

**Minutes of a meeting of Landulph Parish Council Meeting held on
Monday 20th March 2023 at 6.30pm**

PRESENT: Councillors M. Worth (Chairman), G. Braund, P. Braund, L Gawith, D. Gregory, C. Tagg.

Also present: Cllr Martin Worth – Cornwall Councillor, and Clerk to the Council.

Public Forum

244-22 To receive apologies for absence and approve the reasons given – none.

245-22 Declarations of interest relating to items on the agenda.

“To receive disclosures of personal and prejudicial interests from Councillors on matters to be considered at the meeting. The disclosure must include the nature of the interest. If you become aware, during the course of a meeting, of an interest that has not been disclosed under this item you must immediately disclose it. You may remain in the meeting and take part fully in discussion and voting unless the interest is prejudicial. A personal interest is prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice your judgement of the public interest and it relates to a financial or regulatory matter.”

a) Cllr Worth declared an interest in minute number 251-22c).

246-22 Members to consider any dispensations relating to items on the agenda.

In certain circumstances Councillors may be granted a dispensation which enables them to take part in Council business where this would otherwise be prohibited because they have a Disclosable or Non Registerable Pecuniary Interest. Provided Councillors act within the terms of their dispensation there is deemed to be no breach of the Code of Conduct of the law.

Section 31(4) of the Localism Act 2011 states that dispensations may allow the Councillor:

- a. to participate, or participate further, in any discussion of the matter at the meeting(s); and/or
- b. to participate in any vote, or further vote, taken on the matter at the meeting(s).

If a dispensation is granted, the Councillor may remain in the room where the meeting considering the business is being held and if the dispensation allows may also vote.

None received.

247-22 To confirm the [minutes of the meeting dated 20 February 2023](#).

Proposed revisions:

- Minute no. 223-22 Delete sentence “no road closure to be done. Highways Manager to review for line painting etc”.
- Minute no. 230-22 Placed on 3 noticeboards – should read 2 noticeboards Coombe Lane/Fore Street and the Hall.

It was proposed by Cllr Gawith, seconded by Cllr G Braund and it was RESOLVED to accept the amendments, and to confirm the minutes.

248-22 Matters Arising (to discuss any actions arising from the previous meeting – please see the table at the end of the minutes). Noted.

249-22 Submission of Redmoor, East Cornwall Tin, Tungsten Mine Project to Shared Prosperity Fund

The applicant attended to give a briefing as part of the consultation. For information only (no decision by LPC). Link to documents: [Planning application](#), [Ecology EIA](#), [Acoustics](#), [Archaeology](#), [Site Plan 1](#), [Site Plan 2](#)

250-22 Planning – to consider planning applications (Ctrl and Click on link)

- a) [PA23/00909](#)|Works to trees under a tree preservation order (TPO): T1: Mature Oak, crown reduction of 20% and crown lift of 4 metres and to remove any dead wood | 3 Hodders Way Cargreen Saltash Cornwall PL12 6NY (extension granted to deadline for consultee comments)

It was proposed by Cllr Gawith, seconded by Cllr Tagg and it was RESOLVED that Landulph Parish Council's consultee comments would be that it supports the comments by Cornwall's Tree Officer posted on Cornwall's Planning Portal on 13 March 2023. Therefore, Landulph Parish Council has no objection to the proposal to remove the epicormic growth, but objects to a further canopy reduction at this time.

- b) [PA23/01323](#) | Installation of a Battery Energy Storage Facility, substation, underground cabling, access, landscaping, biodiversity enhancements and ancillary infrastructure | Land Adjacent To Landulph Substation Ellbridge Lane Hatt Saltash Cornwall PL12 6PU.

Landulph Parish Council has requested more information before it can provide consultee comments.

There will be multiple construction projects in this area (three separate planning applications), which will have a cumulative impact on the construction traffic, with three different construction access routes in close proximity. The three developments will increase the industrialisation massively in this area and will have an impact on the residents in the vicinity.

How will all this be brought together? How will this be phased? Is this considered in the traffic planning?

A concern was expressed by the Parish Council on the lack of visualisations of the site once completed, and the Parish Council has requested a more detailed visual impact statement, more images of the proposal is required as the current plans and images do not provide enough information.

