



Landrake & St Erney Parish Council

www.landrakeparishcouncil.gov.uk

PUBLIC MEETING OF THE PARISH COUNCIL

Tuesday 12th March 2024

Present: Councillor Gingell (Chairman)

Councillors Barton, Cartledge-Claus, Morris, Owen, Smeardon & Walker (Vice Chair).

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer.

Martin Worth – County Councillor

Members of the public: **9**

Members of the public were permitted to speak on each Agenda item for a period of 3 minutes. This meeting was advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media, and members of the public. The public were advised that whilst every effort is taken to ensure that members of the public would not be filmed, it could not be guaranteed.

Minutes 12th March 2024

166/2024 Chair's Welcome & Announcements

Cllr Gingell (Chairman) welcomed residents to the Public Meeting of the Parish Council and delivered Health and Safety housekeeping rules.

Social distancing and Covid-19 measures were observed, such as ventilation.

No one intended recording the meeting.

167 Public participation

The Design representative for the applicant for PA24 / 01212 (see Item 176) provided a Design & Access statement in support of the application. Two buildings were included in the application, one for housing a flock of 20 sheep, the other intended as storage to dry out cut wood and to house machinery. Pencavo is not in an area of natural beauty (AONB) but the agricultural buildings are designed to be sympathetic to nature and the surroundings. No industrial processes will occur on the development and no workforce will be on the site. A foul sewage facility is not required. The risk of flooding in the area is addressed by the insertion of a soakaway.



A few Parish residents had commented on the Planning Portal, some listing concerns over the development.

A resident (neighbour to the development) stated that following conversations with the applicant some concerns were raised and have been included on the Planning Portal-

- Noise – logs to be cut up on site and stored. The application stated 3 days working on site 9.00am to 4.00 pm. Use of chain saws and other machinery.
- Flooding impact – due to climate change the tidal limit of the surrounding river to the development has increased. The intended soak away may not be suitable for the location.
- Environmental – the development is in a conservation area, and the bio-diversity includes several specific birds that nest in the area.
- Visual impairment – the intended machinery store is very large and excessively high more so with the ridge height at the western level than the eastern level. The development is on an incline.
- Egress and access to the development was suggested as not suitable for machinery or regular vehicular use.

The Design representative acknowledged that the points raised at this Meeting should be addressed in the Design report and with the Cornwall Council Planning Officer. It was confirmed with Cllr Gingell (Chairman) that no pre-application had been made before submitting the full application.

Councillors **Resolved** to note this report and vote on the Application at item 176 (A).

168 To receive Apologies for Absence and approve the reasons given

Cllrs Mathers & Savery.

Councillors **Resolved** to note.

169 Declarations of Interest

Councillors **Resolved** that no Councillors declared pecuniary or non-pecuniary interests.

Councillors **Resolved** that no Councillors were liable for written Dispensations or Gifts.

170 Minutes of the Public Meeting held on the 13th February 2024

Minutes (draft) 13th February 2024 - Proposed Cllr Walker (Vice Chair), seconded Cllr Barton. 4 agreed, 3 abstentions.

Councillors **Resolved** to approve the draft Minutes.

171 Matters arising from the draft Minutes for report purposes only.

No matters arising.



172 A Report from Cornwall Councillor Martin Worth

Cllr Worth reported as follows-

Cornwall Council Business Plan. 2022/26

It highlights our Mission in Working with Communities for a carbon neutral Cornwall, where everyone can start well, live well and age well.

We have four key priority outcomes

1. A brilliant place to be a child and grow up
2. In a thriving, sustainable Cornwall
3. With vibrant, safe and supportive communities
4. All supported by an empowering and enterprising Council that delivers great value for money

The link to include to the full document to show the details

[Council Business Plan 2022-2026 Budget 2022-23 and MTFP - Appendix 1 Council Business Plan 2022-26.pdf \(cornwall.gov.uk\)](#)

You can now link to a live Dashboard on our current performance against this plan here. There is a wealth of updated dynamic information for the public to view.

[Important Links | The Cornwall We Know | Let's Talk Cornwall](#)

Particularly the Insights Dashboard

[The Cornwall We Know | Let's Talk Cornwall](#)

The second part to include my responsibilities and activities.

Cllr. Martin Worth

[Councillor details - Martin Worth - Cornwall Council](#)

Saltash, Trematon & Landrake Division

Providing day to day support to approx. 5,500 residents, includes the new Treledan development. Working closely with the new developers for the delivery of whole community benefits.

Focus on improving Community Bus Usage to bring surrounding parish residents into Saltash and integration with existing rail & bus services.



