LANTEGLOS-BY-FOWEY PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD

ON TUESDAY 27TH OCTOBER 2026 @ 7.00PM

IN POLRUAN WI HALL

1. Present: Cllrs Talling, Pyke, Ainley (Chair), Bunt, Hawa, Harrison and the clerk
2. Chairman's Welcome and public –Cllr Ainley welcomed everyone to the meeting and invited members of the public to the floor. Charles Clare-Dunbavand outlined his recent planning application for a pergola and veranda at Restormel Chapel Lane. He explained that the application updates a previous application for a rear extension and is not seen by anyone in the village nor from the water.
3. Outside Authorities / Bodies. Members to receive reports from outside authorities as follows:

a. Cornwall Councillor Report

Cllr Jim Candy sent his apologies. He sent a written report to the clerk as reported below:-

- He reported that the Cornwall Council transport team have asked that the PC and community contact all residents, second home owners and operators of holiday lets, airbnb, over the winter, to raise awareness of the importance of not obstructing the bus turning area, in the vicinity of the bottom of the hill when they are revising websites, etc.
- Go Cornwall are looking into overloading problems during the summer on the 481. Drivers try to give priority to travellers from Looe to Polruan when the bus leaves Looe.
- The future of 27-28 Greenbank is still being assessed, but social housing providers will be the first to be offered the site if it is to be disposed of.
- Cornwall housing officers continue to liaise with SW Water about the sewage pipes in Greenbank with plans to repair the pipework.
- He plans to attend the Greenbank tenants' association meeting on 3rd November and will update news there.
- He is unable to attend the Whitecross market on 7th November but Sarah Preece will be in attendance.
- He reported that at a briefing on all bus services for all Cllrs, they were told that Bus Services face significant challenges due to diesel prices. However "Kids go free" over summer increased patronage, as does the £2 fare. Roll out of RTPIs,

improved bus stops and on board audio and visual displays are other investments in the services. The cost of tree strikes is over £300k this year in materials, not including labour and downtime.

- Mental Health prevention is an increasing priority for Cornwall Council Public Health and partners.
- Recycling Trucks are checking Mobile mast coverage with a view to reducing "Not Spots"

b. South-East Cornwall CAP.

Cllr Ainley was unable to attend the last meeting but has received the minutes and reports from that meeting. The emphasis was on the Tamar valley area.

c. Police PCSO Cocks. Sent apologies and a written report which was circulated by the clerk.

From 01/09/26 – 30/09/26 there were 3 crimes in the public domain inc. 1 Communication,1 harassment and 1 theft from a boat. No further reports of ASB on the quay have been received, the last being in early September, with patrols continuing to be undertaken in the area. He asked everyone to remain vigilant and report any suspicious activity especially with the rising cost of fuel.

Numerous patrols have been conducted around the Parish, and all was found to be in order.

The clerk reported that she had asked for someone else to attend the meeting in person but was told that no one was available. She was asked by members to ask PCSO Cocks to in the future to provide the detail on the numerous patrols and specifically the exact number of patrols carried out.
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d. Fowey Port User Group. There is a meeting coming up in November.

4. Apologies: Cllrs Kelly, Adams, Palmer, Robinson and Candy.
5. Members declarations:
    a. Pecuniary/Registerable Declarations of Interests. None.
    b. Non-registerable Interests. None.
    c. Declaration of Gifts. None.
    d. Dispensations. None.
6. Minutes of meetings:

The minutes of the full council meeting 22nd September 2026 were signed as a true and accurate record. Proposed by Cllr Pyke and seconded by Cllr Bunt.

7. Planning Applications:
    a. PA26/06384 18 Fore Street Polruan Fowey Cornwall PL23 1PQ Works to Tree(s) within a Conservation Area (TCA) Ornamental Conifer - crown reduction or removal - Mr Daniel Southern - (Case Officer - Sarah Tatton) **No comment**
    b. PA26/06372 Proposed New Veranda and Pergola Restormel Chapel Lane Polruan Fowey (Case Officer - Josep Sandercock) Cllr Ainley removed herself from the meeting during the discussion declaring herself a personal friend of the applicant. Cllr Pyke took over the discussion and members agreed to support the application.
    c. PA26/06221 Daw's Lombard Lombard Farm Lanteglos Fowey Cornwall PL23 1NA Application for a Lawful Development Certificate for an Existing use namely confirmation of commencement of works for the conversion of a barn to a dwelling - Mrs Jane Parfitt - (Case Officer - Abbie Jackson) This application had been held up by covid. **No comment**.
    d. PA26/06638 Proposed alterations to off road parking arrangements Trewarthenick Old Road Bodinnick Fowey. Members had no objection to the previous application and this one is an improvement in terms of greenery. **No comment.**
    e. PA26/06751 Replacement of existing mono-pitch garage roof with new profile metal roof Moville House 78 Fore Street Polruan Fowey. **Comment:** Members had no objection other than to keep the roof colour grey.

