



Landrake & St Erney Parish Council

www.landrakeparishcouncil.gov.uk

PUBLIC MEETING OF THE PARISH COUNCIL

Tuesday 13th October 2026

Present: Councillor Gingell (Chairman)

Councillors: Hewison, Hooper (Vice Chair), Landers, Morris, & Savery.

Also in attendance:

Christopher Cook - Parish Clerk & Responsible Financial Officer.

Paul Cador – Cornwall Councillor.

Members of the public: **17**

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 13th Oct 2026

632/2026 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.

633 Public participation

A resident mentioned a road accident which occurred along the road at Orchard's Meadow involving a child on a cycle. The Cornwall Councillor would follow up the incident which had already been reported to the Police. The request was made for Slow down Children crossing signs to be erected. Cllr Gingell (Chairman) advised that the Parish Council had erected slow down signs along the stretch of road in question in the recent past and that the signs had been vandalised.



A number of residents voiced their concerns in connection with the proposed Planning application PA26 / 06636 (see item 640). Many of the residents had recorded their objections to the application onto the Cornwall Council planning portal.

Objections included-

- Highway safety (pedestrians, particularly young children)
- Parking restrictions and obstacles during the construction period
- Access and Egress issues to the proposed development
- Lack of detail on the application form concerning the party wall
- Restricting the views of existing residents.
- Excessive height to the 3-storey building (no actual height on the application form)
- Loss of privacy and direct overlooking from proposed balcony and windows affecting properties along School Road, New Road, Geffery Close and Glenside Villas

Councillors, whilst sympathetic to Housing development agreed with the points raised by members of the public, adding that the building design and materials were not appropriate or in keeping with the area.

Councillors **Resolved** to note.

634 To receive Apologies for Absence and approve the reasons given

Cllrs Barton, Cartledge-Claus & Owen (holiday and conflicting issues).

Councillors **Resolved** to note.

635 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.

Councillors **Resolved** to note.

636 To approve and sign as a correct record the draft Minutes of the Public Meeting of the Parish Council held on Tuesday 8th Sept 2026 (LGA 1972 sch.12 para 41(1))

Minutes (draft) 8th Sept 2026 - Proposed Cllr Gingell (Chairman), seconded Cllr Morris.
4 agreed, 2 abstentions.

Councillors **Resolved** to approve the draft Minutes for 8th Sept 2026.

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

Item 645c refers. Amendment to factual inaccuracy in Item 624 relating to planning application PA26/03335. Item 604 to be amended from Dolbeare Park to Dolbeare Court with deletion of



grid reference. Cornwall Councillor Paul Cador confirmed that Regency submitted the application using the incorrect location.

Councillors **Resolved** to note the amendment.

638 A Report from Cornwall Councillor Paul Cador

Cllr Paul Cador reported as follows-

- The Stoketon roundabout improvements should be finished in Autumn 2026 and are on schedule.
- The parking permit request and request for suitable notices to be placed on the church yard wall along Tideford Road addressed with the Saltash Team Ministry vicar. The request can be accommodated subject to information concerning the number and size of the notices which would require ratification by Truro Diocese by means of a faculty. The resident making the request will action the notices.

Councillors **Resolved** to note this report.

639 Finance

A Accounts for Payment October 2026

The Accounts for payment were proposed Cllr Landers, seconded Cllr Morris. All agreed.

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

B Direct bank payments & Receipts for information

All bank receipts for this period £137 Total receipts 2026/2027 are **£24,387**

Total receipts Account 1 2026/2027 are **£24,113**

Total receipts Account 2 2026/2027 are **£274**

Councillors **Resolved** to note.

C Bank reconciliation and Earmarked Funds (EMF)

Unity Trust bank current account **£26,943**

Unity Trust bank savings account **£28,102**

The savings account represents (EMF) reserves.

Bank balance reconciliation all Accounts **£55,045**

Councillors **Resolved** to note all Finance balances.

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



Councillors **Resolved** to note the Finance report.

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

New Planning Applications – One received

Application **PA26 / 06636**

Proposal **Three-bedroomed detached dwelling with two parking spaces**

Location **The Old Stable Shed New Road Landrake PL12 5EA**

Grid ref **237470 / 60618**

Councillors noted the points raised under Item 633 adding that-

- Highway Safety and Access – requiring drop-kerb access onto New Road (main access route to the Village).
- In addition to current traffic volumes in the area the addition of vehicle parking on and into the site will cause further congestion.
- Residential significance – the proposed balcony and windows will affect the privacy of properties in School Road, New Road, Geffery Close and Glenside Villas resulting in loss of daylight/sunlight and overshadowing to properties and gardens.
- The proposed new structure has an overbearing scale and visual dominance. These details are NOT shown on the application's elevation drawings
- The footprint of the proposal restricts potential garden amenity. The garden area is small and not proportionate in size to the proposed property.
- The design materials clash and are not in keeping with the local area. Most properties in the area are brick rendered.
- The design is incompatible in height with properties in the area.
- Landrake village centre is designated a conservation area circa 1993 and the proposed building has a negative impact in this respect.
- Buildings should be no more than 2-storeys in height unless there are very special circumstances or needs.
- Any new developments should be in accordance with the existing aesthetic and historical values in the Parish.
- The proposed development is in contradiction to the Parish Council's (NDP) plan published in February 2018 (policy 7 design refers).

