



# Carlyon Parish Council

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## **MINUTES of a MEETING OF CARLYON PARISH COUNCIL held on 9 September 2025 at 6.00pm in Tregrehan Chapel**

**Present:** Cllrs Paul Trudgian, Mike Ford, Sonia Phillips, Paul Riley and Lynn Parsons

**In attendance:** Cllr James Mustoe, CC, Julie Larter (Clerk), 7 members of the public.

### **(25/052) Apologies for Absence**

There were no apologies for absence.

### **(25/053) Minutes of a Meeting of the Parish Council held on 15 July 2025**

It was **RESOLVED** that the minutes of a Meeting of the Parish Council held on 15 July 2025 be signed as a correct record of the meeting.

### **(25/054) Declarations of Interest**

There were no declarations of interest.

The Chairman made the following statement "In respect of the consultation on Public Rights of Way in West Crinnis field, I attended Sea Road Residents' Association AGM on 7 September with the express reason of helping residents understand the current informal consultation. I did not express a view on the matter as the parish council had yet to discuss the consultation documents".

### **(25/055) Matters to Note – Clerks Report**

The Clerk has contacted Steve Smith at Crinnis Beach and in future he will notify the council of any large scale events being held there. The bus shelter in Beach Road was vandalised but has been repaired and reported to the Police. Our handyman has been busy painting gates around Jubilee playing fields. The Chairman is to attend future beach stakeholder meetings.

### **(25/056) Chairman's Announcements**

The Chairman stated that as of last Friday the parish council now owns the former Tregrehan Chapel.

### **(25/057) Public Participation**

A member of the public spoke about the proposed re-routing of the PRow in West Crinnis field and queried why a less favourable entrance than the main gate was proposed. A member of the public expressed reservations for the implications of the future of the field.

A member of the public enquired whether the Police have undertaken speed checks on Beach Road. The Chairman confirmed that speed checks were undertaken around the St Austell area on 21 July and this included Carlyon parish.

### **(25/058) Cornwall Councillor's Report**

Cllr Mustoe's report can be found on the parish council's website.

### **(25/059) Planning Applications and Related Matters**

(a) It was noted that the parish council was being consulted on PA06559 – 48 Sea Road: Demolition of existing dwelling. Construction of new replacement residential dwelling, with associated landscape works and this was deferred to next month's meeting

(b) An update on the following planning application was noted:

PA25/04501 – Land at former 56 Sea Road: Demolition of a single dwelling and garage: Erection of block of five flats; provision on nine parking spaces and associated landscaping without compliance with Condition 2 of Decision Notice PA16/06018 dated 4 October 2016

In accordance with the protocol agreed in July the Clerk responded stating that the parish council has no objections to the proposal.

(c) It was noted that the Appeal relating to PA24/00808, 58 Sea Road has been dismissed by the Planning Inspector.

### **(25/060) Tregrehan Chapel**

It was noted that the parish council now owns the Chapel and the building is now known as Carlyon Parish Hall.

The Clerk reported that she has drawn down the £75,000 Public Works loan and also withdrawn £25,000 from the CCLA Account (leaving £50,000) and the remaining £50,000 has been taken from the instant access account. Repayment of the Public Works Loan will be twice a year on 1 March and 1 September, at a reducing rate.

A marketing strategy for the hall is to be discussed next month.

### **(25/061) Parish Issues**

(i) Tregrehan Jubilee Playing Fields

(a) Drainage Works

Cllr Riley has drawn up a specification for a soakaway in the playground field. Prior to any work being undertaken a percolation test needs to be carried out. He has obtained a quote of £40 to dig a trial pit. **It was RESOLVED to proceed with the £40 quote.** This will then determine the degree of work required.

The Clerk was asked to contact Highways and see if they would be willing to put a drain parallel to the small bridge to prevent water running off the road into the lane.

(b) Concerns

It was noted that the damper and spring on the pirate ship have now been replaced funded, by a devolution grant from Cornwall Council.

