



Landrake & St Erney Parish Council

www.landrakeparishcouncil.gov.uk

PUBLIC MEETING OF THE PARISH COUNCIL

Tuesday 9th July 2024

Present: Councillor Gingell (Chairman)

Councillors: Hooper, Mathers, Morris, Owen, Savery, Smeardon & Walker (Vice Chair)

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer.

Members of the public: **3**

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 9th July 2024

255/2024 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.

256 To appoint the Vice Chair to serve to May 2025

One nomination was received.

Cllr Gingell proposed, Cllr Mathers seconded that Cllr Walker be elected as Vice Chair. All agreed.

Cllr Walker signed the Acceptance of Office Form, to serve until 1st May 2025.

Councillors **Resolved** to note.



257 Public participation

The applicant introduced the proposed Planning development at Moor View (PA24/01294) and updated Councillors.

- The Pre-App dated 2020 – Planning had approved the layout
- All survey reports included in the application including a flood run-off survey and environmental issues
- Highways objections being addressed in accordance with the Traffic Regulations Order
- Indicative layout for 10 affordable homes included mix of housing and a bungalow for the disabled
- The development being made to meet Housing needs in Cornwall and compliant with the Section 106 scheme (Housing for local-residents)
- The development to include building with sustainable materials, solar panels, heat source pumps and parking for residents. Parking at a premium.
- Consultation with a Housing Association to manage the build programme. No Contractor selected. Number of affordable houses for purchase/rental not finalised
- Access point from the development at School Road with traffic flow in both directions. Traffic Lights under consideration.
- Safety of the Village is paramount with minimal impact to the local Community anticipated

Councillors made a few recommendations concerning the number of affordable houses in the proposed development, along with suitable parking, and reemphasised the safety of the village along with access and egress to the new site. Councillors were sympathetic to the development and minded to support the Application subject to conditions. See Item 264 (1) below.

Councillors **Resolved** to note.

258 To receive Apologies for Absence and approve the reasons given

Cllrs Barton, Cartledge-Claus & County Cllr Worth

Councillors **Resolved** to note.

259 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.

260 To approve and sign as a correct record the draft Minutes of the Public Meeting of the Parish Council held on Tuesday 11th June 2024 (LGA 1972 sch.12 para 41(1))

Minutes (draft) 11th June 2024 - Proposed Cllr Gingell (Chairman), seconded Cllr Mathers.



5 agreed, 3 abstentions.

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

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

No matters arising.

262 A Report from Cornwall Councillor Martin Worth

Cllr Worth was attending the Cornwall Area Partnership Meeting on the 9th July 2024.

Councillors **Resolved** to note this report.

263 Finance

A Accounts for Payment July 2024

The Accounts for payment were proposed Cllr Mathers, seconded Cllr Walker (Vice Chair).
All agreed

Councillors **Resolved** to approve payments for July.

B Bank reconciliation and Earmarked Funds (EMF)

The Unity Trust bank balance was reported as **£17,063**
The Nationwide Earmarked Funds as **£53,207 (including June interest)**
EMF **£28,207** & Sir Robert Geffery Hall (SGR) **£25,000.00** total **£53,207**

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

Councillors **Resolved** to note.

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

New Planning Applications – Three received

<u>Application</u>	PA24/01294 (not PA24/02194 as recorded on the agenda)
Proposal	Outline application with some matters (appearance, landscaping, layout and scale) reserved for construction of up to 10 houses (affordable led scheme)
Location	Land to the East of Moor View New Road Saltash
Grid Ref	237871 / 60860

Councillors raised specific concerns (see also Item 257 above).



Councillors agreed to support the planning application subject to conditions:

- The number of affordable homes be reduced from 10 to 8
- Traffic route restrictions in compliance with the Traffic Regulation order (including access and egress to the development)
- Parking spaces be increased from 2 to 3 as stipulated in the Parish Council's (NDP) Plan.
- Confirmation of sustainable building materials, solar panels, heat source pumps being used.

Proposed Cllr Walker (Vice Chair), seconded Cllr Gingell (Chairman)
Councillors voted, 7 Support, 0 Reject, 1 Abstain.

The Parish Council agreed to SUPPORT Planning application PA24/01294

Application PA24/04607

Proposal Application for lawful Development Certificate for an existing
Use for siting of 14 mobile homes (with extensions) and
continued occupation for residential purposes

Location Coombe Lynher Landrake Saltash Cornwall

Grid Ref 236670 / 62665

Councillors were unable to reach a decision as it was not clear whether the Certificate applied for was in retrospect or reflected a new development.

ACTION: The Clerk to seek clarification and report back to Councillors. The response deadline for the Council to provide a reply to the Planning Development Officer is the 12th July 2024

Application PA24/03052

Proposal Single storey rear extension

Location 7 Geffery Close Landrake Saltash Cornwall

Grid Ref 237480 / 60645

Councillors acknowledged that the original Planning Application for an extension at Geffery Close was for a two-storey extension. Councillors agreed to support a single storey extension.

Proposed Cllr Gingell, seconded Cllr Owen. All agreed

The Parish Council agreed to SUPPORT Planning application PA24/03052



Planning Application Decisions – None received

Planning Application for Information – One received

Application	PA24/03147
Proposal	Complete refurbishment and renovation of existing abandoned dwelling house without compliance of condition 2 of decision PA22/01845 dated 12/07/2022
Location	The Barn Cuttivett Landrake Saltash
Grid Ref	236053 / 62369

Decision under 5-day Protocol – Decision awaited as at 9th July 2024

Planning Applications received after Agenda published – None received

Councillors **Resolved** to note all Planning matters.

