

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report

(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue

(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

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**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

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**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

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**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

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**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

**(21/111) Planning Applications and Related Matters**

The following comments made in response to planning applications received since the November meeting were ratified:

(a) (i) PA21/10824 – Rivendell, School Lane, Tregrehan Mills: Proposed new garage/store including extension of curtilage

*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*

(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

(b) APP/D0840/W/21/328173 – 9 Boscundle Close: Proposed woodland holiday lodges and associated works.

It was noted that this Appeal has been dismissed by the Planning Inspectorate.

### **(21/112) Neighbourhood Plan**

Mr Malcolm reported that a meeting held on 14 December with Robert Lacey from Cornwall Council was very useful and work now needs to be done to re-word some policies and Cornwall Council need to re-draw some maps. Cllr Mustoe offered his help to ensure that the Cornwall Council sign off the draft in a timely manner.

### **(21/113) Parish Projects**

(i) Cypress Avenue

Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

(ii) Wild Flowers

It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

(iii) Dog stations

The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

(iv) Jubilee Party

A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRoWs	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT



### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

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*Julie Larter*

Mrs Julie Larter  
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*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

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Cllr Mustoe's full report is available on the parish council's website.

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*(No objections)*

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*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

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Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

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It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

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The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

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A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRoWs	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)



### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

---

## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report

(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue

(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11

**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

Pages 12 -  
13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

Page 14

**16. Dates for the Diary**

*To note dates for members' diaries*

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T=Tregrehan Methodist Church)

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(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

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The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

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CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
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BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
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BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	



<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

Julie Larter

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report

(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue

(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11

**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

Pages 12 -  
13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

Page 14

**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

**(21/111) Planning Applications and Related Matters**

The following comments made in response to planning applications received since the November meeting were ratified:

(a) (i) PA21/10824 – Rivendell, School Lane, Tregrehan Mills: Proposed new garage/store including extension of curtilage

*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*

(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

(b) APP/D0840/W/21/328173 – 9 Boscundle Close: Proposed woodland holiday lodges and associated works.

It was noted that this Appeal has been dismissed by the Planning Inspectorate.

### **(21/112) Neighbourhood Plan**

Mr Malcolm reported that a meeting held on 14 December with Robert Lacey from Cornwall Council was very useful and work now needs to be done to re-word some policies and Cornwall Council need to re-draw some maps. Cllr Mustoe offered his help to ensure that the Cornwall Council sign off the draft in a timely manner.

### **(21/113) Parish Projects**

(i) Cypress Avenue

Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

(ii) Wild Flowers

It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

(iii) Dog stations

The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

(iv) Jubilee Party

A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

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#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

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#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

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**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

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It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

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The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**



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(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

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30 November – Clerk attended Code of Conduct training for clerks

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18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site



# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

*(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report*

*(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue*

*(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.*

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11

**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

Pages 12 -  
13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

Page 14

**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

**(21/111) Planning Applications and Related Matters**

The following comments made in response to planning applications received since the November meeting were ratified:

(a) (i) PA21/10824 – Rivendell, School Lane, Tregrehan Mills: Proposed new garage/store including extension of curtilage

*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*

(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

(b) APP/D0840/W/21/328173 – 9 Boscundle Close: Proposed woodland holiday lodges and associated works.

It was noted that this Appeal has been dismissed by the Planning Inspectorate.

### **(21/112) Neighbourhood Plan**

Mr Malcolm reported that a meeting held on 14 December with Robert Lacey from Cornwall Council was very useful and work now needs to be done to re-word some policies and Cornwall Council need to re-draw some maps. Cllr Mustoe offered his help to ensure that the Cornwall Council sign off the draft in a timely manner.

