

LANTEGLOS-BY-FOWEY PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD

ON TUESDAY 28TH MAY 2026 @ 7.00PM

IN WHITECROSS VILLAGE HALL

1. Present: Cllrs Kelly, Talling, Pyke, Ainley (Chair), Adams, Palmer and the clerk
2. Chairman's welcome and public. Cllr Ainley welcomed everyone to the meeting. Andrew Hawa asked permission to speak to the meeting regarding his planning application at 15 Ocean View, Polruan. He pointed out that his architect has created technical drawings that indicate the proposed application would have no impact on daylight to No13. He accepted that there would be an impact on the view of some neighbouring properties but he felt a precedent had already been set with some other houses in Ocean View having already been given permission to extend upwards namely No 9 and No 18. Cllr Ainley did however point out that No 9 was heavily debated at the time and solutions were investigated. In hindsight the parish council should have been more vehement in their objections to the application which could have prevented the development of a property that is clearly out of character in design within the context of neighbouring properties. Another member of the public, Mr Trueman, pointed out that the plans submitted for No 15 were misleading relating to the proximity of the building to neighbouring houses showing the distances incorrectly. He also wished to draw attention to the potential parking problems that the proposal could lead to, indicating that it would be necessary to reverse onto the road on a blind bend. Cllr Adams suggested that the planning officer should have notified neighbours on the revised plans and Cllr Candy explained that this would be the case for anything other than a minor amendment. Should members feel that revisions present more than a minor amendment they should recommend the planning officer consult the wider community. Cllr Ainley drew the discussion to a close stating that the council would be discussing its response later in the meeting.
3. Outside Authorities / Bodies. Members to receive reports from outside authorities as follows:
 - County Councillor Report – Cllr Jim Candy had submitted a short report ahead of the meeting. He extended his thanks to members and the clerk for assisting him in the effective discharge of his duties. He had no further update from the scrutiny committee about the potential surgery closure. He has forwarded the report from the clerk regarding overgrown vegetation in tenanted properties to the correct officer in housing. He assured members that he will continue to work towards securing the future of 27/28 Greenbank for social housing and was insistent that no move to put the properties on the market would happen without first informing the parish council. Cllr Adams asked that Cllr Candy to raise the issue of overgrowth around 27/28 with the appropriate team in housing as it is a

potential hazard. Cllr Candy had been in discussion with Peter Le Broy regarding the signing off, potentially on Monday, of the proposals for Winklepicker flat. This was confirmed by Graham Palmer from Polruan Town Trust. Cllr Candy explained that CIL was a different portfolio managed by Cllr Sarah Priestley. He stated that properties were kept under review by the CIL department but this does not preclude the opportunity to inform Cornwall Council of any potential properties that may be liable for CIL.

- South-East Cornwall CAP. No report this time.
- Police PCSO Cocks. Clerk to ask PCSO for an update as he was not present at the meeting.
- Fowey Port User Group. No report. Next meeting 16th June.

4. Apologies: Cllrs Hawa, Bunt and Beresford

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 28th April 2026 signed as a true and accurate record with one minor amendment item 8 should read £50k and not £50. Clerk to correct.

7. Planning Applications: Members considered the following.

- a. PA26/02532 Creekside House Mixtow Lanteglos Fowey Cornwall PL23 1NB 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. (Case Officer - Katie Jewell)
Lanteglos by Fowey parish council commented that the application should not increase the footprint of the property, height or capacity of occupants and there should be no traffic issue. The council would expect all of these to be taken into account when a full planning application is submitted. In addition, the parish council requested that the proposed building should be ancillary to the existing property and must not be sold off or rented separately.
- b. PA25/07645 Proposed extension to form first floor level over existing ground floor, conversion of garage to form annexe accommodation with proposed link to dwelling, closing up of existing driveway and formation of new access and parking area, 15 Ocean View, Polruan.
Cllr Ainley circulated papers to help with explaining the complex technical drawings relating to sunlight and shadow that have been submitted as revisions by the applicant. The reports circulated also outlined the differences in pitch height from the existing to the proposed and the differences between the proposed pitch heights and

neighbouring properties. There is very clearly an impact on neighbouring properties in particular no.13 next door. Ocean View was originally planned to be a development of bungalows on a graduated site allowing all properties to have an "ocean view" not breaching the skyline keeping it in support of Policy 12 of the Cornwall local plan. The argument that more four-bedroom family homes are required is not backed up by the evidence that shows with an aging population residents prefer to move to properties such as bungalows rather than two storey buildings. Members are also concerned about the change of access proposed as part of the application given it is small and on a corner with potentially poor visibility. The proposal will alter the existing access making it necessary to reverse onto the main road into the site on a blind bend. The parish council requested that the clerk ask the planning officer for a plan that shows the turning circle of 2 cars entering and leaving the proposed parking

Members agreed, that based on current information, the parish council should object to the application due to the overbearing and dominance of the proposed 2 storey building to number 13 Ocean View's living areas. The application is in direct contradiction of Cornwall Local Plan Policy12 - *overshadowing and overbearing impacts*; and will undoubtedly impact the amenity and enjoyment of no 13's living area where they will effectively be looking at a 2-storey wall; and have a feeling of being overlooked. Whilst there is no right to a view, the name 'Ocean View' gives a clue to the outlook of all properties and whilst the applicant cited some precedents it is the view of the parish council these are not relevant to the current application as they are on the edge or outside Ocean view not in the middle of the estate.

