

**Minutes of a meeting of Landulph Parish Council Virtual Meeting held on  
Monday 15<sup>th</sup> June 2020 at 7.30pm**

**PRESENT:** Councillors M. Worth (Chairman), A. Butcher, P. Braund, G. Braund, R. Cradick, M. Dennis, M. Holmes.

Also present: Cllr Jesse Foot, and Clerk to the Council.

**Public Forum**

**10-20 TO RECEIVE APOLOGIES FOR ABSENCE** – none.

**11-20 DECLARATIONS OF INTEREST RELATING TO ITEMS ON THE AGENDA** - none.

**12-20 TO CONFIRM THE MINUTES OF THE PREVIOUS MEETING (18.05.2020)**

It was RESOLVED that the minutes of 18<sup>th</sup> May were agreed.

**13-20 MATTERS ARISING FROM THE MINUTES**

- a) With reference to minute no. 04-20c) Cllr Worth confirmed that the dog bin has been installed at the church.
- b) With reference to minute no. 04-20d) Cllr Worth confirmed that the white van has been removed.
- c) With reference to minute no. 07-20 Cllr Worth asked that the most current version of the Standing Orders is added to the website [**ACTION: Clerk**].
- d) With reference to minute no. 08-20-2) Cllr Worth advised that the Clerk had contacted Cornwall Council, and this was on the agenda for discussion at this June meeting.

**14-20 PLANNING – TO CONSIDER PLANNING APPLICATIONS:** none received.

**15-20 AFFORDABLE HOUSING DISCUSSION UPDATE**

Following the Rosehill planning application that was discussed at the last meeting, there have been discussions about affordable housing in the parish. The Parish Council has raised questions with Cornwall's planners on whether the Parish Council would receive the £91,200 and how it should be spent. An email was received on Friday 12<sup>th</sup> June from the Manager of Cornwall's Neighbourhood Development Team, in response to the Parish Council's question on whether affordable housing is included in the limit of approximately 20 houses within the Landulph Neighbourhood Development Plan.

Cllr Worth read out the email as follows:

“The answer to this is not straightforward, but I'll try to explain it clearly.

Neighbourhood Plans (and indeed any sort of Planning Policy Document) can't set a limit on the number of houses to be built. The housing apportionment figures in the Local plan are a minimum figure, calculated to meet the needs of the population over the plan period and the neighbourhood plan figure is an indicative figure based on/ in general conformity with this.

The neighbourhood plan housing figure is an indication of the level of development that is planned for. It is not a target or limit and we don't count off the number of units delivered and subtract them from the target and only then allow the residual number. The Landulph NDP recognises this and the housing statement is clear that the strategy of the plan should enable approximately 20 houses. The housing figures in the NDP date from 2018, at which time there were 9 commitments and there had been 15 completions since the start of the Local plan period (on which the housing figures are based) in 2010. I agree that the estimated 20 units is in addition to those 9 commitments.

The policy doesn't specify whether these should be open market or affordable. Many NDPs, when they include an indicative figure like this, are talking specifically about open market housing because the figure relates to development within a development boundary and if the site size is restricted to 5 and under, as the Landulph policy requires, this will not trigger affordable housing delivery. So, although the Landulph NDP does not draw a development boundary, I interpret the figure of approximately 20 to indicate open market housing.

If there is an affordable housing need, it is likely under these circumstances to be delivered on exception sites. This is governed by strategic policy 9 of the Cornwall Local Plan and neighbourhood plans can't override this. The need for affordable housing will fluctuate over time, and is established through the Housing Needs Register. It's not appropriate for NDPs to put a limit on affordable housing (and I don't think Landulph NDP does this) because Cornwall Council has a strategic duty to try to meet affordable housing need.

So, I suppose a shorter answer to Martin Worth's questions is yes but I would not really be happy about the idea that  $20 - 14 = 6$  so there are only 6 left to go, because it's not such a precise calculation as that. You won't be able to put a stop to all further development even if these are built and a further 6 are built before the end of the plan period".