### **(21/113) Parish Projects**

(i) Cypress Avenue

Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

(ii) Wild Flowers

It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

(iii) Dog stations

The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

(iv) Jubilee Party

A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRoWs	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

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### **(21/120) Correspondence Received**

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### **(21/121) Dates for the Diary**

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### **(21/122) Exclusion of the Public and Press**

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**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT



### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

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  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
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<b>Other Expenses</b>			
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Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

*(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report*

*(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue*

*(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.*

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11



**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

Pages 12 -  
13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

Page 14

**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

**(21/111) Planning Applications and Related Matters**

The following comments made in response to planning applications received since the November meeting were ratified:

(a) (i) PA21/10824 – Rivendell, School Lane, Tregrehan Mills: Proposed new garage/store including extension of curtilage

*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*

(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

(b) APP/D0840/W/21/328173 – 9 Boscundle Close: Proposed woodland holiday lodges and associated works.

It was noted that this Appeal has been dismissed by the Planning Inspectorate.

### **(21/112) Neighbourhood Plan**

Mr Malcolm reported that a meeting held on 14 December with Robert Lacey from Cornwall Council was very useful and work now needs to be done to re-word some policies and Cornwall Council need to re-draw some maps. Cllr Mustoe offered his help to ensure that the Cornwall Council sign off the draft in a timely manner.

### **(21/113) Parish Projects**

(i) Cypress Avenue

Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

(ii) Wild Flowers

It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

(iii) Dog stations

The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

(iv) Jubilee Party

A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRoWs	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

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VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
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- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

*(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report*

*(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue*

*(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.*

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11

**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

Pages 12 -  
13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

Page 14

**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

**(21/111) Planning Applications and Related Matters**

The following comments made in response to planning applications received since the November meeting were ratified:

(a) (i) PA21/10824 – Rivendell, School Lane, Tregrehan Mills: Proposed new garage/store including extension of curtilage

*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*



(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

(b) APP/D0840/W/21/328173 – 9 Boscundle Close: Proposed woodland holiday lodges and associated works.

It was noted that this Appeal has been dismissed by the Planning Inspectorate.

### **(21/112) Neighbourhood Plan**

Mr Malcolm reported that a meeting held on 14 December with Robert Lacey from Cornwall Council was very useful and work now needs to be done to re-word some policies and Cornwall Council need to re-draw some maps. Cllr Mustoe offered his help to ensure that the Cornwall Council sign off the draft in a timely manner.

### **(21/113) Parish Projects**

(i) Cypress Avenue

Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

(ii) Wild Flowers

It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

(iii) Dog stations

The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

(iv) Jubilee Party

A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRowS	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
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- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

*(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report*

*(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue*

*(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.*

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11

**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

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13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

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**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

**(21/111) Planning Applications and Related Matters**

The following comments made in response to planning applications received since the November meeting were ratified:

(a) (i) PA21/10824 – Rivendell, School Lane, Tregrehan Mills: Proposed new garage/store including extension of curtilage

*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*

(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

(b) APP/D0840/W/21/328173 – 9 Boscundle Close: Proposed woodland holiday lodges and associated works.

It was noted that this Appeal has been dismissed by the Planning Inspectorate.

### **(21/112) Neighbourhood Plan**

Mr Malcolm reported that a meeting held on 14 December with Robert Lacey from Cornwall Council was very useful and work now needs to be done to re-word some policies and Cornwall Council need to re-draw some maps. Cllr Mustoe offered his help to ensure that the Cornwall Council sign off the draft in a timely manner.

### **(21/113) Parish Projects**

(i) Cypress Avenue

Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

(ii) Wild Flowers

It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

(iii) Dog stations

The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

(iv) Jubilee Party

A meeting of the working party was arranged for Monday 24 January and Mr Frazer from Sea Road Residents' Association will be invited to attend. The Clerk has ordered the beacon. The Clerk said that she has now received the Jubilee Tree for Tregrehan and she asked councillors to consider where this should be planted. It was **RESOLVED** that a plaque be purchased to be added to the existing jubilee plaques in Tregrehan Recreation Field.