The parking cones are to be replaced with boulders painted white.  
The Clerk is to obtain a sign stating that use of the field is at your own risk

(ii) Tregrehan Flood Working Party  
Despite recent heavy rain, no flooding was reported on School Lane.

(iii) West Crinnis Field

(a) Consultation on the proposed footpath realignment  
Following discussion it was unanimously **RESOLVED** that the Clerk should respond to the consultation with the following comments:

**(1) Definitive Map Plotting**

The consultation document states: "*Concerns were raised that the route of Footpath 426/1/1 shown on the **Definitive Map appears to be incorrectly plotted**, as it passes directly through the hotel building, which has occupied its current location since the early 1900s.*"

The PROW has not been incorrectly plotted. This is the historical PROW that existed prior to the hotel being built and remains the PROW subject to any further orders being made.

**(2) Actual Walked Route**

The consultation document states: "*The applicant understands that the Council identified the need to realign this footpath in 2024, as the **actual walked route** does not correspond with the Definitive Map.*"

The mapping in the consultation does not show the actual walked route (a spur from the SWCP through the coastguard gate). This route has been walked since the hotel was built and the original PROW was blocked.

**(3) Net Increase to PROW Network**

The consultation document states: "*The Council has acknowledged that the proposed route would result in a **net increase to the public rights of way network**.*"

This is factually incorrect. The creation order path (blue dotted line, point B to point E) measures approximately 586m, whereas the path to be extinguished (red line, point B to point A) measures approximately 622m. This is a net loss of 36m. It's not reasonable to add the distance of the diversion proposal (blue line, point B to point A) to result in a net gain, as it follows the existing SWCP right of way.

#### **(4) Expediency**

The consultation document states: "*We believe the proposed diversion **satisfies the test of expediency** under Section 119 (1) of the Highways Act 1980*".

We do not agree that the proposal satisfies expediency for the public. The most expedient route is to spur from the SWCP through the coastguard gate, as per the route walked since the original PROW was blocked by the building of the hotel. We consider the proposal to be substantially less convenient for the public.

#### **(5) Convenience**

The consultation document states: "The proposed **route corresponds with the path currently used by the public** and resolves the discrepancy with the Definitive Map"

As per point 2, the route does not correspond with the actual walked route and consequently fails the test against Section 119(6) of the Highways Act 1980.

#### **(6) Consultation Fails to Provide Sufficient Detail**

The consultation does not clarify if the PROW will be placed on the existing road or in the hedge area or how/if it will be demarcated. Consequently, residents cannot determine if this route will narrow the road, worsening current parking and pass-through issues. Additionally, if the path replaces the hedge, it will result in further habitat loss.

#### **(7) Disability Discrimination**

Disability Discrimination legislation attempts where possible to make paths more convenient for public use. The proposal fails to deliver this. The current access point at the Coastguard gate is on level ground and feeds into a level section of the SWCP and has been used for wheelchair access. The new proposed access (point D) is on a much narrower part of Sea Road, by a junction and on an incline. The proposed route down to the SWCP (point D to point B) is rough and steep, not suitable for a wheelchair.

#### **(8) Creation Order Path – Vehicle Obstruction**

Brend Hotels currently allow their staff and guests to park along the creation order footpath route (blue dotted line), most notably from the hotel entrance towards point E. If this route was to become a PROW, then members of the public would be forced to walk in the middle of the road. Consequently, this consultation should have been accompanied by a clear plan of how this route will be kept accessible and free from obstruction.

#### **(9) Private Road Status**

The creation of the proposed PROW will compromise the current private status of this section of road, and could ultimately set a precedent for further sections of the SWCP to be routed along this road. This change will inevitably affect the privacy of numerous homes and could lead to increased traffic on a road that is not maintained by public funds, leaving residents with exposure to increased road maintenance costs.

### **(10) Parking**

Currently, many visitors park near the coastguard gate for level access to the SWCP, which causes minimal traffic issues. However, relocating the access point to 'D' would lead to significant parking problems due to the narrower road and proximity to a junction. Additionally, as this is a private road, residents have limited options to address parking and traffic flow issues effectively.

