Long Rock), and advised that they spoke on behalf of a number of others. They referred to the document provided and circulated prior to the meeting, and highlighted the number of objections logged for this application on the Cornwall Council online planning portal.</p>
LPC24.25.252	<p><b>Cornwall Councillor reports</b></p> <p>Cornwall Councillor Martin reported on various point including:</p> <ul style="list-style-type: none"> <li>- The Cornwall Interim Planning Policy Statement, encouraged parish councils to respond to the consultation, especially relevant if a neighbourhood plan is more than 5 years old. It was noted that there were Government objectives for numbers of houses to be built, but no corresponding requirement for infrastructure.</li> <li>- Planning West, most recent meeting, all four applications were voted against the officer recommendation.</li> <li>- Cornwall Council, another Conservative Member has switched to Independent and so the Conservatives do not have overall control. The pre-election period will start from 14 March.</li> </ul> <p>Apologies were received from C.Cllr George.</p>
LPC24.25.253	<p><b>Minutes of the meeting held on 8 January 2025</b></p> <p><b>Resolved</b> 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>

LPC24.25.254	<p><b>Clerk's update report</b></p> <p>The update report circulated before the meeting was noted.</p> <p>It was <b>agreed</b> that the joint meeting with National Highways, Cornwall Council, Marazion Town Council and St Erth Parish Council, to discuss improvements to the stretch of the A30 which passes through the parish, will be held on 21 March.</p>
LPC24.25.255	<p><b>Committee meeting minutes</b> – none held in January.</p>
LPC24.25.256	<p><b>Reports from Councillors as representatives on outside bodies</b> None</p>
LPC24.25.257	<p><b>To co-opt to vacancies on the council – Lelant Ward (1 vacancy), Crowlas (2 vacancies)</b> - no applications received.</p>
LPC24.25.258	<p><b>To receive Declarations of Acceptance of Office, and written agreement to observe the Council's Code of Conduct</b> – no applications received.</p>
LPC24.25.259	<p><b>Planning Applications</b></p>
	<p>a) <a href="#">PA25/00145</a> – Land north of Chy an Brea, Castle Gate, Ludgvan – Application for Permission in Principle for the construction of affordable-led housing development (minimum 4, maximum 6)</p> <p><b>Resolved</b> – that the parish council objects to the application. The number of proposed houses would be out of proportion with the existing properties at the location. The location was not considered suitable for housing due to lack of sustainable transport links and highway hazards. The location is in a designated national landscape (AONB) and so would not be a suitable development site. The application does not refer to the Ludgvan NDP or the Ludgvan Design Statement.</p>
	<p>b) <a href="#">PA25/00367</a> – Sanderling, Long Rock, Penzance TR20 8YQ – Non-material amendment in relation to decision notice PA24/07580 dated 10/12/2024 for Proposed amendment to replace the first-floor Juliet balcony and doors with a fixed glazed window, and proposed external SVP.</p> <p>It was noted that the planning officer had not responded to a request for extension to the consultation deadline and that this application had already been approved by Cornwall Council.</p> <p><b>Resolved</b> – no comment as the application has already been decided.</p>
	<p>c) <a href="#">PA24/04450</a> – Trevine, Blowing House Hill, Ludgvan, Penzance TR20 8AW – Construction of reception building, erection of tractor storage in association with existing commercial business and associated works.</p> <p><b>Resolved</b> - Objection. Concern at potential impact on the landscape and an encroachment of development into the countryside. Lack of detail on proposed materials to be used on any of the buildings. No reference to the Ludgvan NDP or Design Statement. Access to the site is not suitable for the development. It is noted that the description of this application does not include reference to the accommodation which was referred to in the original application. The parish council raises concern that this is a significant change to the application which is not flagged up by either standing that this is an amended plan in the application title, or by withdrawing the first application and submitting a completely new application. With some of the original application documents showing on the planning portal for this application, including the drawing showing the accommodation, there is considered to be a lack of clarity which made consideration of this planning application</p>