(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

### **(20/114) Flooding in Tregrehan**

The Chairman reported that on 8 January flooding occurred in School Lane. Following a meeting earlier today, Cormac has agreed to undertake a CCTV survey of the culvert. It was **RESOLVED that a dumpy bag of sand together with 100 sandbags should be purchased in case of future incidents. The Clerk is to provide Cllr Parsons with a**

**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

#### **(ii) Carlyon Recreation Field**

The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**



### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRowS	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
- 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
- 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc

### 3. **Put People First and improve the quality of life for tenants**

- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
- 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
- 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
- 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
- 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

## Carlyon Parish Council Budget Monitor Report to 31 January 2022

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site



# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

*Julie Larter*

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

---

## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

*(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report*

*(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue*

*(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.*

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*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

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*To receive an update and authorise any expenditure*

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*To receive an update and authorise any expenditure*

*(iii) Other current projects*

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*To review the council's scheme of delegation*

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*To note dates for members' diaries*

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T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

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Cllr Mustoe's full report is available on the parish council's website.

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*(No objections)*

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Cllr Breary has made a plan of the work he feels needs to be undertaken and this had been circulated prior to the meeting and will be forwarded to the Highways Officer. The Clerk was asked to book Cormac's community trailer for a Sunday towards the end of February. The Clerk was asked to research wild flower turf.

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It was **RESOLVED to purchase further wild flower seeds to be sown in the wild flower beds established last year in Tregrehan, Carlyon Bay and on the A391. The council's contractor will sow them.**

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The Clerk has now received the 2 dog waste bag dispensers ordered in the autumn for Tregrehan Playing field and Sea Road field and asked for confirmation of where they should be positioned.

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(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

(vi) Tregrehan Carthouse Re-roofing

The Clerk reported that work is scheduled to commence at the end of February.

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**key to the Carhouse for emergency use. The Clerk was asked to make a request to Highways to sweep the road.**

### **(20/115) Parish Issues**

#### **(i) Tregrehan Playing Fields**

There was nothing to report regarding devolution of the field.

Cllr Parsons organised a community vegetation clearance day in December which proved very popular resulting in a substantial amount of vegetation to dispose of. It was **RESOLVED** to ratify expenditure of £90 for Cormac to dispose of the vegetation. Cllr Parsons wishes to organise another session in February and the Clerk was asked to book Cormac's community trailer.

A tree has fallen in the play park and the Clerk was asked to notify Cormac.

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The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRoWs	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT



### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)

### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

# **Carlyon Parish Council Budget Monitor Report to 31 January 2022**

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site

# Carlyon Parish Council

Dear Councillor

You are summoned to attend a **Meeting** of **Carlyon Parish Council** to be held on **Tuesday 15 February 2022 at 6.00 pm** in **Tregrehan Methodist Centre**

Julie Larter

Mrs Julie Larter  
Clerk  
9 February 2022

01872 501101  
[clerk@carlyon-pc.gov.uk](mailto:clerk@carlyon-pc.gov.uk)

*Please note that under the Openness of Local Government Bodies Regulations 2014 this meeting may be recorded.*

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## AGENDA

### 1. Apologies for Absence

### 2. Minutes of a meeting of a Meeting of the Parish Council held on 18 January 2022

*To resolve that the minutes of the above meeting be signed as a correct record of the meeting* Pages 4-8

### 3. Declarations of Interest on Items on the Agenda

#### (a) Pecuniary Interests

*Declare those interests which have been declared on your Register of Financial Interests relevant to the agenda of the meeting. Whenever the item is being discussed, including public participation, you must leave the room and not take part in the discussion or decision.*

#### (b) Non-registerable Interests

*You must declare Non-Registerable Interests at the start of the meeting or whenever the interest becomes apparent. Then when the matter is being discussed, even during public participation, you must leave the room and not take part in the discussion or decision.*

#### (c) Dispensations

*To consider any requests for dispensations relating to items on the agenda*

#### (d) Gifts and Hospitality

*To declare any gifts or hospitality*

*Please call the Clerk before the meeting if you have any queries about these matters.*

