

# LANTEGLOS-BY-FOWEY PARISH COUNCIL

## MINUTES OF THE FULL COUNCIL MEETING HELD

### ON TUESDAY 13<sup>TH</sup> JANUARY 2026 @ 7.00pm

### IN POLRUAN WI HALL

Minute	AGENDA ITEMS	Action
	<b>Present</b> – Cllrs. Rooney (Chair), Pyke, Adams, Bunt, Hawa, Beresford, Talling, Clare-Dunbavand, Palmer (via teams) and the Clerk.	
1/2026	<p><b>Chairman’s Welcome and Public Forum</b> – the Chair opened the meeting wishing everyone a happy new year. He gave notice that he will be retiring from the parish council at the 2026 AGM in May. Cllr Clare-Dunbavand thanked Cllr Rooney on behalf of the parish council for his contribution to the parish over the last five years. Cllr Rooney then opened the floor to the public. Henry Rowe spoke on behalf of the new parish news committee. He outlined how the new committee plan to take the magazine forward and will aim to get the next edition published in April with a planned four editions per year. He requested that the parish council provide the financial vehicle for the magazine in much the same way as the parochial church council had done previously with the committee undertaking all aspects of the running of the magazine, producing invoices, organising printing etc. He also requested that the parish council take out an indemnity insurance, if one does not already exist, to cover against editing errors. Cllr Rooney explained that the item would be discussed later in the meeting.</p>	
	<p><b>Outside Authorities / Bodies</b> – Members received reports as follows:</p> <ul style="list-style-type: none"> <li>a. <i>County Councillor Report</i> –Cllr. Candy was unable to attend in person but submitted a written report to the clerk. He outlined that he was aware of the fallen tree blocking the road at Bodinnick and that highways are aware of it. He will report back on how the bus signage in Polruan is progressing when he receives an update. He is mindful that the parish council are waiting for a response to their query on 27/28 Greenbank, Polruan and he will update in due course. He asked that he be invited to the next meeting regarding health provision and mentioned that he also attended the recent PUG meeting along with Cllr Clare- Dunbavand. He attended the recent market at Whitecross village hall and hopes to attend the lunch on 27<sup>th</sup> in the village hall. He also referred members to consultations on the budget and bus transport – these had been circulated by the clerk.</li> <li>b. <i>South East Cornwall CAP</i> – Cllr Palmer attended the meeting on 6<sup>th</sup> January 2026 which was held over teams. In brief, Ned Bowie reported on recent police initiatives involving tackling drug and weapon possession. The police are appealing for information on a recent spate of graffiti vandalism in the Looe area. They are encouraging local communities to sign up to the neighbourhood watch initiative in looking out for each other and keeping their neighbourhoods clean and tidy. Support is available for any groups interested in this and in the Suicide safe initiative focused on community care. Money is potentially available from the CIL fund and the highways improvement fund.</li> <li>c. <i>Police</i> –Please refer to <a href="#">Your area   Police.uk (www.police.uk)</a> for updates. PCSO Cocks reported that in the period 31<sup>st</sup> October to</li> </ul>	

	<p>the 31<sup>st</sup> December 5 crimes were reported one involving a dog attack on sheep. He particularly outlined the importance of keeping your dog on a lead when livestock is present. He will be working with the NT on the coastal path. He warned the public to take care at the time of the year where there are hazards on the road, fallen trees, ice, potholes etc. PC Cocks also reported an initiative with NICE where residents with door cams can register online and the police can access any footage. He attended the produce market at Whitecross village hall in early January and the coffee and cake meeting in Polruan and expressed his support for this group in getting people together to alleviate feelings of isolation.</p> <p>d. PUG – Cllr Clare-Dunbavand attended the meeting on 13<sup>th</sup> January 2026. The group reported positively on financial matters with a slight concern on the leisure activity side despite the 7.5% rise in mooring fees this year. All other sectors performing well. A patch of seagrass is growing well and it is planned to transplant some of the grass up-river and offer purchase in the plantation as a way to offset CO2 emissions. Discussions were ongoing on extending the harbour boundary to the outer harbour to include Lantic and Polridmouth beaches. This will go through parliament for ratification.</p>	Cllr Palmer
2/2026	<b>Apologies</b> – Cllrs Kelly and Ainley	
3/2026	<p><b>Members' Declarations</b> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – None</p> <p>b. <i>Non-registerable Interests</i> – None</p> <p>c. <i>Declaration of Gifts</i> – None</p> <p>d. <i>Dispensations</i> –</p> <p>e. Cllr Clare-Dunbavand's wife may be joining the parish news committee</p>	
4/2026	<p><b>Minutes of Meetings</b> –</p> <p>a. <i>Full Council Meeting</i> – 25<sup>th</sup> November 2025, <b>AGREED</b> as a true record.</p>	

