

LANTEGLOS-BY-FOWEY PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD

ON TUESDAY 28TH JULY 2026 @ 7.00PM

IN WHITECROSS VILLAGE HALL

1. Present: Cllrs Talling, Pyke, Ainley (Chair), Adams, Palmer, Beresford, Hawa, Bunt, Robinson and the clerk
2. Chairman's Welcome and public – Cllr Ainley welcomed everyone to the meeting and formally welcomed the new parish councillors Darren Robinson and Lou Harrison to the parish council. Members of the public were invited to speak and Sue Walters, agent for Mr and Mrs Fellows of the campsite in Polruan joined the meeting via teams. She wished to outline the main points surrounding the application for the development of approximately 20 houses at this location and be available to answer any questions that members may have. Her unbiased opinion is that the site is a Cornwall Plan Affordable housing Policy 8 site rather than a rural exception Policy 9, the difference being that Policy 9 sites are generally on the outside of the settlement and would normally incorporate 100% affordable housing. The key factors are location, accessibility, impact on the landscape and the relationship to other developments in the village. This site fits in with all the criteria expected with a policy 8 site but Ms Walters acknowledged that the decision rests with Cornwall Council. The access links to the village are good and there is no detrimental environmental impact on the surrounding area. She mentioned the benefits that this development would bring to the village having identified the affordable housing need locally of 42 houses currently on the register. Cllr Ainley highlighted that the proposal only offers affordable housing with 2 beds and more where there is a need for more 1 bed houses within the village (currently some 24 of the 42 Homechoice applicants with a local connection require 1 bed housing). Sue Walters emphasised that this is an outline application and the plan is indicative only of at this stage. They are keen to work with the local community and Cornwall Council, who will assess the specific affordable housing need for those with local connections at the time of full application, and ensure that the best housing mix and design can be achieved. A number of concerns were raised which Cllr Palmer wished to outline. These included the impact of extra housing on the Victorian sewerage system and water supply. Sue Walters explained that South-West water is a statutory consultee and would need to ensure that water and foul water would be able to cope with extra capacity. Cllr Palmer also asked about waste management and how that would be collected. Again, Ms Walters stated that as an outline application all these details are to be finalised. She also pointed out that the ecologist report previously considered out of date had been updated and could be relied upon as accurate to the current date. She assured members of their continuing wish to work with the PC and ensure that the affordable housing will be legally binding in perpetuity. Cllr Ainley thank Ms

Walters and invited her to remain in the meeting to hear members' discussion on the application later in the agenda.

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

- a. County Councillor Report

Cllr Jim Candy offered apologies for his late arrival due to a prior commitment in Looe. Cllr Ainley acknowledged receipt of Cllr Candy's written report circulated earlier by the clerk and asked if we could address the points raised at the relevant points during the meeting.

- b. South-East Cornwall CAP.

Cllr Ainley had hoped to be able to attend the last meeting but was unable to do so but she noted from the minutes that the main point of discussion affecting our parish was the change in the planning law relating to councils' ability to refer applications to Cornwall council planning committee. National government policy being to streamline the planning process and speed up decision making.

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

From 01/06/2026 – 30/06/2026 there were 4 crimes in the public domain including 2 criminal damages, 1 harassment and 1 dangerous dog out of control.

Regarding the recent reports of antisocial behaviour on the Quay, 3 males have been identified and served with Stage 1 ASB Warnings and others have been advised of their conduct in that area. We will continue to monitor the situation and will deal accordingly with any ASB in the area as it will not be tolerated. Please continue to report via 999 or 101.

Please report any parking issues to Cornwall Council so that CEOs can attend and deal.

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

- d. Fowey Port User Group. No update.

4. Apologies: Cllrs Kelly and Harrison

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 23rd June 2026 were signed as a true and accurate record.

7. Planning Applications:

- a. Land South West Of Polruan Holiday Centre Townsend Polruan Cornwall PL23 1QH Outline Planning Permission with all matters reserved for residential development of up to 20 houses (including affordable) - Mr and Mrs Raymond And Liz Fellows - PA26/04397 (Case Officer - Martin Jose)

Members listened to a summary given by Cllr Ainley following discussions by the planning group of the PC. The group had concerns on whether Polruan needs another 20 houses given that there are over 30 properties on the market in the village. However, many of these properties are not suitable for fulltime habitation. They tend to be more difficult to access if in the lower/older part of the village, have no parking, are likely to suffer from damp and need major renovation as well as being expensive to maintain and heat. Therefore, potentially not attractive to many families.

It was discussed that the development of 20 houses could be a positive in terms of revitalising Polruan and improving the mix in demographics to help establish a longer-term sustainable community. The development would provide sustainable, quality accommodation, importantly with parking, and therefore could encourage new families into the village. This should increase numbers for the school and bring associated prosperity to the village. However, there was concern about whether families will want to settle in Polruan given the lack of nearby fulltime employment and the need for private transport.