### 4. Chairman's Announcements

### 5. Public Participation

*The Chairman will invite Members of the public to address the meeting in relation to the business to be carried out at the meeting*

*15 minutes will be allocated for public participation (this can be extended at the Chairman's discretion). Each person addressing the Council will be allocated a maximum of two minutes*

**6. Cornwall Councillor's Report**

*To receive a report from Cllr James Mustoe*

**7. Planning Applications and Related Matters**

*(a) To consider a response to consultation by the Planning Authority on the following applications and any applications received after publication of this summons*

(i) PA22/00279 – Beach Road: Works to trees subject to a Tree Preservation Order to include various works to trees T3 (Scots Pine), T4 (Scots Pine), T5 (Holly), T16 (Sycamore), T17 (English Oak), T18 (Sycamore), T20(Sycamore), T21 (Ash), T23 (Beech), T11 (Strawberry Tree), T18 (Sycamore), G1 (Sessile Oak), G3 (1 Sycamore and 1 Ash) and G7 (1 Holly) as detailed in report

(ii) PA22/00415 – Mid Cornwall Business Centre, Par Moor Road: Construction of a new vehicular access to the existing site from Cypress Avenue

(iii) PA21/10167 – Crinnis Beach: Use of the site for pop-up uses for a temporary period to 1 November 2023 with associated works. Pop up venues to accommodate uses within Use Class E(a), E(b), E(d), F1(a), F2(c), and drinking establishments (some with expanded food provision), hot food takeaways, drive-in cinema, theatre, live music performances, hire of beach equipment and water sports activities (Sui Generis). Motorised water sports to run between 1 April and 30 October only.

**8. Neighbourhood Plan**

*To note any progress*

**9. Cornwall's Housing Crisis**

*To discuss a report from Lanteglos-by-Fowey Parish Council*

Pages 9 - 10

**10. Parish Projects**

*(i) Jubilee Celebrations*

*To receive an update and authorise any expenditure*

*(ii) Cypress Avenue*

*To receive an update and authorise any expenditure*

*(iii) Other current projects*

*To receive an update and authorise any expenditure*

**11. Scheme of Delegation**

*To review the council's scheme of delegation*

Page 11



**12. Parish Issues**

- (i) Tregrehan Playing Fields  
*To note any concerns*
- (ii) Carlyon Recreation Area  
*To note any concerns*
- (iii) Beach Development  
*To note the current situation*
- (iv) Tregrehan Methodist Church  
*To note the current situation*
- (v) Highways  
*To note any concerns*

**13. Financial Matters**

*To note the current financial position and authorise payments*

Pages 12 -  
13

**14. Training/Meetings Attended**

*To note any training or meetings attended by members or the Clerk*

**15. Correspondence**

*To note any correspondence received since the last meeting*

Page 14

**16. Dates for the Diary**

*To note dates for members' diaries*

**17. Dates of Forthcoming Meetings** (Ch = Charlestown Primary School;  
T=Tregrehan Methodist Church)

*15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20  
September (Ch), 18 October (T), 15 November (Ch), 20 December (T)*

**MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on TUESDAY 18 January 2022 at 6.00 pm in Charlestown Primary School**

**Present:** Cllrs Paul Trudgian (Chairman), Myles Breary, Jane Chantrill-Burns, Ann Taylor, Heidi Clemo, Lynn Parsons

**In attendance:** Cllr James Mustoe, CC; Julie Larter (Clerk); 4 members of the public.

**(21/105) Apologies for Absence**

Apologies were received from Cllr Mark Seckerson.

**(21/106) Minutes of a Meeting of the Parish Council held on 16 November 2021**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 16 November 2021 be signed as an accurate record of the meeting.

**(21/107) Declarations of Interest on Items on the Agenda**

There were no declarations of interest.

**(21/108) Chairman's Announcements**

The Chairman apologised for cancelling December's meeting but he felt that it was the right decision given the rise in the number of cases of Covid at that time.

**(21/109) Public Participation**

A member of the public asked for a steer on the jubilee celebrations. The Chairman replied that this would be discussed later in the meeting.