Cllr Worth commented that, reading that gives us an indication of her interpretation. This is saying that the 15 affordable houses included in the Rosehill application out of the 29, leaves it with 14 open market, and the rest being affordable (not included in the 20).

Cllr Worth stated that he received a call from a Cornwall Planning Officer, who has also seen this email. Cllr Worth reiterated that during this call there was no discussion of individual planning applications. Cllr Worth stated that he felt he wanted to say this before the agenda item on affordable housing is discussed, as the Parish Council were looking to start discussions on the possibility of using the £91,200 for land and affordable housing.

Cllr Worth stated that the Parish Council decision on the Rosehill planning application was made at the May 2020 meeting, based on the facts at the time.

During a pre-meeting with Parish Councillors, there was a suggestion that the Parish Council highlights and promotes parishioners to access Cornwall's housing needs register. This was raised as an agenda item at this meeting and the following points were discussed:

Cllr P Braund commented that, if the Rosehill planning application is accepted, then the parish will have the right amount of affordable housing, so would suggest that the Parish Council holds off from promoting this until the outcome of the application has been decided by Cornwall Council.

Cllr Butcher commented that when the LNDP was in process, the Cornwall housing numbers for this part of the Community Network Area were shared out amongst all the different parishes. The Cornwall

Housing need for Landulph was 0 houses until 2030. The NDP developers thought this wouldn't be fruitful for the village development and the life of the village, so they suggested the figure. The LNDP states approximately 20 houses (it doesn't state precisely 20). We've heard from planners / affordable housing team recently that these numbers are approximate. It also says in the LNDP that affordable housing would be supported, and it doesn't say whether affordable housing would come out of the approximately 20 or not, all these things are open to interpretation – this is because Cornwall wanted it like that, so that it's negotiable.

There was a question on when the Rosehill planning application would be decided, and it was thought this would be at the end of July.

It was RESOLVED that the Parish Council would defer its decision on promoting the housing register until it has more clarification.

Cllr Dennis commented that there was a discussion that the Parish Council would highlight on the Parish Council website to signpost people to Cornwall Council's housing register website page. Cllr P Braund stated that it's not clear that the Homechoice Register is for this. The Clerk advised that a link to Cornwall's Homechoice Register is on the front page of the Parish Council's website, as well as on the 'who do I contact?' page – this page also has links to other housing related pages.

Cllr Worth asked Cllr Foot if he is aware of any other parishes who have highlighted this? Cllr Foot advised not that he's aware of, but will come back to the parish council if he thinks of any.

### **16-20 CRICKET GROUNT RENT**

The Cricket Club has written to the Parish Council asking for a reduction in the annual rent this year (£200 due this year), due to lost income from cancelled matches due to the COVID-19 situation.

This was discussed by the Parish Council, and it was RESOLVED that the decision would be delayed until the end of the season, depending on the number of matches they've played. The Parish Council would also ask the Cricket Club to let the Council know as soon as they've had a decision from their governing body and to keep us informed when there are likely to be matches.

There was also a query on whether there was an emergency fund for groups such as this to claim from. **[ACTION: Cllr Jesse Foot to forward the link to the Clerk].**

### **17-20 HEDGES**

The Clerk advised that the Parish Council has no funding, power or responsibility to cut the hedges – this is the responsibility of Cornwall Council, and advised that Landulph Parish Councillors would be personally responsible if an accident occurred whilst the work is undertaken.

Cllr Butcher commented that in the Leader of Cornwall Council's blog it's mentioned that they are not cutting hedges unless for safety reasons, and Cllr Butcher suggested that perhaps the Parish Council should follow their example. Cllr G Braund stated that the Parish Council wants to cut the hedge at Highdown only – for safety reasons. Cllr Worth stated that the Parish Council normally waits until the end of June to do this work. A parishioner has already reported the overgrown hedges to Cornwall Council, and someone from Cornwall Council inspected the hedges and they were deemed not unsafe.

