

# LANTEGLOS-BY-FOWEY PARISH COUNCIL

## MINUTES OF THE FULL COUNCIL MEETING HELD

ON TUESDAY 28<sup>TH</sup> APRIL 2026 @ 7.00PM

### IN WHITECROSS VILLAGE HALL

1. Present: Cllrs Kelly, Talling, Pyke, Ainley, Adams, Bunt, Hawa, Beresford, Palmer and Cllr Rooney (Chair)
2. Chairman's welcome and public. Jon Pearson wished to address the council regarding the planning permission PA26/01812 Bones Meadow, Polruan as the representative of the developer applying to lift the planning condition to improve the surface and drainage of the footpath adjacent to Bones Meadow. He pointed out that he had consulted both the public rights of way department and Cornwall highways who he stated did not support an upgrade to the surface of the path due to future maintenance responsibilities. He also stated that he had seen no deterioration in the condition of the path during the period that he has been involved with the development. Henry Rowe, a resident and regular user of the footpath challenged Mr Pearson on this point stating that he repeatedly picked up large stones that had been washed down the path during heavy rain causing a trip hazard and offered to meet Mr Pearson on site to look at the path with him. He asked Mr Pearson to clarify how, in his opinion, he felt that the path is "fit for purpose". Mr Rowe also questioned Mr Pearson as to why there had been some work done to the surface of the path approx. 8 years ago and then this work was ceased? Mr Pearson was unable to clarify either point and seemed unaware of the work already carried out. He also declined to meet with Henry Rowe on site. Cllr Ainley suggested that people's assessment of the condition of the path varied depending on the regularity of its use. Cllr Adams pointed out that the development of the land had exacerbated the deterioration of the footpath due to a much greater volume of water resulting from the surface run off from the housing estate. Higher levels of water runoff have caused large stones to be carried along more easily and fines to be washed into the drainage system causing surface water blockages. The planning application will be discussed later in the meeting.

Mr Carl Tonkin, the contractor who clears the footpaths in the parish, offered expert advice to members on the use of glyphosate (roundup) to control weeds on the urban paths in Polruan and Bodinnick. He gave members a brief outline of the recent proposals by Cornwall Council with regard to the control of weeds in urban areas and as he understood the proposal has been delayed to enable councils to make their own representations. He did point out that glyphosate application is the most effective method of controlling weeds and that studies has shown that it dissipates within 24 hours of application. Cllr Palmer asked whether it was harmful to bees and Carl explained that studies had shown that it had not been obviously harmful to bees. Other methods such as acetic acid (vinegar) are more costly to apply, less effective and can be harmful in other ways. Cllr Candy explained that it has been shown that

weeds in urban areas encourage other litter to be dropped and also caused damage to path surfaces and kerbs etc.

3. Outside Authorities / Bodies. Members to receive reports from outside authorities as follows:

- County Councillor Report – Cllr Jim Candy had circulated a short report ahead of the meeting and explained that he had an update on 27 28 Greenbank. This is an agenda item later in the meeting.
- South-East Cornwall CAP. Cllr Palmer had nothing outside of that reported in the minutes of the last meeting of CAP (circulated). She did offer information on the Echo Centre Liskeard a private service set up to help adults with acquired disabilities such as brain injury, dementia etc. It is a day centre offering adults in need the opportunity to learn new skills and a respite for carers. She offered to put anyone who needed assistance in touch with this valuable service.
- Police PCSO Cocks. From 01/03/2026 – 31/03/2026 there were 7 crimes inc. 1 assault, 4 x harassment crimes, 1 dog out of control and 1 theft of a coat. He pointed out the importance of reporting crimes to the police for them to take action to resolve them. He recognised that in small communities, people are reluctant to report due to possible repercussions but insisted that all reports are treated in confidence. The police work closely with partner agencies and will act promptly to tackle crime.
- Fowey Port User Group. No report. Next meeting in June.

4. Apologies: None

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:

Full council meeting 24<sup>th</sup> March 2026 signed as a true and accurate record.

7. Planning Applications: Members considered the following.

- a. PA26/01812 Variation of Condition 12 (in accordance with approved plans) of application PA13/04961 dated 31st July 2013. 1. Provision of an external timber staircase. 2. Landscaping including planters and wall climbing planting, reconfiguring boundary and green wall to plot 4. 3. Use of voids within approved envelope. 4. Door to recessed rear elevation of Plot 3. (Material Amendments) with variation of Condition 7 of Decision Notice PA15/09540 dated 03.02.2016

Plots 1 - 4 Land Off Meadow Walk Greenbank Polruan. Bones Meadow Management Company Ltd - PA26/01812 (Case Officer - Shauna Vandermeulen)

Cllr Ainley explained that Lanteglos-by-Fowey parish council had already raised an objection so as to meet the deadline of 14<sup>th</sup> April set by the planning department but has continued to correspond with the planning officer in the meantime so that members could have the opportunity to discuss this application in full at this meeting. The parish council wishes to object to the application as follows.