Members highlighted that other matters to consider would be average earnings levels and affordability and what type of employment is available locally. Given the current situation of average local wages then those in need of housing are unlikely to be able to afford to 'buy' affordable housing even at discounted rate. It was agreed the current demand for local housing was primarily for 'social' or 'affordable' rent and possibly 'rent to buy'.

Members remained concerned about the impact on the village infrastructure of a large development in particular the sewerage system and water pressure impact to other developments within the area. Cllr Adams pointed out that since the mid-50s the housing has tripled in the village and what was once a working sewage system is no longer fit for purpose. This has been evidenced by recent burst drains, water and sewage run off in high rains periods. Members felt the sewage risk could be resolved by the development having an onsite sewage treatment plant such as a shared septic tank. Cllr Palmer noted that transport links are poor with infrequent and unreliable bus transport from Polruan to centres of employment; and the transport report in the application was therefore misleading.

Members commented on the level of affordable housing options offered and asked Cllr Candy if the site warranted CP Policy 9 protection. Cllr Candy explained that he had asked this question of the planning officer who was minded not to categorise the site as Policy 9. Cllr Adams pointed out that the Neighbourhood Development Plan clearly stated that any new housing should only be affordable and agreeing to market rate housing weakens the policies outlined within the neighbourhood plan. Cllr Candy warned that possible appeals in the future could expose Cornwall Council to expensive outcomes against a planning decision and therefore the planning department would have to be rigorous in evaluating the status of the site. Overall, it

was felt a mix of market and affordable housing within such a large development was a good thing to balance demographics, but the PC wants a much higher proportion of affordable housing which could be resolved by the site being agreed as a Policy 9. Cllr Ainley reminded members that the PC has been investigating Henders Field as a potential site for affordable rental housing, although as yet no Registered Provider has shown interest in the site.

Given the discussion on the pros and cons of development and the assurances from Cllr Candy that at this stage the PC is agreeing to the principal of development; Cllr Ainley motioned that the parish council would in principle support the application with the conditions that all the concerns of the parish council outlined previously be taken into account and that these be addressed as part of the full application process. Members supported the motion 8:1

- b. Hill House School Lane Polruan Fowey Cornwall PL23 1QA Pre-application advice for first floor rear extension, a single storey side extension, alterations to existing garage, widened entrance point, replacement roof and installation of solar roof, plus associated landscaping works. - Hilary And Michael Gibbin - PA26/00785/PREAPP (Case Officer - Katie Jewell)

Members discussed the pre application and are grateful for the applicant consulting at this stage of the process. Members understand the need to extend the living area of the property and can see that effort has been put into making a quality integrated design.

The application is within the conservation area of Polruan and needs careful consideration given potential precedents being set.

The full extension including the external veranda represents an increase of circa of 70% of the current footprint of the property. As such the extension, even though single storey is not subordinate to the main property. The bulk of the extension seems to be out of proportion with the main house. The members noted that a large element of the bulk is due to the external veranda covered by the roof and the actual living area extension is a reasonable proportion.

Members recognised that neighbours to the east (up the hill) with gardens overlooking the current garden of Hill House will suffer loss of enjoyment of a significant element of their gardens due to the height and mass of the proposed pitched roof. In these areas of their gardens, they will lose the open aspect to the west and associated seas views (Note: the PC understands there is not right to a view but the application has mentioned the extension is designed to make the most of their aspect but in so doing is impacting neighbours). Amenity from inside the houses to the east will not be majorly affected as houses look down their gardens towards the extension.

It's agreed that overall, the single storey extension will not be significant from the estuary view up to Polruan (NDP 3) and neighbours to the west down the hill are not unduly impacted.

Given the above comments and that the proposed development is within the conservation area then the PC's view is as the application stands is not in line with CP1 or NDP1 Design and Character (specifically NDP 1.1 and 1.3.)

Members agreed that the concerns highlighted could be ameliorated at full application by reducing the overall footprint of the extension aligning more closely to

the size of the proposed internal living area. The introduction of a flat living roof could also reduce impact to neighbouring properties to the east. This may mean a more modern approach to design, but it would reduce the bulk, mass and height of the extension and make it subordinate to the main property.