8. Other planning matters:

    Campsite application – Cllr Ainley updated members on progress pointing out that most comments from locals were against the application mostly due to the increased capacity on the village sewerage system, despite Southwest water having no objection, and the questionable need for additional housing when so many houses are on the market in Polruan. Cornwall Natural Landscapes also objected to the application.

    The Affordable Housing team consultation said as a Policy 8 site 40% should be affordable but the breakdown only included 2 x 1-bed properties. Given 60% of housing need us 1bed the PC would expect to see a higher proportion of 1bed properties, Ref Section 9 d. This had been made clear to the developer at PC meeting in July.

9. Social housing updates:

a. Members received an update from the latest meeting of the Greenbank Tenants' Association. The next meeting will take place on November 3rd at the Fire Station and Richard Lewis, the Cornwall Council housing officer hopes to be there. Cllr Jim Candy also hopes to attend the meeting. Cllr Candy has been working with Cornwall housing to try and establish a clear reporting process where tenants will receive a logged reference to which they can refer when following up issues. Cllr Ainley suggested that Cornwall Housing refrain from assessing tenants' houses for heat pump insulation until the more important problems of lack of insulation have been addressed as this seems to be a waste of tax-payers money. Cllr Candy wished to

update members that although nos. 19 to 22 Greenbank have been assessed for subsidence Cornwall council intend to repair the issues.

b. Social housing allocation. Cllr Ainley outlined to members the current housing need breakdowns which have implications to future affordable housing development and highlights the limitations of the current Local Lettings Policy.
    - There are 42 families with a local parish connection on the Homechoice waiting list. Nearly 60% (24) are applicants for 1-bedroom properties which do not turnover regularly and in the last 18 months only one has become available which was allocated to an out of parish household. Those people eligible for 1 bed houses are unable to bid for 2 beds and above.
    - The stock of current social housing includes 29 x 1-bedroom properties (that turn over infrequently) and 39x 2-bedrooms.
    - The Homechoice waiting list of 42 includes 16 families that are already in social housing (within or outside the parish) – 'Applicant Transfers'.
    - Cllr Hawa asked whether the parish council knows who the applicants waiting for houses are to which Cllr Ainley replied that the parish is not allowed to have this information due to data protection. He also asked if tenants could combine to bid for properties.

c. The combination of the above is that few households with a parish connection are bidding for Homechoice properties either because that are unable to (as can only bid for 1-bed) or are 'Applicant Transfers' and have specific requirements or are possibly choosier.

d. The above situation has implications for any future affordable housing development in the Parish. Given the current stock of 29 1-bed, it will be virtually impossible to house the local need for 1-bed housing. Therefore, any development of affordable housing needs to focus on increasing 1-bed properties or applicants need to be able to bid for 2-bed properties.

e. The current Local Lettings Policy - alternative lettings one to a local parish connection whatever band and then to a high band out of parish - is not working as expected. The combination of not being allowed to bid for properties and the fact that local council tenants who transfer from one social housing property to another within the parish are counted as 'local lets' (accounting for 2 of the 3 local lets in the last 18 months) means there has been no reduction in the Homechoice waiting for those with a parish connection.

f. Members resolved to ask for a review of the Local Lettings Policy which could include removing the parish connection applicant transfers being counted as a 'local let', prioritising all 1-bedroom properties as local lets, and extending the criteria for single people and couples to be able to apply for houses with more than 1 bed.

10. Planning applications approved/refused by CC. For information only.

PA26/02532 Outline application for the replacement of an existing outbuilding with a new residential annex for purposes ancillary to the main dwelling house, including roof-mounted solar PV panels on the new annex, with all matters reserved except for site location and access Creekside House Mixtow Lanteglos Fowey. **Refused**

11. Environmental/Amenity:

Public conveniences.

i. St Saviours WC's – The clerk reported that APS has replaced the fixtures and fittings that have corroded. She was asked to request that APS investigate whether the water can be turned off to the ladies and gents' toilets when they close at the end of this month leaving the supply on to the disabled toilet only. This will then enable members to evaluate better why the water usage is still so high.

ii. Frogmore WC's – APS replaced the leaking cistern valves and lighting as required. The clerk is still waiting to hear from the NT re reimbursement but will chase this up. Members would like it noted that the PC is only responsible for cleaning, supply of electricity and water to the WC's and that the NT is responsible for maintenance.

iii. The Quay WC's – Following the recent meeting with the Town Trust regarding the future running of the WC's Graham Palmer updated members on the refurbishment work which is due to complete early November. Cllr Ainley outlined that the parish council would prefer not to be responsible for the running of the WC's going forward but recognised the importance of maintaining the resource and suggested that the parish council continue to run the cleaning contract but hand back to the Town Trust the responsibility for the electricity and water supply and the maintenance of the asset. She suggested that at the end of the year there is an exchange of accounts for both aspects and an adjustment can be made at the time so that both parties have a 50:50 split of costs. Members voted unanimously to accept this arrangement and it will be in place for 1st January 2027. The Clerk will liaise with Zena on handing over the electricity and water supplies.

iv. The cleaning contract will be drawn up and put out for tender. Clerk to action.