265 Recreation Field

The Clerk thanked Cllr Mathers for providing a report following the recent Meeting between the Councillor and the School Head Teacher at the Sir Robert Geffery school.

The area known as the football field, on the north side of the A 38 is leased to the Parish Council by the Ironmonger's Charity. It is a great open space which is not well used at present. We would like to develop it for the Parish, especially for the benefit of the children and their parents. These intentions are in line with the wishes of the Ironmongers Charity namely to support the children of the parish, which is why we are very keen to work with the school. We want to secure a longer period of lease, so that we can be sure any investment is worthwhile and sustainable.

Some weeks ago Parish Councillors met with the Headteacher and a brilliant group of children at the school who came up with interesting and thoughtful ideas. These included:

- Earth ramp for scooters and bikes
- Small Orchard – pear, apple and plum
- Eatable forest raised beds for herbs and soft fruit
- Area for dogs to run
- Wildflower areas
- Activity Trim trails
- Seating and picnic areas

To drive this forward we need a working party made up of children and their parents with the support of one or two Parish Councillors and Parishioners.

If you are interested in shaping this interesting project please contact Christopher Cook, Clerk to the Parish of Landrake and St Erney email: clerk@landrakeparishcouncil.gov.uk



Councillors thanked Cllr Mathers for the report and added that the Village survey carried out in the past could be used to identify and communicate with those Parishioners interested

Councillors **Resolved** to note.

266 Village Playground and village maintenance

Cllr Gingell (Chairman) stated that remedial repairs had been made to some play equipment to keep them functional, and that the weed spraying activity was taking place in the Village.

Councillors **Resolved** to note.

267 Cornwall Area Partnerships (CAPs)

No report.

268 A38 Trerulefoot to Carkeel Safety Project

Cllr Owen stated that the next Meeting is in week beginning 15th July 2024 and an update on the proposals for the A38 improvements was expected.

Councillors **Resolved** to note.

269 Neighbourhood Development Plan (NDP)

No report.

270 Clerk's items

The Clerk advised that Cllrs Mathers and Savery had drafted a letter for a local farmer to register a complaint concerning the speed of tractors around the Village and the manoeuvring of tractors around tight spots. The draft letter had been circulated to all Councillors for information.

Councillors **Resolved** to note.

ACTION: The Clerk to formally send the letter once the postal address had been ascertained.

271 Correspondence & Any other business

271 (a) Countywide 20mph Speed Limits – Phase 3 Cornwall Gateway

Cornwall Council have run a consultation to 7th June 2024 inviting submissions to the traffic consultation by emailing Infrastructure Design at traffic@cormacitd.co.uk



Several Residents of the Parish have submitted their comments, and the Parish Council received correspondence urging the Council (a) to take action, and (b) to consider adding the road up to Home Park off the A38 in the consultation process.

On behalf of the Parish Council, Cllr Gingell (Chairman) drafted a including the comments above and adding a further two sections to the proposals of the 20mph speed limits, namely, Pound Hill from the main road to the top of Pound Hill, and West Lane where there is currently a 40mph zone which after thirty metres increases to a 60mph limit.

The full consultation response from Cllr Gingell (Chairman) can be read in the agenda **11th** June 2024 item 19 (c) or at www.landrakeparishcouncil.gov.uk

The Clerk forwarded the Councillors response to traffic@cormacltd.co.uk before the consultation period ended.

Councillors are seeking a site meeting at the bottom of Pound Hill to explain further the reasoning behind the request to include Pound Hill. The local Cormac Engineer is not interested in a site meeting whilst the consultation process is open and until the information has been reviewed. Therefore, the Clerk will contact enquiries@cornwallhighways.co.uk to seek a response.

Councillors **Resolved** to note all matters and await the outcome of the consultation.

272 Solomon Browne Room refurbishment & Roof repairs – Cllr Gingell

Cllr Gingell (Chairman) updated Councillors as follows:

- The grant received by the (SRG) Hall Committee cannot be used to fund installation of solar panels to the roof of the (SBR), and the grant monies £10,000 may have to be returned.
- Inspection of the roof space to the (SBR) has revealed some extensive woodwork and rotten trusses. Such damage is not covered by an insurance peril. The roof is not stable enough to take solar panels.
- The rotten timber can be treated and two repair estimates will be obtained.
- A consultant may have to be engaged in order to advise the (SRG) Hall Committee on the way forward with repairs.
- Repair costs may be sourced using the Parish Council reserves on Account 1.
- Councillors will consider expenditure when estimates are available.

Councillors **Resolved** to note all matters.

273 Date of next meeting

The next Meeting of the Council will be the **Public Meeting** on Tuesday 10th September 2024 at 7:00pm in the Sir Robert Geffery Memorial Hall (covid safe).

The Public Meeting planned for the 8th October 2024 has been cancelled and replaced with a Meeting on the 21st October 2024 of the Finance Committee to address the Parish Council's Budget 2025/2026.



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.

274 End of meeting 20:50

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Signed (Chairman)

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Date

Sir Robert Geffery Hall – Sole Trustees meeting.

Cllr Gingell (Chairman) advised Councillors that the Lease Assignment document between the Landlord (Landrake with St. Erney Parish Council) and the Tenant (Trustees of the (SRG Hall Committee), along with the HM Land Registry TR1 form had been received from Wellers Hedley Solicitors. Subject to a few minor amendments to both the Lease & TR1 form, the documents would be ready to execute 10th September 2024.

Christopher Cook – Parish Clerk & RFO

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