5/2026	<p><b>Planning Applications</b> – Members to consider the following, including any applications received after the agenda had been published.</p> <p>a. PA25/08912 Proposed alterations to roof to form gable ends and increase ridge to match the heights part of the existing roof with variation of conditions 1 and 2 of decision notice PA23/07168 dated 30.11.2025. Ferry Climb Townsend Polruan Fowey  <a href="https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=T6AH2RFGKIZ00">https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=T6AH2RFGKIZ00</a>.</p> <p><b>OBJECTION</b> to the proposed change to any of the conditions stipulated in 23/07168.</p> <p>Conditions expressly provided that the permission was conditional on:  Condition 1 adherence to all the submitted plans, including 1109-Proposed Landscaping' (TBSCP) "For the avoidance of doubt and in the interests of proper planning" and in respect of landscaping Condition 2 "In the interests of visual amenity in accordance with the aims and intentions of Policy 12 and 23 of the Co resemble more of the original landscaping with hedging, trees and</p>	
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	<p>grass. This landscape plan was designed to help bring the site back to its original character the plot after demolition (see below); to re-introduce trees and hedging associated with the local landscape, ensure the site appeared as one integrated landscape and that there would be no further subdivision of the plot and further development.</p> <p>It should be noted the original Ferry Climb site consisted of two combined plots:</p> <ul style="list-style-type: none"> <li>• To the west a modest house with a dormer roof and a garden with Scots pine trees</li> <li>• To the east an adjoining plot that was an orchard and paddock providing a rich habitat for wildlife and designated as Countryside in the LBFPC NDP and not part of the development area.</li> </ul> <p>As such the plot provided a pretty and natural landscape in a prominent position at the entrance of the village and was important in terms of the surrounding character offering a treasured view from the coast.</p> <p>The applicant made applications PA23/04661 and PA23/02530, which represented gross overdevelopment of the site and were subsequently withdrawn. However, prior to any decision being made on these applications the applicant deliberately and aggressively cleared both plots including the removal of trees, hedges and grassland. This devastated both the landscape, leaving it as scrub land, and removed all wildlife. This behaviour by the applicant and agent caused significant upset to both neighbouring properties and the parish council as the landscape in this prominent site in the village of Polruan and was completely devastated.</p> <p>Works have continued on site and eventually planning permission in respect of application PA23/07168 was granted on 30 November 2023 with conditions and including Condition 2 stipulating a landscape plan '1109-Proposed Landscaping'. This landscape plan sought to reintroduce trees and hedging and a design akin to the original landscaping on this site.</p> <p>It is obvious from the current development, and the suggested landscaping plan PA25/08912, that the site has been subdivided into two clear plots: the first with the existing renovated bungalow to the west and the second to the east roughly in the area that was originally an orchard and paddock now laid to waste as scrub land and hardcore areas. The current development and associated landscape plan deviate significantly from the agreed landscape plan '1109-Proposed Landscaping' and is totally out of character with the surrounding countryside area. Some examples include:</p> <ul style="list-style-type: none"> <li>• parking has been repositioned close to the house with an ugly fence construction running through the middle of the site</li> <li>• the front garden adjacent to the house has been laid to hard core not the green lawn shown in the original landscaping plan.</li> <li>• Key item number 12, where a new square has appeared simply noted as 'shed'.</li> <li>• No trees have been planted or are shown on the new plan compared to the 5 trees spread across the site in the original landscaping plan</li> <li>• Cornish hedging on the north boundary to the east of the site has been removed to enable vehicle access to the side during the build process and has not been replaced</li> <li>•</li> </ul> <p>Simply removing a planning condition that was carefully considered as required as part of the application PA23/07168 makes a total mockery of the planning system and the efforts made by Cornwall Planning, Cornwall National Landscape, the parish council and neighbours to ensure a suitable compromise was made for what is such a prominent and important site in the village. This further request for change appears to be a deliberate strategy by</p>	
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	<p>the applicant to move the boundaries and conditions for this site through a series of purportedly "minor" changes to enable further development of the site. Lanteglos By Fowey Parish Council strongly objects to the request to remove conditions to a previously agreed application.</p> <p>Clerk to upload the parish council's objection to the planning portal.</p> <p>b. PA25/09690 Proposed front porch extension. Proposed enlarged raised balcony with new lower deck and steps. Proposed external improvements and internal alterations 23 Ocean View, Polruan.  <a href="https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=T80ZMXFGLM100">https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=T80ZMXFGLM100</a></p> <p>Members resolved to inspect the site, talk to neighbours and for the planning committee of the parish council to meet over teams and discuss the parish council's response. The clerk will apply for an extension to the consultation period if necessary until after our next full council meeting.</p>	<p>Clerk</p> <p>Cllrs Palmer, Ainley, Clare-Dunbavand, Kelly</p>
6/2026	<b>Other Planning Matters –</b>	
	<p>a. Social housing update – Members discussed Dean Mutton's report regarding local need for social housing and were surprised by the number of local residents listed as needing social housing in Lanteglos parish. The clerk was asked to ask Dean Mutton what assessment has been made to establish this local need.</p> <p>b. Ferry Climb car parking area – Discussed earlier in the meeting</p> <p>c. Henders Field – The clerk reported that she had been given permission by the owner to pass her details on to Cornwall housing.</p>	Clerk
7/2026	<p><b>Planning Applications Approved by CC – for information only</b></p> <p>a. PA25/07611 Alterations and extension (side/rear/roof) to dwelling with associated works with variation of Condition 2 of Decision Notice PA25/05618 dated 11.09.2025 Blackhall Cliff Rise Polruan Fowey  <a href="#">PA25/07611   Alterations and extension (side/rear/roof) to dwelling with associated works with variation of Condition 2 of Decision Notice PA25/05618 dated 11.09.2025   Blackhall Cliff Rise Polruan Fowey Cornwall PL23 1QQ</a>  <b>APPROVED</b></p> <p>b. PA25/07572 Overferry Old Road Bodinnick Fowey Cornwall PL23 1LXCertificate of Lawfulness for proposed use: Confirmation of commencement of works in relation to decision notice PA23/03780, dated 15/06/2023 for the complete demolition of the existing house and the construction of a new 4 bedroom replacement dwelling and detached garage with associated landscaping works with Variation of Condition 2 of decision PA22/02753 dated 24/05/2022 with non compliance of condition 2 in relation to decision notice PA22/06525 dated 02.11.2022. <b>Granted (CAADs, PIPs and LUs only)</b>  <a href="https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T3RVE4FGH6U00">https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T3RVE4FGH6U00</a></p> <p>c. PA25/07979 East Brendon St Saviours Hill Polruan PL23 1QD Front extension incorporating new entranceway, bin store, porch and sun room with associated remodelling and landscaping.</p>	