Healthcare Provision.

- Cllr Hawa reported to members that of the three options explored, keeping the surgery on the quay is the only viable option and is the one preferred by Fowey River Practice. They are waiting for confirmation that the plans are acceptable and will report back following this. Cllr Hawa did point out the importance of patients keeping the appointments that they book, as often they do not turn up.

12. Highway Matters:

a. The clerk reported that the surfacing work on Policeman's Lane (Footpath 3) have been put back until the new year due to pressures on the surfacing team at Cormac. The Rights of Way officer asked the clerk for information on the Bone's meadow management group to request access from the end of Bone's Meadow for delivery of materials for the job. She was also informed of the delay in getting a broken boardwalk and stile repaired in Lanteglos Highway due to the demand for capital works and lack of budget for this work. The reportee with whom the clerk walked the paths had offered practical help with the work and the clerk asked members if this is something that they are happy to explore. The clerk will

ask the Countryside Team if they run a volunteer programme and if this would help to get structures repaired more quickly.

13. Administrative matters.

- Neighbourhood Priorities statement –
    - Cllr Ainley asked members to commit to drawing up a neighbourhood priority statement which, as she explained, is used in the preparation of a new local plan. Community involvement in these important policies can only be useful to the parish as they form the framework on which the local needs are evidenced and fed into the Cornwall Local Plan 2050. Cornwall council will collate the data recorded by the parish council and report back on the data received and how it will be acted upon.

    - Cllr Ainley explained that part of the process for developing the NPS was to have a representative steering Group and suggested this was based on the 'Polruan Revitalisation Group' with added membership from Bodinnick and Highways, The Group will include Cllrs Ainley, Palmer, Hawa and Harrison and Shelley Dobson from the Polruan Town Trust along with other key people in the community. The aim of this group is to ensure the community is fully represented in the process so it will be important to include input from younger members of the community and those in social housing.

    - The first step of the process is to start the consultation with the launch of the https://letstalk.cornwall.gov.uk/planning-for-ourfuture Leaflets will be circulated at community events/groups including the tenants' association meeting on 3rd November and the next produce market at Whitecross on 7th November. Cllr Ainley had outlined it at the recent coffee and cake meeting and it was positively received by locals there. It will then be adjusted to take in views of local businesses as other parishes have already done.

- Anti-social behaviour – Cllr Ainley asked that this be discussed in a closed session at the end of the meeting.
- Public Space Protection Order consultation – Cllr Ainley outlined to members that we did not get a PSPO as the decision-making committee felt that the request would have set a difficult precedent. In retrospect the parish council asked for too wide-ranging restrictions but the positive outcome from the whole process was that much was learnt about how to apply during the next round of orders. The parish council will however continue with discussions with Fowey harbour authority on restrictions on front and back beaches in line with the restrictions on Readymoney beach. A meeting will be held with FHA to discuss this further and the wording for better signage to be agreed and ratified at the next full council meeting.
- Community Emergency plan – Cllr Pyke described the work that he has done with NCI who have all the resources needed if an emergency situation occurs i.e. radios, proximity to muster points etc. Cllr Palmer to seek contact details and the steering

group comprising Cllrs Pyke, Palmer and Ainley will then develop a simple Plan Outline for Polruan and pass this format to Cllr Talling, Harrison and Bunt for use at the Highway end of the parish.

14. Financial Matters:

    a. Accounts for Payment. A September payment schedule was presented for payment. The total amount of £7737.30 was agreed for payment.

    b. Bank reconciliation. A copy of the bank reconciliation was circulated.

    c. Budget monitor. A copy of the budget monitor was circulated.

    The chair confirmed all financial reports had been circulated and approved by all members.

15. Closed session (if applicable).

    In view of the special/confidential nature of the business about to be transacted, it is advisable in the public interest that the press and public are excluded and they are instructed to withdraw.

16. Diary dates.

    The date of the next meeting Monday 23rd November 2026 Polruan WI hall.

    Meeting closed. 9.06pm.

Signature: …… (Cllr Ainley)

Chairman

Date: 27th October 2026
Contact: Ring O'Bells, Pont, Lanteglos, PL23 1NQ