- Economic, Growth and Development Overview and Scrutiny Committee (Chairman, Voted in 15th Nov 2022)

[Committee details - Economic Growth and Development Overview and Scrutiny Committee - Cornwall Council](#)

Focus on the Portfolios of Housing & Planning, Transport, Economic Development

- Tamar Bridge and Torpoint Ferry Joint Committee (Co-Chair) Cornwall Council

Delivering our new future business plan for 24/25 with to enter negotiations supported by Peninsular Transport Strategic Road Transport Priorities for Cornwall & Devon (as attached) with the DFT and National Highways.

- Cornwall Councillor Representative on the Devon & Cornwall Police & Crime Panel
- Customer and Support Services Overview and Scrutiny Committee

[Committee details - Customer and Support Services Overview and Scrutiny Committee - Cornwall Council](#)

- Strategic Planning Committee for Cornwall Council

Championing the emerging 5% Community Revenue Share from new Environmental Generation Projects

- Executive Member of new Tamar Valley National Landscape (replaces the AONB)

Working closely with our farming community for the project delivery of Farming In Protected Landscapes FIPL.

Securing the funding and ordering the new Electric Ferry for Calstock and future routes down the river Tamar

- Mount Edgcumbe Joint Committee

Securing agreement with Plymouth City Council the delivery in Spring 2024 of Beryl Electric Bikes to come to SE Cornwall

[Beryl, A bike & scooter sharing scheme in UK towns and cities](#)

- Chairman - Landulph Parish Council
- Councillor Advocate of Devon & Cornwall Police and Crime Commissioner
- Safer38

Councillors **Resolved** to note this report.

173 Presentation by Cllr Worth

Cllr Worth updated the Meeting with details of the Cornwall 451 bus service to serve Higher Town and Home Park Landrake, launching a service to the local Waitrose, Lidl's, and the



Garden Centre. The service will have links to the Saltash railway station and connect with the Saltash 450 service. More information can be found on the following links.

451 Bus Details on the new timetable will appear here [AFTER 31st March 2024](#) and the bus service can be tracked live. The Service will be a 'Hail & Ride' where safe to do so. From Highertown Park – Home Park, Landrake it will run to Tamar View Garden Centre and then to Waitrose, Lidl and onto Saltash Fore St.

[451 - Merrymeet to Saltash, via Menheniot, St Germans, Tamar View Nurseries | Go Cornwall Bus](#)

The formal announcement of the new 451 can be read here. They are the same as Go Cornwall Buses so Concession Passes can be used.

[Transport for Cornwall network update - 31st March - Go Cornwall Bus](#)

451

SRB

This route will operate on a Wednesday instead of Monday, amended timetable to include Landrake

Councillors **Resolved** to note this report.

174 Grant applications

Two Grant Applications were received by the Parish Council for the year ending 31st March 2024 -

Grant 1 - Sir Robert Geffery Memorial Hall Committee - £500 (purchase of electronic entertainment package to include a PA system, bingo machine and TV.

Cllr Walker (Vice Chair) proposed, Cllr Smeardon seconded a grant of **£500**. 5 agreed, 2 abstentions.

Grant 2 - Landrake with St. Erney Parochial Church Council - £700 (purchase of mowing machines, strimmers and hedge cutters (including on-going maintenance costs) to maintain the churchyards at Landrake and St. Erney Parish churches.

Cllr Walker (Vice Chair) proposed, Cllr Smeardon seconded a grant of **£500**. All agreed.

Councillors **Resolved** to support awards of **£1,000** from the Grants and Donations budget.

Cllr Walker (Vice Chair) noted that the Grant payments were listed on the Approval list.

The Clerk/RFO explained that the reason for this was purely an end of year procedure to ensure that all Council expenditure was noted before 31st March 2024, otherwise the Grant monies would not be considered until the 9th April 2024. Councillors had the option not to approve grant monies at item 175 (A) should they so wish and this would be reflected in the Minutes.

175 Finance

A Accounts for Payment March 2024



Delegated Authority – Councillors to note that due to the change in the Parish Clerks from K. Heald to C. Cook, Unity Trust Bank have yet to note the change in accordance with the Bank changes amendment form completed by Cllr Gingell (Chairman). Authorisation of payments is still in transition. As an existing signatory (until the new Clerk is added) Graeme Francis authorised the current payments as an emergency measured as agreed between the Parish Clerk and Parish Chairman 15th February 2024.

Cllr Cartledge-Claus proposed, Cllr Gingell (Chairman) seconded the approval of the Accounts for payment in the sum of **£2,418.77** (Unity Bank quarterly charge £18 included). All agreed.