	<p>problematic. It is asked that in future where there is a significant change to any planning application, the application be withdrawn and a fresh application submitted.</p>
d)	<p><a href="#">PA24/09546</a> – Public Conveniences, Beach Terrace, Long Rock – Conversion of the existing unused small building into a business space for a café class E(b), adding a new unisex public convenience with full accessibility as a small extension. Siting of 18 Beach Huts (temporary buildings) on the strip of land to either side of the former toilet block plus one on the roof of the block.</p> <p><b>Resolved</b> – that the parish council objects on the grounds set out below, however the parish council would be willing to consider another proposal on the site for a café and public conveniences.</p> <p>The Parish Council concurs with the objections from Network Rail:</p> <ul style="list-style-type: none"> <li>- Potential impact on Long Rock level crossing and adjacent railway</li> <li>- Increased risk to users (walkers, cyclists) and vulnerable users (wheelchair users)</li> <li>- Increased risk of trespass</li> <li>- Lighting from the pods, particularly at night, could interfere with the operation of the level crossing and confusion to train drivers</li> <li>- Individuals unfamiliar with the railway and level crossing</li> <li>- Risk of flooding and damage to the railway line, in event of storms and bad weather.</li> </ul> <p>The proposed development would constitute a threat to sea defences and public safety. The potential risks outweigh any potential public benefit.</p> <p>Concern that the proposed beach huts would not stand up to 70mph winds, Long Rock is susceptible to the prevailing winds at this location. Beach huts are usually located in positions with a cliff or other buffer from the wind, and without the potential to cause damage to the railway line.</p> <p>A 10 year period is considered too long in this instance to constitute a temporary structure.</p> <p>The proposal would be an overdevelopment of the site. The site is a flood risk area and due to its location is exposed to violent storms. Storm debris could damage the railway, the main branch line from Penzance to Paddington.</p> <p>The proposed elevations were questioned, Councillors think that the huts will appear higher than 3m as they will be on a platform of sea defences.</p> <p>Objection to the visual impact of the proposed development, including on the neighbouring Area of Outstanding Natural Beauty. The site is within the SSSI risk zone.</p> <p>With regard to the Ludgvan Neighbourhood Plan and Ludgvan Design Statement, the proposal:</p> <ul style="list-style-type: none"> <li>- Is not an expansion of existing employment premises</li> <li>- Is not a new build on land allocated for employment use</li> <li>- Only the café element is a re-use of a redundant building, the proposed beach huts are not a re-use of a redundant building</li> <li>- Is not considered to respect the character of the surroundings by way of scale and design</li> <li>- Is considered to have an unacceptable impact on the surrounding landscape</li> <li>- Does not have a well-balanced mix of economic, social and environmental benefits.</li> </ul>

	<p>e) <a href="#">PA25/00395</a> – 58 Godolphin Road, Long Rock, Penzance – First floor extension and adjustment to garage use</p> <p><b>Resolved</b> – no objection to the application, apart from the materials to be used as the proposed vertical composite board on the walls is contrary to the Ludgvan Design Statement, and so this element of the application is requested to be changed.</p>
	<p>f) <a href="#">PA25/00258</a> – Former Arcadia, Trencrom Road, Lelant Downs, Hayle – Demolition of existing dwelling and barns, construction of replacement dwelling, ancillary building and associated works</p> <p><b>Resolved</b> – that the parish council objects to the application. The replacement dwelling and studio would result in an incongruous and conspicuous addition into the countryside which forms part of the Cornwall National Landscape. Concerns at scale, siting, form and design. Contrary to Policies LUD6 and LUD7 of the Ludgvan Neighbourhood Plan.</p>
	<p>g) <a href="#">PA24/09670</a> – St Michaels Retail Park, Eastern Green, Penzance – Installation of 8no. electric vehicle (EV) charging spaces and associated substation, LV switchboard and ancillary works</p> <p><b>Resolved</b> – application supported.</p>
	<p>h) PA24/09516 – Tolver Water House, Tolver, Long Rock, Penzance – Siting of portal frame storage building and associated works</p> <p>It was noted that this application had been notified as being invalid and so this application was not considered.</p>
	<p>i) <a href="#">PA25/00855</a> – Land North West of Heidi’s Cottage, Canonstown TR27 6ND – Technical Details Consent for the proposed construction of three dwellings and associated works, following the grant of Permission in Principle application <a href="#">PA23/07334</a> dated 18/10/23 without compliance with condition 2 in respect of decision <a href="#">PA24/05198</a> dated 16.10.24</p> <p><b>Resolved</b> – that the parish council has no objection to the application although the matters of concern raised in the public comments section are supported. The parish council requires a planning condition for the hedge to be replaced with a like-for-like Cornish hedge (same width, height and composition as original) and for the biodiversity net gain of 10% requirement to be enforced for the site. There is a need for adequate safety design for the access to the site in view of the location of the site and existing traffic hazards. Request that the planning conditions relating to the hedge and the access to the site should be required to be completed before the sale of the last house in the development.</p>
LPC24.25.260	<p><b>5 day planning protocol – responses to 5 day planning protocol consultations sent to Cornwall Council in the last month</b></p> <ul style="list-style-type: none"> <li>- PA24/08139 – Tregarthen Packhouse, Tregarthen, Long Rock</li> <li>- PA24/09232 – Land North West of Hannaville, Gilly Lane, Whitecross</li> </ul> <p>C.Cllr Martin noted that he would be willing to discuss the reasons for the parish council objection to the Tregarthen Packhouse application, prior to the application going to committee.</p>
LPC24.25.261	<p><b>Schedule of Payments - To approve the payments to be made, as set out in the schedule</b></p> <p><b>Resolved</b> – that, following his resignation from the parish council, Roy Mann be removed as a signatory on the council’s bank accounts with Lloyds and Unity Trust Bank.</p> <p><b>Resolved</b> – to approve to make the payments as set out in the payments schedule.</p> <p><b>Payment schedule:</b></p>