[ACTION: Landulph Parish Council to ask for a more detailed visual impact statement, more images of the proposal required, and whether the developer could provide a presentation at the April Parish Council meeting, or arrange a site meeting with Councillors, with Cornwall's Planning Officer also invited to attend].

In addition, it would be useful to have a discussion with Western Power – is there further development planned in the area other than these three projects? How does this fit in?

[ACTION: Landulph Parish Council to request a meeting with Western Power to discuss proposals being planned].

[ACTION: The Parish Council would like to investigate further the opportunity of securing funding for the local community (5% Community Support Funding) and would ask for further information on this].

- c) [PA22/11149](#) | Installation and operation of a Grid Stability Facility consisting of synchronous compensators and associated electrical infrastructure, underground cabling, access tracks, drainage, landscaping, temporary construction compound and ancillary infrastructure. | Electricity Distribution Site Ellbridge Lane Hatt Saltash Cornwall PL12 6PU. [Photo montage](#). [Letter of response](#)

Comments:

- Viewpoint 1, 3 and 4 – need more trees to be planted to hide the building (hedge doesn't cover it appropriately)
- Acoustics – response – it will be tested to standards.
- Response answered. Didn't think the noise / vibrations would travel via the rocks – as it would be placed on a large concrete base and would be tested once in place.
- Applicant is considering community benefit.
- PA23/01323 is the other application.

It was proposed by Cllr Worth, seconded by Cllr P Braund, it was RESOLVED to respond with the following:

Landulph Parish Council agrees with this application, however with the following comments:

- Looking at the landscape proposals to screen and break up the mass of the buildings, Landulph Parish Council would request that many more trees are planted (in particular in relation to viewpoints 1, 3 and 4), as the hedges do not cover it appropriately.
- With viewpoints 9 and 12 Landulph Parish Council would request that the colour scheme is reviewed so that it blends into the environment.
- Landulph Parish Council has concerns that there will be multiple construction projects in this area (three separate planning applications), which will have a cumulative impact on the construction traffic, with three different construction access routes in close proximity. The three developments will increase the industrialisation massively in this area and will have an impact on the residents in the vicinity. How will all this be brought together? How will this be phased? Is this considered in the traffic planning? Will the Construction management plan for this application take into account this other proposals at the same time in the same area?

251-22 Planning Updates for information.

- a) [PA22/10848](#) Change of use from farm dwelling to unrestricted residential dwelling. | Rock Park Ellbridge Lane Hatt Saltash Cornwall PL12 6PU.

Landulph Parish Council submitted comments to Cornwall Council of no objection.
Cornwall Council has approved.

- b) [PA23/00297](#) | The installation of new security fencing 2.4m in height around the perimeter of a site in Landulph, Saltash. | Land East Of Ellbridge Lane Landulph Cornwall Saltash PL12 6NB

At its meeting on 20th February 2023, Landulph Parish Council' comments were that this appears to be a change of use of the field without a change of use application submitted. Inadequate information provided to be able to provide consultee comments. The consultee comment submitted to Cornwall Council was that Landulph Parish Council objects to this application.

A subsequent email was received by the Planning Officer on 9.3.23 : I discussed the comments with the applicant. The purpose of the application is to earmark the site for any future development of the electricity distribution network in this location. At present, there are no concrete plans for any further development of this land and if this application is approved, any future installations on the site that need planning approval would obviously be submitted to the LPA for your consideration. In the event of a Full application the Parish Council would also be consulted like you have been for this application. In respect a potential change of use of the land, as defined under Section 264 of the Town and Country Planning Act (1990), if there is, or at some time has been, planning permission granted on the site, this land can be deemed operational. In granting permission for the fencing in question, this would therefore deem the development appropriate in this location and the change of use approved. As such, the change of use is implicit within the application.

- c) [PA23/01247](#) | Prior notification for agricultural building for housing for Dairy Cattle. | Marsh Farm Landulph Saltash Cornwall PL12 6ND. To note: The application relates to a Prior Notification for an agricultural building, assessing whether it meets the criteria of being permitted development under the GPDO. As such no consultations are sent out and responses are not required on such applications. Furthermore, these submissions are also time restricted to 28 days, giving a determination date of the 14th March in this case. Cornwall Council decision: Prior approval not required.