Motion – the Parish Council to transfer the Earmarked sum of £25,000 in the Nationwide Bank account to the Sir Robert Geffery (SRG) Hall Committee, Unity Bank account in preparation for the Solomon Browne Room (SBR) refurbishment work. The (SRG) will require to fund construction work prior to Grant monies being received. The Bank transfer to occur April / May 2024 under the Chairman’s instruction. Councillors to approve in principle.

Cllr Gingell (Chairman) proposed, Cllr Cartledge-Claus seconded the approval of the transfer of funds outlined in the **Motion**. All agreed.

Cllr Gingell (Chairman) advised that it was necessary to ensure that another signatory to the Council’s Unity Trust bank Account is able to authorise payments for the council in place of Graeme Francis who has resigned from the Parish Council. Cllr Barton is already a signatory to the Unity Trust account but is not set up for online banking. Therefor the Chairman will make the necessary Account alteration to enable councillor Barton to undertake the on line banking process. All agreed.

Councillors **Resolved** to approve the accounts for payment and note the new Account signatory.

B Bank reconciliation and Earmarked Funds (EMF)

The Unity Trust bank balance was reported as **£12,290.47**
The Nationwide Earmarked Funds as **£52,458.69 (excluding March interest)**
EMF **£27,458.69** & Sir Robert Geffery Hall (SGR) **£25,000.00** total **£52,458.69**

Refer to Finance report at www.landrakeparishcouncil.gov.uk

Councillors **Resolved** to note.

176 Planning <http://planning.cornwall.gov.uk/online-applications>

New Planning Applications – One received

Application PA24/01212

Proposal Proposed siting of an agricultural and forestry building
Location Land North East of Pencavo Mill Pencavo Hill Tideford Cornwall



Grid Ref 235550 / 60236

Councillors noted the points raised under item 167 above.

Cllr Smeardon stated that the Council had empathy towards a farmer 'starting out' and wished to support the planning application subject to conditions, particularly the size of the agricultural storage buildings and the egress and access to the site due to narrow lanes in the area. Councillors acknowledged this point.

Cllr Morris stated that the proposed 2-acre site could not sustain a flock of 20 sheep for a long period. The lanes to Pencavo Hill are very narrow and not suitable for large vehicles, evidenced by lorries which take the wrong turning in error and have difficulties manoeuvring.

Cllr Gingell (Chair) proposed, Cllr Walker (Vice Chair) seconded support for the application.

Councillors voted – 5 Support. 1 Reject. 1 Abstain.

Councillors **Resolved** to SUPPORT Application PA24/01212 subject to conditions

Planning Application Decisions – None received

Planning Application for Information – One received

Application PA24/01444

**Proposal Works to trees in a conservation area (CA), works include Pollard
Tree to 2 metres**

Location Church of St Michael Church Street Landrake Saltash Cornwall

Councillors **Resolved** to NOTE the works to a Pollard tree - Application PA24/01444

Planning Applications received after Agenda published – None received

Councillors **Resolved** to note.

177 Recreation Field

See item 179.

Councillors **Resolved** to note.

178 Village Playground and village maintenance

Cllr Gingell (Chairman) advised that there were no major issues to report and that the usual village maintenance work had taken place. Some minor repairs had been completed on playground equipment where required.

Councillors **Resolved** to note.



179 Environmental Sustainability

The Meeting planned with the Sir Robert Geffery school was cancelled and re-arranged for 22nd March 2024. Cllrs Gingell, Walker & Mathers would attend.

Councillors **Resolved** to note.

180 Cornwall Area Partnerships (CAPs)

Cllr Smeardon attended the Meeting 5th March 2024 which was very well subscribed.

Councillors are asked to refer to the Agenda and Minutes of the previous (CAPs) meeting as previously distributed.

Cllr Smeardon made specific mention of-

- Health Hubs intended to reduce the number of visits to Health Centres and GP appointments
- Development of average speed cameras throughout Cornwall
- Proposal / Petition form from Cllr Colin Martin regarding 'free' Tamar bridge crossings
- Planning development proposals and local needs (see feedback template)

ACTION: The Clerk to update Councillors with the (CAPs) Feedback form and template for Parish Council to feed in their own ideas/wish list. The current (CAPs) scheme of projects to be distributed. The next (CAPs) Meeting is scheduled for June 2024.

Councillors **Resolved** to note.

181 Saltash Area Road Safety (SARS)

No report. A Meeting date for 2024 was awaited.

Councillors **Resolved** to note.

182 A38 Trerulefoot to Carkeel Safety Project

Cllr Owen stated that no Meetings or information had taken place. Details are normally received from Mr David Landers, the representative for the A38 Project.

ACTION: The Clerk to update Cllr Owen with details of Meetings and Minutes of Meetings when they arise.

Councillors **Resolved** to note.