**LBFPC objects to the application PA26/01812 to remove Condition 7 PA15/09540 relating to the original application for the Bones Meadow development PA13/04961. The history of planning applications for this site have all consistently included plans for an upgraded footpath including the latest application PA19/05184 and associated discharge application PA20/01289.**

It is evident from these applications that the footpath was to be upgraded to improve the increase surface water run off resulting from the development of 4 properties on what was a former self draining field. This is required to avoid water runoff along the path's unmade surface which causes debris to be washed down into Chapel Lane and Fore Street with consequential silting of drains. The provision of safe access to the development has also been cited. The Decision Notice relating to PA13/04961 clearly states:

*There is a footpath lying within the south-eastern part of the site. **As the path is sub-standard with an unsatisfactory wearing course, the applicant's intention is to upgrade this footpath by increasing its width and replacing the surface with a permeable surface.** I have received no objections from the public rights of way officer regarding these works; however, it would be reasonable to require a condition for the specification of these works to be approved by the LPA and to be completed prior to the occupation of the penultimate dwelling.*

Therefore condition 8 for the upgrade of footpath was put in place and a discharge plan received with a clear plan and section of the footpath as part of **PA13/10726** 'Submission of details to discharge conditions 2, 7, 8 and 11 in respect of decision notice PA13/04961'. This condition 8 was carried forward as Condition 7 in PA15/09540.

Application PA26/01812 provides A Transport Advisory Note (TNA), prepared by Mr Jon Pearson. It is assumed that this report was commissioned by the Applicant with the objective of supporting the application rather than providing an independent and balanced review of pros and cons associated with upgrading the path or leaving it in its current state.

The Transport Advisory report fails to mention that the path was regraded and re-profiled when upgrading works on the footpath were commenced by the previous applicant during the development period. At that time the pathway was cleared

and subbase laid. Work was then halted leaving the subbase without the essential upper layers and the surfacing material.

The result of this 'gold standard' footpath not being properly upgraded has been the continuation of the problem of surface water washing down debris and shale to nearby properties, lanes and onto Fore Street with associated issues of drains getting silted up. In addition, the path has clearly eroded by around an average of 8cm in the last 7 years (based on a calculation by a local retired civil engineer).

This application is a cynical attempt by the developer to renege on what are historically clear planning conditions. Upgrade of the footpath was the main benefit to Polruan of the development, and to allow the developers to be relieved of this valuable obligation clearly undermines the planning process.

The applicant cites that there is 'no reliance' on the path and therefore no need to upgrade as there are other access routes to the Bones Meadow development. The pathway provides the main foot route from the higher village to the lower village including to the shop and the ferry and is regularly used by residents throughout the village including those staying in the Bones Meadow development. It is the shortest and safest as it avoids the busy and narrow Fore Street route that has no foot paths and is used not only by cars but multiple delivery vans along with heavy lorries accessing the boat yard.

It should be noted that a later application PA19/05184 simplified the design of the footpath and removed the ACO drainage and instead provided for run off via channels/permeable margins (see below) This application was agreed by the LBFPC and CC Highways.

PA19/05184 detailed the footpath design '*shows the asphalt top coat laid to a slight fall towards the planting strip at the base of the wall. This will assist in natural drainage towards the ivy planting. .... Any rainwater discharging onto the new footpath will be absorbed by the permeable margins on both sides of the path and will be directed to discharge into the planting strip..... the Highways department have approved this proposal and accepted that the use of ACO drain channels would be inappropriate given the likelihood of silt blockage that will occur.*'

This surely proves the continued need for improvement to water surface run off and the long-term sustainability of the path and reduction in issues associated with uncontrolled surface water runoff.

The lack of a footpath upgrade has been an ongoing problem for the village of Polruan. In June 2023 LBFPC made a complaint to Planning Enforcement that PA19/05184 Condition 1 (which included Submitted Plan 9449\_PA-19\_02 for the upgraded footpath described above) had not been discharged. This case has not been resolved is still ongoing nearly 3 years on.