	<a href="https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T4HQ9LFGIRR00">https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=T4HQ9LFGIRR00</a> <b>APPROVED</b>	
8/2026	<p><b>Environmental/Amenity Matters</b> – including any items received after the agenda has been published.</p> <ul style="list-style-type: none"> <li>a. Public Conveniences – Members considered: <ul style="list-style-type: none"> <li>i. St Saviour's WCs – The litter bin outside the toilets damaged in the recent storm had been replaced</li> <li>ii. Frogmore WCs – The clerk reported no response from the National Trust.</li> <li>iii. The Quay WCs – Nothing further to report on discussions with PTT. APS have been asked to replace the lock on the disabled toilet and Cllr Clare-Dunbavand will look into reports of a broken alarm cord.</li> <li>iv. Legionella Testing – Mrs Kelly provided water temperature of 10 degrees C.</li> </ul> </li> <li>b. Healthcare Provision – No update. Cllr Clare-Dunbavand will follow up with Tammy Skinner  Fowey Hospital – Nothing further to report</li> <li>c. Whitecross Green – Solicitors require confirmation of plan – Clerk to circulate email to members for confirmation.</li> </ul>	<p>Cllr Clare-Dunbavand</p> <p>Cllr Clare-Dunbavand</p> <p>Clerk</p>
9/2026	<p><b>Highway Matters</b> – including any items received after the agenda had been published.</p> <ul style="list-style-type: none"> <li>a. Road Closure – Work ongoing to road Whitecross to Frogmore. Clerk to check with highways that the drain/spring will be improved at top of Whitecross hill.</li> <li>b. Potholes – None reported</li> <li>c. Drains/roads – Cllr Clare-Dunbavand reported that he had been able to access property off Battery hill where garage had been built and discovered that this is an open car port. Clerk to go back to highways and ask if this drain can be moled to see if it can be improved to all water to flow out of the storm drain</li> <li>d. Enhanced LMP grant PROW –This is scheduled to be completed asap when weather allows. The clerk will update at next meeting.</li> <li>e. Community Highways improvement program. No projects identified at the present time.</li> <li>f. Bus transport improvement plan – Cllr Candy will update members on digital sign. Plan in consultation period.</li> <li>g. Gritting of roads – Members asked that the clerk contact highways and request criteria required to get roads on the gritting schedule bearing in mind that the roads in the parish are main routes to Polruan and the Bodinnick Ferry.</li> </ul>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
10/2026	<b>Administrative Matters</b> – not covered elsewhere on the agenda.	
	<ul style="list-style-type: none"> <li>a. Update on repair of churchyard gate at St John's Bodinnick – Cllr Kelly reported that the gate has been repaired and will be re-hung</li> </ul>	Cllr Kelly