**(21/110) Cornwall Councillor's Report**

Cllr Mustoe reported that he has been in contact with Cormac regarding a flooding issue on School Lane and also about issues around watercourses and the leat further up the valley and has today met with officers from Cornwall Council and the Environment Agency to look at responsibilities.

Cllr Mustoe was pleased to second a motion at Cornwall Council to declare an ecological emergency in Cornwall.

Cllr Mustoe's full report is available on the parish council's website.

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*(No objections)*

(ii) PA21/12005 – 24 Chatsworth Way: Construction of a single storey extension and increase the width of the dropped kerb by 2m

*(No objections)*

(iii) PA21/12324 – 1 Nettles Corner, Boscundle: Non-material amendment in relation to decision notice PA20/01824 dated 11.02.2021 for removal of the balcony and bring windows to façade of the building

*(No objections)*

(iv) PA21/11968 – 22 Sea Road: Retention and completion of a 2 storey extension and creation of dormers to the rear elevation  
*(The parish council objects to this proposal as the proposed extension would protrude from the existing building line and be out of character with this part of Sea Road)*

The Chairman stressed it was important that councillors respond to the Clerk ("copied to all") when she asks for comments on applications.

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It was noted that this Appeal has been dismissed by the Planning Inspectorate.

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(v) Parish Newsletter

The Chairman said that the next edition would be in the summer due to pressure of work and the difficulty in obtaining copy.

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The Clerk reported that work is scheduled to commence at the end of February.

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The Clerk has received a complaint from a member of the public regarding cliff fencing in the field in front of the hotel/golf course which she has passed on to the hotel.

The Clerk reported that she contacted Brend hotels regarding re-opening the lookout and was informed that the hotel has no plans to re-open the area on health and safety grounds. The Clerk was asked to ask Brend for their reasoning behind this decision as the area is listed as a community asset in the draft neighbourhood plan.

#### **(iii) Beach Development**

CEG intends submitting a planning application imminently for glamping units on Polgaver and Shorthorn Beaches and will be giving a virtual briefing with councillors on 21 January.

#### **(iv) Tregrehan Methodist Church**

The Chairman said that there has been progress and this would be discussed in closed session at the end of the meeting.

#### **(v) Highways Matters**

##### **(a) 20 is Plenty**

It was **RESOLVED to ratify the decision to nominate Beach Road for inclusion in Cornwall Council's 20 is Plenty initiative.**

**(b) It was RESOLVED to ratify the decision to nominate Bodelva Hill for inclusion in the Community Network Highways Scheme for safety improvements.**

**(c) It was noted that Cormac will be undertaking work to drop kerbs on Beach Road and Edinburgh Close between 31 January and 11 February.**

##### **(b) Other Highways Concerns**

There were no other highways concerns

### **(20/116) Parish Councillor Vacancies**

It was **RESOLVED to co-opt Nathan Cooper to fill one of the vacancies in the Carlyon ward.**

### **(20/117) Staffing Committee**

The Clerk explained that it was best practice for councils to have a staffing committee. It was **RESOLVED to set up a Staffing Committee and adopt the terms of reference which had been previously circulated. The Committee will comprise of the Chairman, Cllr Taylor and Cllr Clemo.**

### **(21/118) Financial Matters**

(i) It was noted that the childrens' Christmas party held in December in Tregrehan was covered under the parish council's insurance.