Cllr Worth left the meeting at this point.

Cllr Gawith reported that, for information, there was no requirement for Landulph's Parish Council's consultee comments on this.

Cllr Worth rejoined the meeting at this point.

- d) [PA23/00006](#) | Works to trees in a Tree Preservation Order: Felling of 4 Leylandii trees which have become overgrown | Meadow Lodge Coombe Lane Cargreen Saltash Cornwall PL12 6PB
Landulph Parish Council submitted comments to Cornwall Council stating that it agrees with this application, on the advice of the Tree Warden.
Cornwall Council decision: approved.

252-22 [Report from the Governance and Finance Working Group](#)

Approval to be sought for: [Fixed Asset Register 2022-23](#) | Proposal for Staging to be donated to the Landulph Memorial Hall | [Training Policy](#) | [Communications Policy](#) | Status of LPCAG
For information: Agenda and Minutes change of format | Report forms.

Cllr Tagg reported that the Governance and Finance Working Group held a meeting recently.

- a) Fixed Assets Register (draft).
Proposal is that the staging is donated to the Memorial Hall. The Parish Council did envisage that, when purchased, it wasn't exclusively for the Hall, but for community groups. It was suggested the Council write to the Hall Committee, and wait for their response before finalising – for discussion at the next meeting. The Clerk will update the Register once the playground report insurance valuations are received. **[ACTION: Clerk to write to the Hall Committee to propose the donation of the staging; next agenda].**
[ACTION: Clerk to update the Fixed Assets Register once the playground valuations are received].

- b) Training Policy:
Cllr Worth proposed, Cllr Gregory agreed, and it was RESOLVED to adopt this policy.
[ACTION: Clerk to finalise the Training Policy and add to the website].

- c) Communications Policy:
The Code of Conduct / Standing Orders is implicit in everything the Parish Council does. Reports to be saved on the Google Shared Drive **[ACTION: Cllr Tagg to arrange a working / training session on the Google drive].** It was proposed by Cllr Worth, Cllr Gawith seconded, and it was RESOLVED to adopt this policy. **[ACTION: Clerk to finalise the Communications Policy and add to the website].**

- d) Discussion on the status of Landulph Parish Climate Action Group:
This is a Working Group of the Parish Council which includes Councillors, and also parishioners – who are not covered by the Council's Code of Conduct / Standing Orders. A Working Group should not make decisions (about finance, meetings, communications etc), but look at options to present to Landulph Parish Full Council to make the decisions. The options are that LPCAG:
1. Only operates as a Parish Council Working Group – with any decisions coming to Full Council;
 2. Could become a Committee of the Parish Council which has the authorisation to make decisions (Clerk present, minutes, agenda), but this would still be an issue with non-Parish Council members;
 3. Becomes a separate organisation – working in close collaboration with the Parish Council, Councillors could still be involved, but this would be an autonomous organisation.

Cllr Gregory commented that the proposed Working Group for the Community Orchard Working may find themselves in a similar position.

Cllr Tagg commented that LPCAG makes a lot of decisions without reference to the Parish Council, and reports its decisions after the event to the Parish Council.

Cllr Worth commented that another option is that members of LPCAG or any future group could be asked to abide by the same rules as the Parish Councillors in their acceptance of coming on board.

The Clerk pointed out that the LPCAG, in its current form of operating is not operating as a Working Group of the Parish Council (ie it is making decisions without coming to Full Council first, a member of the public running a Parish Council Instagram account). For transparency, decisions should be made by Full Council, which are on the published agenda, and made in public (not in private). Parish Councillors complete a Register of Interests, and sign the Declarations of Acceptance of Office (not members of the public), and can be reported to the Monitoring Officer. The Clerk reiterated that the role of Clerk is to point out the risks when the Parish Council is not operating under the Local Government Act.

