

Lanhydrock Parish Council: Minutes of Meeting held in Lanhydrock War Memorial Hall at 19:30 on Monday 30th January 2023

1) NOTIFICATION THAT MEETINGS MAY BE ELECTONICALLY RECORDED

2) TO NOTE THOSE PRESENT AND TO RECEIVE ANY APOLOGIES:

a) In attendance: Cllr. J. Coad (chairman), Cllr. M. Coad, Cllr. A. Coad, Cllr. SA Hayward, S. Knight (clerk), Graham Bond (representing Lanhydrock Hotel and Golf Club), Penny Gorman (spokesperson for residents of The Fairways) and residents from The Fairways.

b) Apologies: Cllr. P. Miller

3) TO RECEIVE ANY DECLARATIONS OF INTEREST FROM MEMBERS:

Cllr. J. Coad declared that he has become a trustee of Lanhydrock War Memorial Hall.

4) PUBLIC FORUM:

No matters raised.

5) TO RESOLVE THAT THE MINUTES OF THE PREVIOUS MEETING ARE AN ACCURATE RECORD:

a) It was resolved that the Minutes of the Parish Council meeting held on 28.11.2022 were an accurate record.

6) TO RECEIVE ORAL OR WRITTEN REPORTS AND AUTHORISE ANY ACTION:

a) **Cornwall Council:** No report received.

b) **Bodmin Community Network Meeting (13.12.2022):** No report received.

7) PLANNING MATTERS:

a) **PA22/10047:** *Extension of an existing hotel and golf course business*

Graham Bond, representing Lanhydrock Hotel and Golf Club, gave a short presentation outlining the application, which was followed by a statement read by Penny Gorman, representing the views of the residents of The Fairways (please see supplementary document attached). This statement listed the residents' eight main concerns, which Mr. Bond responded to in turn. After all points of the statement had been satisfactorily addressed, the councillors considered the application amongst themselves and agreed their unanimous support.

b) **Any planning applications received after publication of agenda:** None received.

8) PARISH MATTERS

- a) **Brown sign outside The Old Vicarage:** The clerk reported that she had escalated the parish council's complaint about the size and positioning of the brown sign outside The Old Vicarage to the Local Government and Social Care Ombudsman but they had responded that, under S.27(1)(a) of the Local Government Act 1974, they were unable to investigate complaints from public bodies. They stated they would not pursue the complaint unless it came directly from the affected resident or with the resident's written permission for the parish council to act on their behalf.

ACTIONS: Clerk to forward Ombudsman response to the affected resident.

- b) **CNP Road Safety Scheme:** The clerk reported that the parish's CNP scheme was due to be completed before April.
- c) **Parish Defibrillator:** Cllr. M. Coad reported that the device was due for installation in February and that a training session would be held for parishioners, potentially on Saturday 18th March at 13:00. She stated that the initial cost would be met by the Memorial Hall, offset by its fundraising and a recent donation of £404 from Kernow Pilates. The remaining balance would be split between the parish council and Lanhydrock Estates Company.
- d) **GoodSAM:** In light of current pressures on the NHS and increased ambulance waiting times, Cllr. Hayward made the council aware of the GoodSAM scheme, in which appropriately trained volunteers can register as First Responders, to attend a casualty while they await an ambulance. The council agreed that this could be a valuable scheme, especially given the number of medically trained individuals within the parish.

ACTION: GoodSAM to be advertised at defibrillator training session.

- e) **Royal Proclamation:** The clerk presented to the council the A2 size print of the Royal Proclamation produced by St Austell Printers.

ACTION: Cllr. J. Coad to deliver to Andrew Williams for framing.

9) TO NOTE CORRESPONDENCE RECEIVED AND AUTHORISE ANY ACTION:

| Date | Sender | Regarding | Action |
|------------|-------------------------|---------------------------------------|-----------|
| 23.01.2023 | Tamar Toll Action Group | Campaign to abolish Tamar Bridge toll | No action |

10) GOVERNANCE

- a) **To consider adoption of safeguarding policy:** Following consideration of the model safeguarding policy circulated to councilors prior to the meeting, it was agreed to adopt the policy. Cllr. J. Coad volunteered for the role of Safeguarding Lead and Cllr. SA Hayward volunteered for the role of Whistleblower