(ii) Current balances were noted and the following payments were authorised:

DD	Lloyds Bank	Credit card*	£166.28
	Complete Weed	Mossicide treatment for Wheal Regent and	
BACS	Control	Linhay Close	£168.00
BACS	Jane Chantrill-Burns	Printing and room hire for Repair Café	£44.55
		Annual monitoring fee - Tregrehan and Beach	
BACS	Duchy Defibrillators	Road	£384.00
BACS	Cornwall ALC	Councillor training	£60.00
		Annual maintenance Sea Road recreation field	
BACS	A & A Maintenance	and PRowS	£1,030.00
		Printing/photocopy charges March – December	
BACS	St Austell Bay Parish	and 50% share of membership subscription to	
BACS	Council	SLCC	£183.00
BACS	Mrs J Larter	December salary and oncosts	£*
DD	Lloyds Bank	Credit card	£18.98
BACS	Lyreco	Stationery	£16.64
	St Austell Printing		
BACS	Company	Print and laminate map for Clerk's office	£12.60
BACS	Vision ICT	Website hosting and support March 22 - Feb 23	£204.00
BACS	Mrs J Larter	January salary, mileage and oncosts	*
BACS	Cornwall Council	Election costs	£510.00

It was noted that Cllr Taylor undertook an internal control check on 2 December.

### **(21/119) Meetings/Training Attended by Councillors or the Clerk**

22 November – Cllr Chantrill-Burns attended Cornwall Council's planning training

23 November – Cllr Parsons attended Code of Conduct training

30 November – Clerk attended Code of Conduct training for clerks

9 December – Cllr Taylor and the Clerk attended a meeting of Mevagissey and St Austell Bay Community Network Panel

14 December – The Chairman and Clerk together with Mr Malcolm and Ms Aylward met with Robert Lacey of Cornwall Council to progress the neighbourhood plan

18 January – The Clerk met with Cllr Mustoe, officers from the Environment Agency and Cornwall Council to discuss flooding issues at Garker

### **(21/120) Correspondence Received**

A list of correspondence had previously been circulated.

### **(21/121) Dates for the Diary**

21 January – Virtual briefing from CEG

27 January – Cllr Parsons to attend social media training for councillors

### **(21/122) Exclusion of the Public and Press**

Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 it was RESOLVED to exclude members of the public and press.

**(21/123) Tregrehan Methodist Church**

The Chairman reported on progress and said that it is now necessary for the parish council to obtain a valuation on the building. It was **RESOLVED to delegate responsibility for appointing a surveyor to the Clerk in conjunction with the Chairman.**

**(21/124) Dates of Forthcoming Meetings**

15 Feb (T), 15 March (Ch), 19 April (T), 17 May (Ch), 21 June (T), 19 July (Ch), 20 September (Ch), 18 October (T), 15 November (Ch), 20 December (T)

The meeting closed at 7.16 pm

DRAFT

### **CORNWALL'S HOUSING CRISIS**

**All over Cornwall, a roof over one's head, the most basic of human needs, is increasingly difficult to find. Those in a position to change things need to be prompted to take the necessary action. Please consider this housing manifesto at your next meeting. If you agree with it (feel free to amend it to your taste) please notify your local Member of Parliament and all 87 Cornwall Council elected representatives.**

#### **BACKGROUND**

Lanteglos-by-Fowey Parish Council's September meeting was asked to consider Bude-Stratton Town Council's response to Cornwall's housing crisis. We supported Bude-Stratton and produced this manifesto.