Cllr Worth commented that this is the best Climate Action Group in the area, and we don't want to jeopardise that, but take on board the Clerk's advice. The same would need to be applied to the Community Orchard. **[ACTION: Cllr Worth to identify what other people do. Next agenda].**

e) Two report formats have been created – to make it quicker, easier and clearer to report on either:
1. Project proposals or 2. Working Group updates. **[ACTION to note: For all Councillors to submit reports to the Clerk to be published on the website in advance of a meeting].**

253-22 [Report from the Playing Field Working Group.](#)

Cllr Gawith reported that the Playground Inspection has taken place, met the inspector on site. The report highlights issues – even amber issues should be dealt with quickly, therefore it is recommended that the Parish Council arranges for urgent repairs to be carried out. There are two pieces of equipment that are in need of attention – one has been removed completely, the other has been taped off. **[ACTION: Notice to be placed at the playground and on the website]. [ACTION: The Playing Field Working Group will discuss options in more detail and report back to the full Parish Council]. [ACTION: Clerk to chase the Playground Inspection Company for their report].**

Report noted.

254-22 [Report from the Landulph Parish Council Climate Change Action Working Group](#)

Report noted.

255-22 [Report on Tamara Project proposal: Built & Natural Heritage Project - funded opportunity to be involved in oral histories \(Cllr Tagg\)](#) – discussion and approval to be sought on recommendations - seeking funding to hire the hall. It was proposed by Cllr Tagg, seconded by Cllr Worth and it was RESOLVED that the Parish Council would pay to hire the hall. **[ACTION: Clerk to note in the accounts].**

256-22 Projector replacement Update for information (Cllr Worth).

To be installed in the next few weeks. **[ACTION: Projector installation to be arranged, costs to be added to be accounted for once known].**

257-22 King's Coronation events (Cllr Worth)

Coronation to be shown on the screen in the Main Hall. Landulph Parish Council has booked the hall. This will be a free event, people can bring their own food/drink. Bunting required. **[ACTION: Cllr G Braund to contact the Under Fives to see if they would like to run a bar and barbecue for the King's Coronation].**

258-22 Housing Needs Survey Update for information (Cllr Worth).

Over the last 12 months, between 10th December and 19th February there has been a Housing Needs Survey with Cornwall Council. 605 households / 195 responses (100 Landulph) / 31% response rate.

The full report will be published on the Parish Council website – which will be for Landulph and Botus Fleming combined. Cornwall has promised to give Landulph the data, so that it can be analysed. A Working Group will be set up to analyse the data - Cllr Tagg, Cllr Worth, Cllr Gawith. **[ACTION: Terms of Reference for Housing Needs Survey Working Group to be drafted].**

259-22 Community Orchard Update for information (Cllr Worth).

A public meeting has been arranged next Monday at 7pm for people interested in getting involved.

It was proposed by Cllr Tagg, Cllr Worth seconded and RESOLVED that the Parish Council would pay for the hire of the hall. **[ACTION: Clerk to note in the accounts].**

260-33 Street signs – horse riding, for information (Cllr Worth).

[ACTION: Cllr Worth to liaise with Cornwall Highways on the possibility of ‘horse riding’ street signs being installed].

Cllr Worth mentioned that a parishioner has asked whether a mirror could be installed – however Cornwall Council has advised that it will not install mirrors.

There was a question on the £5,000 allocated for Highdown, funds have been approved by Cornwall Council, the farmer has been kept informed.

261-33 Standing Items: Trees Update | Emergency Plan Update | Footpaths Update.

Cllr Tagg: parishioners have taken the footpath signs provided from Cornwall Council, and these have been affixed to existing posts. **[ACTION: Locations of the footpath signs to be recorded].**

262-33 Accounts for Payment:

PAYMENTS	CHQ NO	REASON	NET	VAT	GROSS
Google	DD	Google Cloud and G Suite 1.2.23-28.2.23	138.99		138.99
Ray Hall	101506	Multi Play Repair	645.00		645.00
LS & S Hobley	101507	Repairs to Noticeboards	210.89		210.89
HMRC	101508	March Income Tax	75.20		75.20
KJ Williams	101509	March Salary	300.80		300.80
Cornwall Climate Care	101510	Climate presentation	100.00		100.00
Currys	101511	Laptop care Feb 23	6.28	1.37	7.65
KJ Williams	101512	Post, print, expenses March 23	36.75		36.75
Cornwall Pension Fund	101513	February Pension Employer Contribution	74.40		74.40
Smith of Derby Ltd	101514	Clock Service - payment for 3 years 2023,24,25	606.00	121.20	727.20
SouthWest Signs	101515	Reimburse to S Hobley for repairs to noticeboards	25.00	5.00	30.00
Payments received:					
Cornwall Council	20.02.23	Cornwall Cllr Martin Worth's community chest donation to projector and equipment			500.00
Bank Interest	06.03.23				65.38

Google Cloud has increased – Cllr Worth has asked for this to be revised, so should be reduced in future.