	<b>Payee</b>	<b>Purpose</b>	<b>Amount payable (inc VAT)</b>
	<i>To be paid by online banking</i>		
	Mr E H Rich	Grass cutting, memorial garden, March – November 2024	£280.00
	Ludgvan Parish Church	Murley Hall Hire (8 January meeting)	£16.00
	Simon and Rebecca Rhodes, Garden and Grounds Care	Annual maint (3 <sup>rd</sup> and 4th ¼s) plus Bi-annual wood preserve – 4 x parish seats Allotment works CH – alongside 22 Allotment works LR – remove and recycle mixed rubbish	£2,505.38
	Staffing costs, inc pension, PAYE, NI conts.		£3,304.84
	Louise Clifton	Clerk's expenses January 2025 (Note 2)	£46.39
	<i>To be paid by Direct Debit</i>		
	Source for Business	Water – Church Hill allotments 11 Oct 24 to 15 Jan 25 Inv. 5088 6321 89	£183.41
LPC24.25.262	<b>Update on request for footpath link to join Church Hill and Long Lane, initial feedback from Live West</b> <b>Deferred</b> to the next meeting.		
LPC24.25.263	<b>Heather Lane issues, including a request to restrict vehicular access to the bridleway</b> <b>Deferred</b> to the next meeting.		
LPC24.25.264	<b>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</b> <b>Deferred</b> to the next meeting		
LPC24.25.265	<b>Long Rock allotments – request for improvements from an allotment tenant</b> <b>Deferred</b> to the next meeting.		
LPC24.25.266	<b>Overgrown vegetation, Castle Road – request from a resident for the Parish Council to support calls for Cornwall Council to ensure that the vegetation obstructing part of the road is removed.</b>  Members considered the report circulated prior to the meeting. <b>Resolved</b> to instruct the clerk to request Cornwall Council Highways to arrange for the vegetation to be cut back as soon as possible.		
LPC24.25.267	<b>To consider applying for funding from the Long Rock Community Chest fund 2024/25</b>  C.Cllr J Martin agreed in principle to the parish council applying for Community Chest funding for the projects discussed at the meeting.  <b>Resolved</b> – to apply for Community Chest funding to help fund improvement works at the Long Rock allotments and for guttering improvement to the chapel building in Crowlas Cemetery.		