1. **Increase social housing and affordable homes in Cornwall** - to enable local people to remain in Cornwall and ensure we keep thriving Cornish communities.
  - 1.1. **Stop Right to Buy in Cornwall.** This policy has created an acute shortage of publicly-owned (and therefore accountable, well-maintained and affordable) homes for local people. It has funnelled in-need people into the arms of landlords, where there is no security of tenure and little control over the protection of vulnerable tenants. Within the main town of our parish, Polruan, some 28% of social housing stock has been lost through right to buy and some 10% of this are now second homes! One of our residents has recently been uprooted after 35 years in the village and moved 25 miles away. This has caused significant stress and mental health issues. The definition of housing need has evolved in line with the shortage of housing to the point where cases previously classified as dire need are now considered to be tolerable by the housing authority.
  - 1.2. Situations such as this can no longer be tolerated. Cornwall Council must end Right to Buy to send a strong signal to the people of Cornwall that it has the interests of the people it represents at heart. It is no longer acceptable for elected members to say only Parliament can end Right to Buy. That may be true but Cornwall Council has a choice between backing the people of Cornwall (and winning the support of the people of Cornwall) and accepting the dictat of remote politicians.
  - 1.3. **End Bedroom Tax.** This cruel policy, derived from the sale of council houses, meant remaining stock was at a premium so council tenants with extra bedrooms were stigmatised and penalised. The comments in 1.1 above apply to those within Cornwall Council who will say Bedroom Tax can only be ended by national government.
  - 1.4. **Increase affordable housing stock for purchase** - selling new properties to local residents only (a clear definition of 'local resident' is required throughout Cornwall to ensure homes are fairly allocated)
  - 1.5. **Increase the stock of social housing.** Cornwall Council has significant financial resources, and given the severe need for social housing, could use its financial weight to build publicly-owned, publicly-controlled social housing for rent. Using its own well-trained, well-paid, well-motivated workforce to design and build these homes, Cornwall Council could become a motive force for economic regeneration in the county.
  - 1.6. **Cornwall Council should end its partnerships with developers.** Current county council policy is fundamentally flawed in that hundreds of millions of pounds of public money is given to private developers for Cornwall to fulfil its house-building commitment. Developers' pursuit of profit, at the expense of meeting local need, is at least partly-responsible for the current dire shortage of decent, affordable, publicly-owned housing for rent.
  - 1.7. **Requisition empty or underused properties** to house residents in desperate need. There are current and historical precedents for such action.
2. **Reduce second home ownership and holiday rentals.**

In our Parish, some 50% of homes are owned by people whose main residence is outside Cornwall. Many of these houses remain empty for significant periods, affecting the vitality of our communities. At the same time, there is a significant shortage of housing stock for local people. We are at risk of our local communities dying out.

- 2.1. **Make it less attractive to own second homes** - increase council tax levies, put in planning constraint, introduce caps on numbers of second homes in in key areas,
  - 2.2. **Make it less attractive buy holiday rentals** - increase business rates and ensure council tax is being paid if properties are not being fully rented etc
  - 2.3. **Make it more attractive to rent to long term tenants** – grants or subsidies by the council toward council rentals, incentives to private landlords etc
3. **Put People First and improve the quality of life for tenants**
- 3.1. **Bring back secure tenancies for all housing under Cornwall Council control.** It is unacceptable that tenants live in a permanent state of anxiety about eviction. S.21, no fault, evictions need to be ended. It may be said that Cornwall Council cannot intervene in the relationship between landlord and tenant and the courts. Surely with the political will, Cornwall Council could create a climate whereby landlords who evict tenants without just cause, are penalised. Cornwall Council could declare that no S.21 eviction can take place unless there is suitable, local, alternative accommodation available.
  - 3.2. **Set up rent tribunals throughout Cornwall.** This will ensure that rents reflect local incomes.
  - 3.3. **Set up a register of private landlords.** This will serve to protect tenants somewhat protected from unscrupulous landlords. The register could, for instance, record whether a landlord is DBS-checked, if they have applied for S.21 evictions and if so, how many etc.
  - 3.4. **Change the definition of affordability.** “Affordability” should be linked to local incomes rather than local house prices.
  - 3.5. **Close the house transfer register to people with no Cornwall connection.**

Lanteglos-by-Fowey Parish Council feels strongly that the above actions are urgently needed. We commend these actions to every town and parish council in Cornwall and ask that these bodies endorse the actions (or something similar) and press Cornwall’s MPs and all 87 Cornwall councillors to adopt the same.

Please reply to [clerk@lanteglosbyfowey.org.uk](mailto:clerk@lanteglosbyfowey.org.uk)



### **Review the Scheme of Delegation**

The Council delegates authority to the Clerk in consultation with the Chairman and Vice Chairman to take any actions necessary with associated expenditure to protect the interests of the community and ensure council business continuity, informed by consultation with the members of the council. The scheme of delegation will be reviewed no later than September 2021.