The repairs to the noticeboards have been completed.

263-22 Chairman's Urgent Business / Any Other Business (note: any items are for information only).

- a) New bus routes are going live in the first week of April, timetables have been printed but are also available on the [Go Cornwall website](#) (a Go Cornwall app is also available).

On Monday to Fridays bus number 450 is the Saltash circular

On Tuesdays bus number 452 from Cargreen to Saltash

On Thursdays bus number 454 from Cargreen to Saltash via Botus Fleming
[The bus timetables are available](#) on the Go Cornwall website. Bus passes can be used on these buses (please note the Wednesday Hopper will still continue to operate – bus passes can't be used for the Hopper). This scheme has 12 months funding and will then be reviewed. **[ACTION: Bus timetables to be added to the Parish Council website homepage].**

b) Parish Council vacancy. 8th May closing date. 15th May meeting decision. **[ACTION: Clerk to add details to the website, and contact the newsletter].**

264-22 Date of Next Meeting – Monday 17 April 2023, 6.30pm (Landulph Memorial Hall Main Hall)
Dates for 2023: 15 May, 19 June, 17 July, 18 September, 16 October, 20 November, 18 December.

10 Minute Public Forum.

Part Two: Under the Public Bodies (Admission to Meetings) Act 1960 the public (including the press) shall be excluded from the meeting at this point due to the confidential nature of the agenda items to be discussed.

265-22 Decision on contractor quotes for the [Grass Cutting Schedule 2023-2025](#).

The Clerk advised that the tender details had been emailed to four contractors, and published on the Council's website, only one contractor responded with a quotation of £2208 per year. Cllr G Braund proposed, Cllr P Braund seconded and it was RESOLVED that the contract would be awarded to Ray Hall. **[ACTION: Clerk to contact Ray Hall to confirm he has been awarded the Grass Cutting Contract 2023-25].**

Meeting closed at 21.24..... Chairman

MATTERS ARISING		
Minute no.	Action	Update on Action Taken
215-22	Clerk to action the relevant actions to fill the vacancy. Closing date: 8.5.23	Done - Notice of vacancy published. Agenda – May 2023.
220-22d)	PA23/00909 Clerk to contact the Planning Department to ask for a deferred consultee deadline.	Done. 20.03.23 agenda.
222-22	National Planning Policy Framework proposed changes Parish Councillors would reply with any comments to the Clerk in good time by the end of February.	No responses received.
223-22	Discussion on the closure of the road at Vinegar Hill for noting only. ACTION: Clerk to attach the update with the minutes.	Done.
224-22	Cllr Gregory / Clerk to discuss and respond to Ray Hall.	Done.
225-22	Footpaths. Cllr Tagg to draft a question to be raised – Clerk to raise under Casework Assist.	Done – Casework Assist submitted 20.3.23. Awaiting outcome from Cornwall Council
227-22	Clerk to contact the website provider (to create additional pages).	Done.
227-22	Communications / Social Media policies and decision on Instagram would be deferred until the March meeting.	Done. 20.03.23 agenda. Instagram discussion ongoing.
232-22	Clerk to amend the grass cutting contract, and publicise.	Done. 20.03.23 agenda.
233-22	Projector: Discussions on VAT, and grant criteria ongoing, will need to be sorted. Cllr Worth to check the weight of the projector fitting, and to obtain a confirmed price on the projector, attachments and installation.	Done. Projector Update on 20.03.23 agenda.
236-22	Clock Maintenance - Clerk to contact Smith of Derby to request an invoice.	Done – invoice paid 20.03.23
237-22	Clerk to contact Tamar Toll Action Group.	Done.
241-22a)	Letter from Kensington Palace. Clerk to scan.	Scanner not working.
Matters Arising for April 2023 meeting:		
250-22b)	PA23/01323 Installation of a Battery Energy Storage Facility, substation, underground cabling, access, landscaping, biodiversity enhancements and ancillary infrastructure Land Adjacent To Landulph Substation Ellbridge Lane Hatt Saltash Cornwall PL12 6PU. ACTION: Landulph Parish Council to ask for a more detailed visual impact statement, more images of the proposal required, and whether the developer could provide a presentation at the April Parish Council meeting, or arrange a site meeting with Councillors, with Cornwall's Planning Officer also invited to attend.	Email sent to the Planning Officer 24.3.23 Pending response.
250-22b)	ACTION: The Parish Council would like to investigate further the opportunity of securing funding for the local community (5% Community Support Funding) and would ask for further information on this.	Email sent to the Planning Officer 24.3.23 Pending response.
250-22b)	Landulph Parish Council to request a meeting with Western Power to discuss proposals being planned.	Email sent to the Planning Officer 24.3.23. Pending response.
250-22b)	For next meeting agenda (April).	Email sent to the Planning Officer 24.3.23. Pending response.