The parish council remains concerned that some of the drawings are misleading in terms of the measurements of proximity to No 13 making No 15 look further away by some meters compared to reality. Given this concern and having visited No13 the parish council believes there will be overshadowing. Members asked the clerk to request an extension to the consultation period and to arrange a site visit with the planning officer. This will ensure planning and the parish council have a uniform understanding and ensure measurements provided are correct and so reduce any future misunderstandings before a final decision is made by the planning team.

It should be noted that there is already an approved planning application which has no impact to neighbouring properties for this property to create the additional living space being sought.

- c. PA26/02867 Proposed Alterations to Off Road Parking Arrangements Trewarthenick Old Road Bodinnick Fowey
Members recorded no comment

8. Other planning matters:

CIL – Cllr Ainley contacted the CIL inspectorate and was informed that they were aware of the possible intention to evade payment of CIL on certain properties. They keep these properties constantly under review and will take action where appropriate.

9. Social housing updates – these have been covered earlier in the minutes. They will be reviewed at the next meeting.
10. Planning applications approved by CC. For information only.
- a. PA26/01223 20 St Saviours Hill Polruan Fowey Cornwall PL23 1PR Replacement of roof including increase in height to create loft rooms along with conversion of garage APPROVED
 - b. PA26/01453 Kingfisher House Greenbank Polruan Fowey Cornwall PL23 1QP Replacement balcony and side entrance balustrade APPROVED
 - c. PA25/08912 Ferry Climb Townsend Polruan Fowey Cornwall PL23 1QH 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. APPROVED

11. Environmental/Amenity:

Public conveniences.

- i. St Saviours WC's – Cllr Kelly has sorted flushing urinals at St Saviours. The clerk had received a quote for a new door for the disabled toilet. Members asked the clerk to obtain more details on both steel and composite doors along with photographs of both types.
- ii. Frogmore WC's – New meter to be installed on 2nd June by British Gas.
- iii. The Quay WC's – Members asked that the ladies and the disabled toilets should both remain open for the summer season. The Polruan Town Trust is in the final stages of arranging quotes for the refurbishment of the ladies and disabled toilets. Alternative uses for the gents will be discussed so as to get a community asset useful for the whole village.
- iv. Legionella testing. Mrs Kelly provided water temperatures of 10 degrees.

Healthcare Provision.

- Fowey River Practice and Polruan Surgery. Cllr Hawa circulated some updates prior to the meeting. Several options have been presented to Fowey River Practice as a way of keeping the surgery in Polruan. A complete refurbishment of the existing surgery is not supported by FRP. Other options include a purpose-built cabin situated by the fire station in Polruan or a mobile unit similar to those used by the NHS for breast screening etc. This could be purchased by the community and could potentially pay for itself within a period of 10 years. FRP have not yet presented any results from the data collected via the consultation and members pointed out that the ICB probably would not want to risk another judicial review as in place with the Fowey hospital campaign. There could also be an option for the town trust and the parish council to contribute towards some sort of purpose built/mobile unit.
- Fowey Hospital. No update.

12. Highway Matters:

- a. Road closures. None reported
- b. Road drains or potholes. Cllr Candy reported that the number of outstanding potholes is reducing.
- c. PROW grant – Advanced LMP grant open. Clerk and Cllr Ainley and Cllr Palmer to inspect possible site in Polruan for grant application.
- d. Dog poo problem school field – Members asked that the clerk contact the National Trust who own the field to request that we install signs prohibiting access with dogs to the field as it is used for education play by the school children. Cllr Palmer to work with the clerk on the design of the signs.
- e. Community highways improvement programme – it was reported for information that speed reduction outside Polruan school is on to next stage of process
- f. New signs for New Quay Terrace passed to address management team – Clerk and Cllrs Ainley and Palmer to view the location and prepare a solution by means of photos/maps to present to the address management team
- g. Markings on the Quay Polruan will be re-done by Highways and the clerk will follow this up.

13. Administrative matters.

- Survey of the parishioners to ascertain where what improvements they would like in their parish and how they would like their money best used– This will tie in well with the Neighbourhood Priorities statement initiative looking at what local communities want from their areas in the future. There is support from Cornwall council for parish councils to draw up their own Neighbourhood Priority Statement. Members would like to include members of the Town Trust in discussions. Cllrs Ainley, Hawa and Palmer to take this forward. The clerk also referred to the upcoming renewal of the public space protection order due by 15th October. Any changes in the restriction of dogs should be included in the survey of local parishioners in order to prove a wish for the order to be updated
- Parish council vacancies – The Clerk will issue the notice of two vacancies

14. Financial Matters:

- a. Accounts for Payment. A May payment schedule was presented for payment. The total amount of £4642.76 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 suggested that going forward financial statements be reviewed at the full council meeting on a quarterly basis unless there are particular requirements for all members to be consulted.

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 23rd June Whitecross village hall.

Meeting closed. 9.00pm.

Signature: (Cllr Ainley)

Chairman

Date: 28th May 2026

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