## Carlyon Parish Council Budget Monitor Report to 31 January 2022

	Budget £	Expenditure £	% of Budget £
<b>Employee Costs</b>			
Clerk's salary (including oncosts)	£ 10,250.00	£ 7,438.84	72.57%
Training & conference expenses	£ 1,000.00	£ 299.50	29.95%
Clerks Room Allowance	£ 320.00	£ 312.00	97.50%
Clerk's travel and subsistence	£ 300.00	£ 318.22	106.07%
<b>Total employee related costs</b>	<b>£ 11,870.00</b>	<b>£ 8,368.56</b>	<b>70.50%</b>
<b>Administration Costs</b>			
Office expenses	£ 750.00	£ 138.36	18.45%
Postage	£ 200.00	£ 57.13	28.57%
Photocopying	£ 150.00	£ 23.50	15.67%
Office equipment	£ 600.00	£ 440.74	73.46%
Insurance	£ 600.00	£ -	0.00%
Subscriptions	£ 800.00	£ 715.67	89.46%
Website	£ 500.00	£ 384.00	76.80%
Audit Fees	£ 500.00	£ 400.00	80.00%
Bank charges	£ 150.00	£ 84.00	56.00%
Books and Publications	£ 100.00	£ 28.70	28.70%
Meeting Expenses	£ 300.00	£ 100.00	33.33%
<b>Total Administration Costs</b>	<b>£ 4,650.00</b>	<b>£ 2,372.10</b>	<b>51.01%</b>
<b>Other Expenses</b>			
Chairman's Allowance	£ 100.00	£ -	0.00%
Councillors Travel/Subsistence	£ 500.00	£ -	0.00%
Parish Maintenance	£ 10,000.00	£ 2,242.91	22.43%
Parish Projects	£ 6,000.00	£ 4,569.78	76.16%
Carlyon Recreation Field	£ 1,500.00	£ 420.00	28.00%
Tregrehan Recreation Fields	£ 1,500.00	£ 32.76	2.18%
Neighbourhood Plan	£ 2,000.00	£ -	0.00%
Neighbourhood Plan Grant	£ -	£ -	
<b>Total Other Expenses</b>	<b>£ 21,600.00</b>	<b>£ 7,265.45</b>	<b>33.64%</b>
<b>Total VAT</b>		<b>£ 1,044.63</b>	
<b>Total Expenditure</b>	<b>£ 38,120.00</b>	<b>£ 19,050.74</b>	<b>49.98%</b>
<b>Reserves</b>			
Election Fund	£ 3,000.00	£ 510.00	17.00%
Community building	£ 75,000.00	£ -	0.00%
General Contingency	£ 10,000.00	£ -	0.00%
<b>Total Reserves</b>	<b>£ 88,000.00</b>	<b>£ 510.00</b>	<b>0.58%</b>
<b>Income</b>			
Precept	£ 28,671.49	£ 28,671.49	100.00%
CTSG	£ -	£ 211.05	
VAT	£ -	£ 1,384.05	
CIL		£ 14,252.26	
Other Income		£ 22.59	

<b>Total Income</b>	<b>£ 28,671.49</b>	<b>£ 44,541.44</b>
<b>Balance as at 31/03/2021</b>		£ 112,558.24
	<b>Add income</b>	£ 44,541.44
	<b>Less expenditure</b>	£ 19,050.74
		<b>£ 138,048.94</b>
<b>Bank Reconciliation</b>		
Balance as at 31/01/2022	Current Account	£ 46,304.09
	Less outstanding payments	£ -
		£ 46,304.09
Balance as at 31/12/2021	Instant Access	£ 90,646.85
	<b>Total Funds Held</b>	<b>£ 136,950.94</b>

### **Correspondence received since the last meeting**

- NALC newsletters
- Cornwall Council planning newsletter
- Invitation to attend CALC AGM on 8 March
- Paper from Lanteglos-by-Fowey Parish Council concerning Cornwall's housing crisis
- Complaint about too many empty buses passing through Tregrehan Mills
- Complaint about tree felling at the Football Golf site