Councillors agreed not to support the application.

Proposed Cllr Gingell (Chairman), seconded Cllr Landers (Vice Chair).

6 agreed NOT TO SUPPORT the Planning application PA26 / 06636.

Planning Application Decisions – One received

Application **PA26 / 03801**



Location **The Old Stable Shed 1&2 School Road Landrake PI12 5EA**

Proposal **Proposed relevant demolition in a conservation area:**
Removal of fair-faced concrete block wall (with render plinth)

Application PA26 / 03801 Approved 14th September 2026

Planning Application – For Information

Planning Application received after Agenda issue – None received

641 Recreation Field

Cllr Gingell (chairman) advised that the fencing has not been completed due to weather conditions.

The hedge flail mower has been used to cut the boundary hedge rows around the football field inside and the roadside, along with the road side area from the Home Park entrance to the garages at the top of Pound Hill. The Public footpath around the tennis lawn area from the footpath entrance to Pound Farm, Pound Hill has also been cleared.

Councillors **Resolved** note this report.

642 Village Playground and village maintenance

Cllr Gingell (Chairman) reports, that the missing wooden fence panels to the playpark have been replaced and the entire fence painted twice.

The junior climbing frame and slide have been dismantled for repairs and the area cordoned off. The frame is being repaired and repainted and will be reinstalled by the end of October, weather conditions permitting.

Salt bins in the Parish have been checked in preparation for the winter. 8 of the 10 bins are full of salt. The salt bin at the Sir Robert Geffery Hall is half-full and will be replenished by Cormac.

The salt bin at the rear of the Pub to be relocated to the front and replenished with salt. The salt bin at the bottom of Lowertown Road has been vandalised. Should the bin lid not be replaced with another lid then a new bin will be ordered.

ACTION: CLERK to order a new bin.

Councillors **Resolved** note this report.

643 Other Councillor reports

National Lottery Community fund – play equipment project application

(1) National Lottery Community fund – play equipment application submitted



(2) Cornwall Highway Improvement Programme (CHIP) – Tideford Rd tranche1

(3) Green Link report – ongoing for action

(4) Walks around Landrake – 50 brochures delivered, a further 50 to be printed.

(5) A38 Safety Footbridge – Councillors noted that the footbridge was not being used as regularly as it should be especially by school children. The facility was difficult to enforce and Councillors would not take further action at the moment.

Councillors **Resolved** to note these reports.

644 Clerk's items

Clerk's items – draft Budget & Precept 2027/2028

Draft figures were circulated to Councillors for discussion and resolution at the November meeting. The draft, as explained by the (RFO) suggested a small annual increase of approx. £1,000 to the Budget levels to provide for inflationary factors. Councillors noted that the annual budget for village maintenance was regularly being underspent and that greater attention should be given to maintenance work in the village in areas not previously identified.

Councillors resolved to agree in principle with a Budget amount £25,910 (current £24,900) & Precept amount £24,300 (current £23,200). Confirmation by Motion 10th November 2026

Councillors **Resolved** to note.

645 Correspondence

The Clerk circulated the following correspondence to Councillors.

- **Planning newsletter – Neighbourhood Priority statements**
- **Local Government bulletin**
- **Community Area Partnership meeting**
- **Government bulletin – LG Reorganisation Plans & Martyn's Law**
- **CALC Training – Planning & Enforcement**
- **Affordable Housing newsletter**
- **Town & Parish Councils Clerk Essentials bulletin**
- **Weed and Public Realm Management**

Items 645a & 645b resident's request for information regarding speed cameras at Stoketon Cross roundabout improvements and the response from the Cornwall Councillor is included in the agenda.



Items 645c & 645d regarding a factual inaccuracy in Planning applications PA26 / 03335 are addressed in the agenda and at Item 637 above.

Councillors **Resolved** to note.

A Public Bodies (Admission to Meetings) Act 1960

To **Resolve** that pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

B Co-option interviews for a Parish Councillor

Councillors were grateful that two candidates had applied to fill the Councillor vacancy role. Following an Interview process candidate 1 was unanimously voted as the successful candidate. William Haddon was appointed as Councillor and given the Register of Interests form to complete before the next Public Meeting 10th November 2026.

C Public Bodies (Admission to Meetings) Act 1960

To **Resolve** that the public and press be re-admitted to the meeting.

646 Date of next meeting

The next Meeting of the Council will be the **Public Meeting on Tuesday 10th November 2026 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.

647 End of meeting 21:10

.....

Signed - (Chairman)

.....

Date

Christopher A. R. Cook – Parish Clerk & RFO

32 Essa Road Saltash PL12 4EE Tel 07523 005414

clerk@landrakeparishcouncil.gov.uk www.landrakeparishcouncil.gov.uk