Cllr Butcher asked if the Cornwall officer could be asked to return to inspect again. Cllr P Braund stated that the hedges need cutting, the Parish Council has to review this every year, it's clear that Cornwall Council aren't going to cut it. **[ACTION: Cllr Foot to chase via Cornwall Council]**.

It was proposed by Cllr Cradick, seconded by Cllr Worth, and it was RESOLVED that, at an appropriate time taking into account wildlife and bird nesting, and for safety reasons, the Parish Council will approach the contractor hired previously to cut the hedges (who is a specialist and is aware of the minimum amount of cutting required). **[ACTION: Cllr Worth to approach the contractor asap]**.

The Clerk advised that the Parish Council has no powers or funding to pay for the hedges, but that the Section 137 limit has been increased by c£200 this year. It was RESOLVED the Section 137 funding would be used to pay for this hedge cutting. **[ACTION: Clerk to record]**.

### **18-20 CARGREEN SPEED MONITORING**

Cllr Worth stated that black boxes had been placed in the parish last year and again in February, and the Parish Council has received detailed documents from Cormac, which shows every traffic movement. Two sites were recorded – one at Landulph Cross pointing at traffic coming down from Grove, the other at Coombe Lane / Fore Street. The report highlights:

- the average speed is c24mph at The Cross, with 2000 traffic movements, the fastest going over 40mph at 4am
- the average speed at Coombe Drive is 18-19mph, with 1000 traffic movements in Fore Street.

**[ACTION: Cllr Worth / Clerk to cc to Parish Councillors]**.

### **19-20 EMERGENCY PLAN – PARISH ONLINE AND DATABASE**

Cllr Worth offered the Parish Council's thanks to Clare Tagg for her work on the database. He explained that, under the Emergency Plan, we've put together the ability to be able to communicate with our parish. Parish Online is a live tool, principally using parish maps, but can also support asset registers, teams in real life emergencies, and engaging with the public. We've used it successfully with our COVID community volunteer operation, and the recent operation 'move'.

The system allows us to Database / maps etc / postal addresses / noticeboards / car parking areas / dog bins / grit bins / play equipment / war memorial / clock / treatment works / humanitarian assistance centres / infrastructure, etc.

This is live and dynamic, currently shared with the Clerk / Cllr Worth / Emergency Co-ordinator / Database Manager. This can be expanded, some of the confidential data is shared with nominated people. Parish Online 90-day free session, can be changed to a subscription basis at c£90 per year.

### **20-20 GRANT POLICY AND APPLICATION PROCESS / SOLAR FUNDING SCHEME**

The Clerk has updated the grant policy and application process, and provided Cllrs with an update on this year's S137 amounts. Key things: Applications would come into the Clerk by 30<sup>th</sup> September each year, which gives time for the Council to check on the details provided by the applicant, to check on whether the Parish Council has the power to spend on the grant application or whether Section 137 funding is required, for decision at the November meeting. whether they have the power or responsibility to spend on the application and whether there is a budget for it, for decision at the November meeting.

Last year it was agreed that this year's S137 would be spent on the Under Fives – but, as discussed, the amount allowed under S137 has increased this year (by c£200 – agreed for the hedges). This year, S137 funding is £3,727.36.

It was RESOLVED to adopt the Grant Policy and Grant Application process, and to incorporate the solar funding scheme amount into this.

The Clerk will advise at the July meeting how much solar funding / film community fund amounts are left **[ACTION: Clerk]**.

## **21-20 CORRESPONDENCE:**

a) Cornwall Council's request for comments on Dog Control Public Spaces Protection Orders by the 21st August 2020 to: [communityandenvironmentalprotection@cornwall.gov.uk](mailto:communityandenvironmentalprotection@cornwall.gov.uk).  
It was RESOLVED that the Parish Council would note this, and individuals could respond if they wish in a personal capacity.

b) Cornwall Council Highways Schemes – call for 4-year projects.  
Cllr Worth commented on a proposal to extend 20mph to 30mph at North Wayton down to 20 at the Grove and the school. Cllr Worth subsequently received an email from Cornwall Council advising that unfortunately this proposal doesn't meet the requirements.