Proposed by Cllr. A. Coad, Seconded by Cllr. M. Coad Carried: Unanimously

11) FINANCE

- a) **Clerk to provide a report to date:** The clerk provided the latest bank reconciliation, which showed no outstanding deposits, outstanding payments of £288.14 (detailed in 11 (b) below) and a total balance of £5588.35
- b) **To authorize the following payments:** The following payments were authorized:

| Invoice No. | Payee | Regarding | Sum |
|-------------|---------------|-------------------------------|-----|
| N/A | 120PA00289343 | PAYE on clerk salary | |
| 14 | S Knight | Clerk Salary & Reimbursements | |

12) TO NOTE ITEMS FROM COUNCILLORS FOR THE NEXT AGENDA:**a) Policies Review**

ACTION: Clerk to email a complete list of parish council policies to councillors for review. Governance Committee to meet on Monday 27th Feb 19:00 at the Chairman's house to consider any amendments.

- 13) ANY OTHER BUSINESS:** Cllr. M. Coad reported that a burst pipe in her attic had resulted in flooding that had affected a box containing parish documents. She had managed to dry the documents but requested that the clerk sort through the contents, discarding any items no longer required.

ACTION: Clerk to sort through documents to identify any that can be discarded and return to Cllr. M. Coad

14) DATE OF NEXT MEETING: Monday 27th March 2023

Meeting Closed at: 20:41

Signed and Accepted as a correct record

Chairman

John D. Coad

Date:

27th March '23

DRAFT JOINT STATEMENT OF THE RESIDENTS OF THE FAIRWAYS, LANHYDROCK PL30 5BW

The residents of The Fairways recognise the importance of maintaining the Lanhydrock Golf Club as a viable business and we wish the owners well in their endeavours to make it profitable.

In this spirit, we present the following points for the consideration of the owners, who have been our close neighbours for many years. These points highlight areas where we believe reasonable compromises can be made and, where appropriate, we have suggested modifications which we hope will be helpful in finding a way forward to suit us all.

The points listed are in no particular order.

1. We are pleased that the number of lodges on the lane leading to The Fairways has been reduced from four to three. However, we would suggest that it be no more than two. Looking at the map, if there were two units, the end of the second one would be on a line from the existing accommodation unit, would be less visible from the hotel patio, out of golfers' eyeline and reduce noise traffic to The Fairways.
2. We would like to know how many months of each year the lodges will be rented out or will they be sold on a timeshare basis? What controls, if any, will be in place to stop lodges being sold off as primary or secondary homes?
3. We are concerned about possible light pollution in this area and would like to know what kind of lighting would be provided outside the holiday lodges and on the paths and roadway leading to them. What time of night will this lighting will be switched off? We would suggest a soft form of downward pointing light be utilised in this area.
4. Can the owners assure us that their contract with lodge residents (whether they be holiday renters, owners or permanent tenants) contains clauses regarding noise nuisance and anti-social behaviour? If we have cause for complaint will the owners have processes in place to deal with such behaviour?

5. The access points at the bend in the lane and the lowest point near The Fairways would enable easy access for lodge residents and could possibly be used as a short cut to leave the area. We are concerned about extra cars on this narrow lane leading to possible accidents and also to the presence of pedestrians as well as motor traffic on our private road as a result. We would ask that the owners consider blocking these two points in some way. Additionally the hedge between the lane and the access road could be allowed to grow rather than to be pruned. This would mitigate the noise from lodge residents. Will the owners be setting rules for lodge residents as to where and where not they are permitted to wander?
6. Can the owners assure us that their contract with lodge residents (whether they be temporary renters, owners or people the rent to) contains clauses regarding noise nuisance and anti-social behaviour. Will the owners have processes in place to deal with such behaviour if we have cause for complaint?
7. The Concept Document dated 22nd August 2022 states that "the draft layout does not show additional leisure facilities." Further on it states "Some limited leisure facilities would follow at a later date." We would like to know what kind of leisure facilities are envisioned for this development in the future.
8. What controls, if any, will be put in place to stop lodges being sold off as primary or secondary homes? The ambience change from hotel to holiday park is significant and means that noise, light, ownership and use issues should be tightly tied down in the planning decision.

We would like to thank the Parish Council for allocating time at this meeting to present this statement and for their consideration of the points made in it. The inclusion of this as supplementary material to the Minutes of this meeting would be much appreciated.

In this statement it has been our intention to seek a compromise which will ensure the viability of Lanhydrok Golf Club and also to continue to provide a pleasant environment for its neighbouring residents in the Fairways.