8. Other planning matters:

- a. Cllr Palmer attended the planning and appeals training and reported that the major change comes in the form of the streamlining of the planning process to make it more difficult for parish councils to request applications be heard by County Council planning committee.
- b. Bones Meadow footpath – the clerk reported following a meeting with the senior footpath officer of Cornwall Council that the council will undertake and fund work to improve the drainage and surface of the path. The footpath officer acknowledged that the path surface warranted improvement made clear by its location within the urban area of the village and that it was a path that should be taken on by the rights of way department for future maintenance due to its importance as a village route and the similar surfacing on adjoining paths. Funding had been identified from an underspend on a project elsewhere that could be allocated to this work. Despite a commitment to making the improvements to the path that the PC have consistently felt was necessary, Cllr Ainley wished it to be minuted that it was the opinion of the parish council that planning enforcement had failed to address the lack of responsibility shown by the developer in discharging their duty to improve the footpath as part of the planning condition, due to obfuscation by both planning and the developer. Thanks were extended to the clerk for her initiative in finding a solution.
- c. Cllr Ainley said she would review the planning validation guide survey and work with the planning group to complete the survey on behalf of the PC.
- d. There was no update on CIL cases in the parish. Clerk to keep the situation current.

9. Social housing updates – Cllr Candy presented a report showing housing needs within the village split into number of beds and type of provider. Cllr Ainley re-asserted the importance of this issue to local people. Cllr Candy acknowledged this and assured members of his continued commitment to ensuring the local letting plan is adhered to. Cllr Ainley asked that the vacation of a tenant from Chapel Lane to Kendall Park should not be considered a local let and that the vacant property be let to a local person. On the subject of 27 and 28 Greenbank Cllr Candy explained that it is likely that Cornwall Council would dispose of the properties but that efforts would be made to find a local housing provider to take them on. Cllr Adams insisted that all attempts be made to ensure that a local person would be offered them in the future.

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

- a. PA26/02867 Trewarthenick Old Road Bodinnick Fowey Cornwall PL23 1LX Proposed alterations to off road parking arrangements WITHDRAWN
- b. PA25/07645 15 Ocean View Polruan Fowey Cornwall PL23 1QJ Proposed extension to form first floor level over part of 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
REFUSED

11. Environmental/Amenity:

Public conveniences.

- i. St Saviours WC's – Members motioned that the replacement of the door to the disabled toilet be put on hold for the moment. The large water bill was discussed and Cllrs Hawa and Robinson volunteered to monitor water use over a number of days especially when the toilets are not in use.
- ii. Frogmore WC's – Nothing to report
- iii. The Quay WC's – It was brought to the attention of members that the toilets were below an acceptable cleanliness standard. Members asked the clerk to contact the cleaner and offer short term assistance. Broken lock and missing toilet seat to be dealt with by the clerk.
- iv. Legionella testing. Mrs Kelly provided water temperatures of 10 degrees.

Healthcare Provision.

- Fowey River Practice and Polruan Surgery. The PC still working with SOS group on location and costings for the surgery. Cllr Hawa asked if anyone had received a letter from the surgery. There was a negative response. The PC is happy to make the planning application and to offer further support as necessary.
- 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. Parking in Greenbank by visitors is causing a problem for residents. Resident parking zones are difficult and costly to implement. Cllr Ainley asked for this to be an item on the agenda of the next meeting for discussion. Clerk to ask highways for anecdotal solutions.

13. Administrative matters.

- Neighbourhood priority statement – Cllr Ainley attended an online training session which she found extremely informative and helpful. The generic survey doesn't really apply to us and therefore we will need to design our own. Cllr Ainley had purchased Survey Monkey and asked for this to be refunded. Clerk to action. Survey for dog ownership has been well received with good participation.
- Cornwall Destination Organisation – Members voted to make a contribution of £200 towards this initiative. Clerk to set up payment. Cllr Candy explained that the funding would ensure the continuity of support for tourism in the county whilst funding is secured for a long-term future from tourism organisations.

- Anti-social behaviour – Cllr Pyke has met with the police and as a result 3 Asbo's have been issued. The perpetrators have also caused problems in Fowey where they have been staying. The complaints relate to specific workers on a boat which is currently situated in Toms' yard. Members suggested contacting the owner of the boat in question stating our concerns. Cllrs Pyke and Robinson to draft a letter to the boat owner for the clerk to send out.
- Van dweller survey does not apply to our parish
- Public Space Protection Order consultation - Cllr Ainley will collate the data from the recent survey to present in support of our application for control of dogs in the parish. This will also form the basis of a request to Fowey Harbour Authority regarding access by dogs to the beach area.
- Community Emergency plan – Deferred to the next meeting.

14. Financial Matters:

- a. Accounts for Payment. A July payment schedule was presented for payment. The total amount of £5630.04.65 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.
- d. AGAR – Members confirmed no conflict of interest with BDO LLP

Cllr Ainley confirmed all financial reports had been circulated and approved by all members.

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 22nd September 2026 Whitecross village hall. Cllr Ainley will not be available to chair. Cllr Pyke as vice-chair will chair the meeting.

Meeting closed. 9.10pm.

Signature: (Cllr Ainley)

Chairman

Date: 28th July 2026

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