252-22a)	Clerk to write to the Hall Committee to propose the donation of the staging; next agenda.	Done 1.4.23. Pending response.
252-22a)	Clerk to update the Fixed Assets Register once the playground valuations are received.	
252-22b)	Clerk to finalise the Training Policy and add to the website.	Done 1.4.23
252-22c)	Cllr Tagg to arrange a working/training session on the Google drive.	
252-22c)	Clerk to finalise the Communications Policy and add to the website.	Done 1.4.23
252-22d)	Re LPCAG status - Cllr Worth to identify what other people do. Next agenda.	
252-22e)	ACTION to note: For all Councillors to submit reports to the Clerk to be published on the website in advance of a meeting.	
253-22	Notice to be placed at the playground and on the website to explain the faulty playground equipment.	Notices in play area, and on LPC Website – done.
253-22	The Playing Field Working Group will discuss options in more detail and report back to the full Parish Council.	
253-22	Clerk to chase the Playground Inspection Company for their report.	Done – report received 24.03.23
255-22	Clerk to record the hire of the hall for the Tamara Oral Histories Project proposal in the Finance spreadsheet.	Done 1.4.23 Awaiting costs.
256-22	Projector installation to be arranged, costs to be accounted for once known.	
257-22	Cllr G Braund to contact the Under Fives to see if they would like to run a bar and barbecue for the King's Coronation.	
258-22	Terms of Reference for Housing Needs Survey Working Group to be drafted.	
259-22	Clerk to note the hire of the hall for the Community Orchard public meeting in the accounts.	Done 1.4.23 Awaiting costs.
260-33	Cllr Worth to liaise with Cornwall Highways on the possibility of 'horse riding' street signs being installed.	
261-33	Locations of the footpath signs to be recorded.	
263-22a)	Bus timetables to be added to the Parish Council website homepage.	Done 1.4.23
263-22b)	Clerk to add details of the Council vacancy to the website, and contact the newsletter.	Done.
265-22	Clerk to contact Ray Hall to confirm the award of the Grass Cutting Contract 2023-25.	Done 1.4.23
Actions outside of Parish Council meeting		
	Bus shelter repairs update. Payment from insurance company now received. Clerk has emailed the contractor to request the works are started 1.4.23	Done 1.4.23 Pending response from contractor.
	Letter from National Grid re access to the Hall grounds. Clerk to contact Hall Chairman.	Done 1.4.23 Pending response from Hall.
251-22b)	PA23/00297 The installation of new security fencing 2.4m in height around the perimeter of a site in Landulph, Saltash. Land East Of Ellbridge Lane Landulph Cornwall Saltash PL12 6NB A subsequent email was sent from the Planning Officer under the Planning Protocol. The Clerk emailed all Parish Councillors under Delegated Authority, and the majority decision was to agree with the Officer's recommendation to approve the application.	To note at the April Parish Council meeting.
	Delegated Decision - £95 to be spent on bus timetable leaflets, from the LPCAG budget.	To note at the April Parish Council meeting.