- b. Pendennick New Road Lanteglos Fowey Cornwall PL23 1LY Works to Tree within a Conservation Area (TCA) - T1 - Monterey Pine - Fell. - Anne Cerise - PA26/01737 (Case Officer - Max Shepherd) No comment

## 8. Other planning matters:

Social Housing Allocation. Cllr Ainley outlined the recent visit of Peter La Broy the portfolio holder of Cornwall housing. She explained that the information from Cornwall housing was that in order to repair 27 and 28 Greenbank which had clear subsidence issues the money required was in excess of £100k per property. Cornwall council have a limit of £50 as the threshold beyond which repair becomes unviable in terms of the rent received for the properties in question. Cllr La Broy did understand the unique situation which exists in Polruan and understands the importance of repairing these properties for social housing. Cornwall Housing has suggested that there may be merit in a community interest company getting involved and taking over the management of these properties. Cllr Candy explained that there is money from Homes England, through Cornwall Council, for just such schemes similar to that undertaken by the Polruan Town Trust with the Winklepicker flat. Members felt very strongly that Cornwall housing have been negligent in their responsibilities as landlord in allowing 27 and 28 to deteriorate to such a poor standard and that these properties are important to the local community for social housing and should be repaired by Cornwall Council. Members wished to explore all possibilities with Cornwall housing to ensure that these two properties are repaired and made available for local people to rent.

## 9. Planning applications approved by CC. For information only.

- a. PA26/00778 Trewarthenick Old Road Bodinnick Fowey Cornwall PL23 1LX Application for a Lawful Development Certificate for a Proposed Alterations to off road parking arrangements. REFUSED

## 10. Environmental/Amenity:

### Public conveniences.

- i. St Saviours WC's – Cllr Adams reported over flushing of the urinals and Cllr Kelly will check and let the clerk know.
- ii. Frogmore WC's – New meter to be installed on 2<sup>nd</sup> June by British Gas.
- iii. The Quay WC's – Clerk to check with Polruan Town Trust why there is a request to close the ladies.
- iv. Legionella testing. Mrs Kelly provided water temperatures of 10 degrees.

### Healthcare Provision.

- Fowey River Practice and Polruan Surgery. Members were updated by Cllr Hawa on progress. He reported that a meeting will be arranged with Anna Gelderd the

MP. It is likely to take place at a coffee and catch-up event and also a meeting will be arranged on an evening to allow full access for the public. Cllr Hawa also reported that he had met shortly after the end of the consultation period with the Fowey River practice to ask how the data collected would be evaluated. This is ongoing and Cllr Hawa felt that it was perhaps a little early for them to know how the data will be used. There are clearly concerns for the partners on keeping a building that they no longer wish to have and they were interested in suggestions of a purpose-built surgery at the fire station or Veverly car park. No decisions have been made as yet on dispensing which is clearly making a loss for the practice. Ongoing updates will be made.

- Fowey Hospital. Cllr Rooney updated members that the legal teams are still battling the issue back and forth but that the issue has not been dismissed. Efforts are continuing.

#### 11. Highway Matters:

- a. Road closures. None reported
- b. Road drains or potholes. Cllr Candy reported that the potholes are being dealt with and that certain types of potholes are repaired by different teams. The reported potholes will be dealt with as time allows.
- c. Hatching of bus stop in Polruan and The Quay – it was reported that the bus stop had been marked and was quite large although it was suggested that this is because passengers exit the bus into the road. Clerk to ask highways about re-doing the marking on the quay – no parking
- d. Parking outside St Saviour's toilets and WI hall and obstruction this causes – Clerk to investigate with highways getting double yellow lines outside the toilets. There is already restricted parking on Fore Street.
- e. Sign at New Quay Terrace Polruan – request from resident. Clerk to ask highways for a road sign to be installed.
- f. Weed killing on urban routes – following on from Carl Tonkin's explanation earlier in the meeting, the council voted to continue to use glyphosate to control weeds in the parish 8 in favour 2 against.

#### 12. Administrative matters.

- Telephone box arts hub Polruan – Clerk reported that BT have signed the telephone box over to the parish council.
- Survey of the parishioners to ascertain where they would like their money spent – Cllr Ainley offered as part of the sub-group discussions on rejuvenating Polruan that she set up a short resident survey. This to be discussed and reported back by the subcommittee made up of Cllrs Palmer, Hawa and Ainley
- Renewal of insurance £1032.59 reported by the clerk for information
- Parish council vacancies – The Clerk will issue the notice of two vacancies after the AGM
- Annual charge for the emptying of litter/dog bins – formal acceptance of contract cost £499.61 – Clerk reported for information.

13. Financial Matters:

- a. Accounts for Payment. An April payment schedule was presented for payment. The total amount of £8722.22 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 financial reports were agreed. Cllr Ainley asked about the precept – the clerk explained that this is paid in two six monthly instalments.

12. 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.

13. Diary dates.

The date of the next meeting 26<sup>th</sup> May Whitecross village hall after the AGM.

Meeting closed. 9.00pm.

Signature: ..... (Cllr Rooney)

Chairman

Date: 28<sup>th</sup> April 2026

Contact: Ring O'Bells, Pont, Lanteglos, PL23 1NQ