183 Clerk's items

The Clerk explained the benefit of the Parish Council entering into a Service Level Agreement (SLA) for Legal services advice from Cornwall Council, possibly from April 2024. The Council would pay for the services when they request advice and not for the (SLA) itself.

ACTION: The Clerk to distribute details of the Service Level Agreement terms and conditions.



Councillors **Resolved** to note.

184 Correspondence

None.

Cllr Walker (Vice Chair) asked about the (NDP) development. This item would be discussed at the next Public Meeting 9th April 2024.

Cllr Smeardon identified the directional sign at Fairviews which required repair.

ACTION: Cllr Gingell (Chairman) to arrange for the damage to be repaired under village maintenance.

Councillors **Resolved** to note.

185 Date of next meeting

The next Meeting of the Council will be the **Public Meeting** on Tuesday 9th April 2024 at 7:00pm in the Sir Robert Geffery Memorial Hall (covid safe).

The Parish Council would continue to follow any instructions from CALC concerning the COVID -19 situation in connection with forthcoming Public Meetings. The choice to meet face to face was now an option with safety guidelines applying.

Please refer to www.landrakeparishcouncil.gov.uk for further details.

186 End of meeting 20:35

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Signed (Chairman)

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Date



Hall Committee briefing – Sir Robert Geffery Hall (sole Trustees)

Cllr Gingell (Chairman) updated Councillors with the following communication which had previously been distributed and provides Background information to recent Meetings.

Dear all

To inform you all that we are making progress for the development project, with many thanks to Tim from Cocreate the architect's company that we are using for the Hall development.

Thanks to Tim we are now in the process of appointing

Structural engineer Lee Ryall

Heritage Statement Daniel Ratcliffe

Quantity Surveyor KQS

The above have been selected by Graeme, Paul, Dick and myself from the list of companies that Tim has recommended to us, that would be suitable and in the appropriate cost bracket for our development, Tim has been very involved in helping to guide us on this decision.

Also, we have appointed Colin Hicks of Westernecology to undertake the bat/birds survey on the Hall and Solomon Brown room, all of the above are needed to move forward to the Planning application going into the Cornwall Council, and also for costings for the building project and to put into our application of an expression of interest for the Levelling up grant.

This is to update you all on where we are at this moment in time.

Graeme, Paul, and myself along with Chris Cook (the Landrake Parish Council clerk) will be having a zoom meeting on this Thursday evening (29th Feb) to formulate and prepare to set up the statement of Expression of Interest for the levelling up grant, which has to be completed and sent by the 15th of March.

Although we have appointed a Quantity Surveyor to work out the costings of the project, they will not be able to complete the task in time (expected 2-3 weeks) for us for the 15th March deadline.

In the meantime, I will contact Tim of cocreate to ask if he could formulate a rough cost of the project on the Metered square system that they use as a formula. I will also contact the Electrician and Plumber that we use, to get a rough cost of the plumbing and Electrical work that will be required for the project, so that we can add that to Tim's calculation.



Paul Hooper as our contract manager will contact the Lee Ryall, Daniel Ratcliffe and KQS the selected engineers and Heritage inspector, and copy Tim from cocreate into these contact discussion to move forward with their site examinations and reports asap

If anyone has any concerns or questions, please give me a call to discuss, otherwise fingers crossed that we can make that March the 15th deadline.

CURRENT POSITION

The Chairman advised Councillors regarding the following issues-

- Progress of the Build Project
- Architect's drawing is completed
- Heritage survey is completed
- Bat survey completed by Westernecology
- Structural Engineer has completed survey of the 'new build' and the roof solar panels
- Architect now in a position to complete the Planning Application (end March/early April). The Application is dependent on receiving all survey reports
- Cornwall Levelling Up funding. An Expressions of Interest form is currently being processed within the deadline date for LU funding
- The grant monies for the first stage is almost spent which includes Architects & Solicitors fees
- A Trustee Custodian Lease needs to be put in place transferring the Lease for the (SBR) from the Hall Committee to the Parish Council. Solicitor details awaited
- Two Parish Councillors appointed as the Trustee 'go between's' for the brief transfer of interest to the Parish Council. Cllrs Barton & Cartledge-Claus volunteered as the temporary Trustees.
- Paul Hooper and the Hall Committee to acquire 3 quotations to rebuild and refurbish the (SBR). A Tender Procurement process will follow when all quotations are received.
- Cllr Gingell (Chairman) to request that County Cllr Martin Worth support for the (SBR) project
- **The Public Meeting 14th May 2024 to be treated as the Annual Parish Meeting for all Residents of the Parish. A Presentation regarding the (SBR) project and Architect's update to be included in the presentation.**

Christopher Cook – Parish Clerk & RFO

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