	<ul style="list-style-type: none"> <li>b. Churchyard Maintenance – Cllr Pyke reported that the vicar was unable to come to the meeting as he is out of the country. He explained that the PCC will collate invoices amounting to the grant received for churchyard maintenance and present it to the next full council meeting with their request for funding for 2026.</li> <li>c. Provision of extra CCTV – Cllr Pyke reported that the parish council and the Town Trust had been awarded a grant of £4500 towards the improvement of the CCTV in Polruan. Knight Security had been informed and will schedule the work asap. Congratulations to Cllr Pyke for successful bid.</li> <li>d. Code of conduct training – All councillors have received training except Cllr Adams</li> <li>e. CIL Fund opens 16<sup>th</sup> January for applications</li> <li>f. Consultation on County Wide Public Space Protection Order (Alcohol consumption in public spaces) 2026 – report circulated for information</li> </ul>	
11/2026	<p><b>Financial Matters –</b></p> <ul style="list-style-type: none"> <li>a. <i>Accounts for Payment</i> – January payments to a value of £3223.55 were <b>APPROVED</b> for payment. The Clerk to place a copy on the website. Cllr Beresford asked the clerk to check electricity useage which appeared to be costly and if necessary, switch to another supplier.</li> <li>b. <i>Bank reconciliation</i> – A copy of the bank reconciliation has been circulated to members.</li> <li>c. <i>Budget monitor</i> – A copy of the budget monitor had been circulated to members.</li> <li>d. <i>Members considered precept 2025/26</i> – – Members to consider their budget for 2026/27 in conjunction with the Asset Maintenance Policy. Precept set at £70,000 agreed at special meeting held on 13<sup>th</sup> December 2025. The meeting was attended by Cllrs Pyke, Rooney, Adams, Hawa, Palmer, Ainley and the clerk. The motion was proposed by Cllr Adams and seconded by Cllr Pyke. Carried through on 5 votes for and 1 abstained. Clerk to present budget proposal at next full council meeting in February.</li> <li>e. <i>Assertion 10</i> – The clerk felt that at present it was unnecessary to pay Western web to ensure compliance with Assertion 10. This can be reviewed in the future if necessary.</li> </ul>	Clerk
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12/2026	<b>Closed session -</b>	
13/2026	<b>Diary Dates –</b>	Clerk
	Full Council Meeting – 24 <sup>th</sup> February Polruan Village Hall 7pm	Clerk
14/2026	<b>Meeting Closed at 9.25pm</b>	

Signature: ..... (Cllr. Rob Rooney)  
Parish Council Chair

Date: 13<sup>th</sup> January 2026