Another proposal is the possibility of a footpath from Landulph Cross to Memorial Hall. Concerns expressed about whether the road is wide enough to take a footpath there.

Another proposal is to enlarge one of the passing places at Highdown – this was proposed many years ago when the landowner was prepared to give up land at the time.

Cllr Cradick commented that most children walk up Church Lane to the school, and asked what finances were available from the fund. Cllr Worth advised that up to £50,000 per year across all parishes, last year c£5-6,000 spent in Landulph. If land is required, the proposals could cost significantly more. Other funds are available from Cornwall Council.

Cllr P Braund thought that the footpath proposal could cost £100k+, and he thought a passing place is likely to be more realistically achieved.

It was RESOLVED that:

1. 20-30mph – agreed to put forward this proposal.
2. Passing Place – agreed to put forward this proposal.
3. Footpath – agreed this proposal is not put forward.

Cllr P Braund stated there may be a possibility that the land could be donated from the landowner, and it was RESOLVED that Cllr P Braund would discuss this with the landowner. The location is in the narrows (as leaving the village) the small passing place on the right-hand side, small there, half way along the length of the narrows. **[ACTION: Cllr P Braund]**.

**22-20 ACCOUNTS FOR PAYMENT:**

PAYEE	CHQ	REASON	NET	VAT	GROSS
Google Ltd	DD	Direct debit for Google Cloud and G Suite 1.05-31.05.20	62.57	0.00	62.57
K.Williams	101268	Salary June 2020	283.12	0.00	283.12
HMRC	101269	Income Tax June 2020	70.80	0.00	70.80
K Williams	101270	Post, print, expenses and Zoom pro	34.43	0.00	34.43
<b>Incoming payments</b>					
Barclays		Bank Interest received 2.3.20	11.74	0.00	11.74
Cornwall Council		First instalment of Precept and CTS Grant received 2.4.20	8391.36	0.00	8391.36

It was RESOLVED that the Clerk would arrange to meet two Parish Councillors who are bank signatories, to sign additional cheques (observing current government guidelines on social distancing). **[ACTION: Clerk].**

**23-20 AUDIT DOCUMENTS 2019/20 SUBMISSION DATE BY 31<sup>ST</sup> JULY, DISCUSSION ON SMALL WORKING GROUP, FOR JULY AGENDA.**

The Clerk advised that the submission date for the audit documents has been pushed back until 31<sup>st</sup> July. It was RESOLVED that the Clerk would arrange to meet two Parish Councillors to go through the audit documents before the submission date (observing current government guidelines on social distancing). **[ACTION: Clerk].**

**24-20 CHAIRMAN’S URGENT BUSINESS**

- a) Cllr Worth expressed his thanks to Cllr Dennis for attending the playground inspection.
- b) Cllr Worth advised that two parishioners have contacted the Parish Council to request the use of Penyoke Recreation Ground. The Clerk has drafted a contract and circulated to Parish Councillors for comments. It was RESOLVED that the Clerk would finalise the contract for parishioners to use the site, including a statement to ensure the Parish Council receives a risk assessment and a copy of their £5 million public liability insurance. It was discussed that their use of the site must not prohibit others using the recreation area. **[ACTION: Clerk].**

**25-20 ANY OTHER BUSINESS**

- a) Cllr P Braund advised that the yellow rattle has re-seeded on the wildflower bank, which is reducing the amount of grass on the playground side, which is encouraging a new species of wildflower, one is Ragwort (to be removed). It was reported by other Councillors that it looks very nice. Cllr Butcher enquired what is the purpose of the circular areas on the side of the bank, and Cllr P Braund advised that he purchased and planted some oxide daisy seed, he’s not sure whether it took, so he has now sowed this in pots and will re-sow on the bank.

**26-20 DATE OF NEXT MEETING:** Monday 20<sup>th</sup> July 2020  
21st September, 19th October, 16th November, 21st December.

**10 minute Public Forum to follow the meeting.**

Meeting closed at 21.00 .....Chairman