### **(11) Diversion Proposal – Proximity to Cliff Edge**

The diversion proposal (solid blue line) moves the SWCP closer to the cliff edge just after point B. Whilst it's acknowledged that this is the current walked path, it's highly probable that cliff erosion will require Cornwall Council to make another proposal in the near future to move the SWCP back to the position that they are proposing to extinguish.

It was noted that at the AGM of the Sea Road Residents Association a vote was taken and 37 people were against the proposed new route, 9 were undecided or unaware and there were 0 votes for the proposal.

(b) Concerns – Cormac will be cutting back the hedge adjacent to the SWCP behind the Carlyon Bay Hotel in the next few days and also clearing 2m on the seaward side of the hotel at the request of the Coastguard as they are having access difficulties for their training.

(iv) Highways concerns

(a) Additional highways verge maintenance

A discussion took place about maintaining the following areas:

- Verge between the Sea Road and Haddon Way junctions
- Layby and area surrounding the traffic lights on the adopted section of Sea Road
- A390/Boscundle junction
- Entrance to Boscundle Close

A quote has been obtained and it was **RESOLVED that the contractor should undertake an initial cut at a cost of £350.** The Clerk is to enquire whether Cornwall Council would be willing to enter into an SLA next spring. It was suggested that St Austell Garden Centre could be approached to enquire whether they would be willing to undertake ongoing maintenance of the A390/Boscundle junction.

(b) It was noted that Cornwall Council made a decision to switch off street lights in Carlyon Bay and Tregrehan Mills between the hours of midnight and 5.00am

(c) It was noted that drainage work on Fairway has now commenced and a section of the road will remain closed for 6 weeks

(d) It was noted that highway work has commenced on A391 at Stenalees.

(e) Concerns

Cllr Phillips reported that vegetation overhanging the pavement on the A390 has still not been cut back. Cllr Mustoe is to pursue this with the Highways Manager.

Vegetation surrounding the bridge at the traffic calming buildout on Cypress Avenue has still not been cut back. The Clerk will ask the parish council's handyman to cut this back.

Cllr Ford reported that three street lights at the bottom Beach Road are not working. Cllr Ford will report the matter to Cornwall Council.

#### **(25/062) Parish Councillor Vacancies – Co-option**

It was **RESOLVED** not to support the co-option of Peter Howard to fill one of the current vacancies on the basis that previous encounters with Mr Howard had been challenging. There was concern that this could impact the effectiveness and efficiency of the parish council and its interaction with residents.

#### **(25/063) Financial Matters**

The current financial position was noted and the following payments made during August were ratified:

DD	EE Ltd	Monthly mobile phone bill	£33.81
DD	Lloyds Bank Ltd	Credit card	£489.18
DD	Unity Trust Bank	Monthly bank charges	£6.00
BACS	GET Landscaped	Grounds maintenance Jubilee Playing fields and Cypress Avenue	£942.00
BACS	Lyreco	Stationery	£39.12
BACS	ALA Architects	Plans for feasibility study for parish hall	£798.00
BACS	Cormac	Repairs to Mayflower Rocker	£3982.55
BACS	Glasdon	2 x waste bins (1 replacement, 1 additional)	£457.78
BACS	Bradford's	Topsoil for West Crinnis field	£132.00
BACS	Michael Thornton	Reimbursement for paving slabs	£28.61
BACS	Staff/HMRC/CPF	Salaries and oncosts	£1739.12

Payments for September will be submitted at a later date.

#### **(25/064) Training/Meetings Attended**

The Chairman and Cllr Ford attended a meeting of Sea Road Residents Association on 7 September

#### **(25/065) Correspondence**

A list of correspondence had been previously circulated and in addition the following had been received since publication of the agenda

- Correspondence regarding the proposed West Crinnis Field path realignment

#### **(25/066) Dates for the Diary**

#### **(25/067) Dates of Future Meetings**

21 October, 18 November, 16 December 2025.

The meeting closed at 7.40pm

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Chairman

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Date