LPC24.25.268	<p><b>To consider applying for CLUP / CCF funding (SPF4), Good Growth / Levelling Up funding</b></p> <p><b>Agreed</b> – not to apply for the Community Levelling Up funding (the short timescale for applications of less than one month requires projects to be ‘oven ready’) but to consider applying to the Community Capacity Fund.</p>
LPC24.25.269	<p><b>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]</b></p> <p><b>Deferred</b> to the next meeting.</p>
LPC24.25.270	<p><b>Proposal from Cllr J Savill: “Would Council express opposition to the unapproved land clearance in an AONB adjacent to Trenchrom Hill/Carntiscoe Road and make representations to our CC member, CC planning enforcement and Andrew George, to stop any further development”</b></p> <p>Members considered the information which had been circulated prior to the meeting and expressed concern that such a large area was being cleared without any apparent checks in place, for example archaeological, landscape, etc</p> <p><b>Resolved</b> to instruct the Clerk to report the matter to the Cornwall Council Ward Member, to the Planning Enforcement team at Cornwall Council, to the Cornwall National Landscape Team and to the MP for the area.</p>
LPC24.25.271	<p><b>Invitation to participate in 2025 free swims for under 16s, Jubilee Pool, Penzance</b></p> <p><b>Deferred</b> to the next meeting.</p>
LPC24.25.272	<p><b>Local Maintenance Partnership agreement 2025/2026</b> <i>To agree to participate in the scheme for the coming year</i></p> <p><b>Resolved</b> that the council agrees to sign up to the LMP agreement 2025/26</p>
LPC24.25.273	<p><b>Joint working with Marazion Town Council</b> – no update.</p>
LPC24.25.274	<p><b>Briefing note from Cornwall Council Planning: National Planning Changes and Neighbourhood Plans</b></p> <p><b>Deferred</b> to next meeting.</p>
LPC24.25.275	<p><b>Cornwall Council consultation – Interim Policy Position, DRAFT for consultation</b></p> <p><b>Resolved</b> – to respond to the consultation to express serious concern at the number of houses required to be built in Cornwall where the infrastructure is already struggling (eg hospital provision) and to call for infrastructure to be required to be built in proportion to any increase in house building.</p>
LPC24.25.276	<p><b>Government consultation – <a href="#">Strengthening the standards and conduct framework for local authorities in England</a> - to consider sending a parish council response to the consultation</b></p> <p><b>Resolved</b> – that Councillors may respond to the consultation on an individual basis.</p>
LPC24.25.277	<p><b>Review of fees – allotments and burials</b> <i>To carry out the annual review of fees charged for council services</i></p> <p><b>Deferred</b> to next meeting.</p>
LPC24.25.278	<p><b>Parish Council Elections, May 2025 – preparations to consider</b></p> <p><b>Deferred</b> to next meeting.</p>

LPC24.25.279	<b>Annual Electors meeting – to agree the date for the 2025 meeting to be Wed 12 March.</b> <b>Deferred</b> to next meeting
LPC24.25.280	<b>Review of Council policies</b> <b>Deferred</b> to next meeting.
LPC24.25.281	<b>Training – no training requests received.</b>
LPC24.25.282	<b>Finance report and bank reconciliation</b> <b>Resolved</b> to note the budget monitoring report and bank reconciliation.
LPC24.25.283	<b>Correspondence/communications</b> <ol style="list-style-type: none"> <li>1. Marazion Town Council – Call for support for a vote of no confidence in Cornwall Council Planning - <b>Resolved</b> to send a letter of support to the call for the vote of no confidence in the planning and enforcement service at Cornwall Council.</li> <li>2. Cornwall Scrapstore – request for support <b>Agreed</b> to notify the Cornwall Scrapstore of the council’s grant application process.</li> <li>3. Redruth Town Council – Allocation of Second Homes Funding <b>Resolved</b> not to support the call to change the allocation of second homes funding.</li> </ol>
LPC24.25.284	<b>Agenda items for a future meeting</b> <ol style="list-style-type: none"> <li>i. Any items deferred from this meeting</li> <li>ii. CIL – use of funds</li> <li>iii. Review of Ludgvan Neighbourhood Plan – potential process to be followed [Cllrs S Miucci and J Savill] [March agenda]</li> <li>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></li> <li>v. St Paul’s New Cemetery - To agree how to set out the cremated remains section</li> </ol>
LPC24.25.285	<b>Exclusion of the press and public</b> <b>To resolve:</b> 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.
LPC24.25.286	<b>To consider quotes received for 2025/26 LMP contract works</b> Members considered the two quotes received. <b>Resolved</b> – to award the contract to Contractor B.
LPC24.25.287	<b>To consider quotes received for moving to .gov.uk domain on a bundle basis (domain, website and email)</b> <b>Deferred</b> to next meeting
LPC24.25.288	<b>Community Hall – to agree the appointment of a solicitor to carry out conveyancing work</b> <b>Deferred</b> – to next meeting
LPC24.25.289	<b>Overdue allotment rents – to note any rents outstanding and to approve the course of action for the Clerk to follow, including considering termination of allotment lease/s</b> After considering the update report, it was

	<b>Resolved</b> – to send a warning letter to each of the two tenants who had overdue allotment tenancy rent invoices, with a requirement that the rent be paid by the end of March 2025, and to commence the notice period to end the tenancy in the event that this deadline is not met.	
	Meeting closed: 9.07 pm	Signed by Chair: .....