

Lanteglos-by-Fowey Annual Parish Meeting

Monday, 15th April 2019

Chairman's Report

I would like to take the opportunity of thanking all of our Councillors and Clerk both past and present for their input and hard work in ensuring the work of the Parish Council has been carried out to the upmost of our abilities.

Councillors presently serving

Chairman Pat Moore

Vice Chairman Adrian Fisher

John Adams

Dianne Wilton

Teresa Libby

Valerie Libby

Roger Talling

Andrew Kelly

Michael Carter

Margaret Shakerley

Joan Bunt

Clerk to the Council Gillian Thompson

There have been no changes in membership of the Council during the past year

Council Meetings: The Council has met each month at Whitecross Village Hall and any additional meetings were held in the Polruan WI Hall. This arrangement has been reviewed and it has been agreed that Council Meetings in the summer months, from April to September will be held in the Polruan WI Hall. Meetings are not held in August or December. We are pleased to see so many members of the public at these meetings. We value your comments and questions so please keep attending, and make any point that concerns you during the time allowed for public participation.

Toilets: The Council has continued to make consistent and strenuous efforts to ensure these facilities remain open. There is a cost element involved in this which is reflected in our precept. Over the past five years the Council has successfully maintained, cleaned and kept in good condition the three toilet blocks and our thanks go to our contractor, Michelle Fisher. The Frogmore Toilet Block has been refurbished, St Saviours has been redecorated and any repairs are made as speedily as possible then the beast from the East arrived and the pipes froze

Highways (Drains, Footpaths and Potholes, etc.): Owing to funding arrangements, the maintenance and frequency of repair of potholes and drain cleaning, the Council faces an uphill battle with the Local Authority, to deal with what appear to be simple problems. The Council has now appointed a lengthsman (roadman) scheme whose task is to deal with these using such basic tools as a sickle, shovel and iron bar. We keep reminding Highways about potholes and I can report that Highway Hill has been repaired, extensive work was done on the whole of the old road to Bodinnick, not all of it up to standard. This has been redone and top dressing should have been finished. The aim in all of this is to stop small problems becoming big ones.

Social Housing: We are in discussion with Cornwall Council about the provision of further small units in Polruan. A Pre-Application has been made by Affordable Housing to Planning for the provision of two small units in Greenback; the Parish Council has supported this and these now go into the Housing Revenue Account. We were successful in negotiations with Cornwall Housing to stop the sale of the Chapel Lane flats. These will be refurbished as two one bedroom flats as this is where the highest housing need is. Discussions are at a very early stage over the provision of an affordable housing development in the Parish. Until we have further detailed information we are not in a position to make any firm plans. Preliminary studies and plans will have to be made. In the meantime we have been advised to suggest that anyone who might be interested should make sure they are registered with Cornwall Home Choice. At the last count the number registered was 17. We know that this is low, bearing in mind earlier figures and what we know from the results of our own Housing Needs Survey which showed 37.

Traffic Enforcement: At present the old signage is being replaced and being brought up to date. The Restricted Parking Zone Signage is in place with Parking Enforcement Officers carrying out their allotted tasks. The Council therefore asks all residents of the parish for due care and consideration in their parking habits, combined with ensuring any employees/contractors who are being employed in work in the Parish to be of the same mind-set and that YOU could be in need of that Emergency Vehicle that has been obstructed attempting to reach the accident.

Lanteglos Neighbourhood Plan: In the last year the Steering Group and Local Landscape Character Assessment Group has met regularly. The landscape assessments were carried out by local volunteers and I have the Draft Report here and will talk a little more on this in a moment. The LLCA Group has completed its work and has been wound up. We are grateful for their dedicated work. The Results of the second, more detailed Residents' Survey have now been published on our website and I have some printed copies. Councillors met with Andrew George of the Cornwall Community Land Trust and since then we have agreed to set up a Housing Working Party when a site becomes available. We probably need to make another call for sites which would be outside the Neighbourhood Plan but would be the remit of the HWP and it may be that this is the route the Parish will wish to explore further for the provision of Affordable Housing. One of the benefits of such a scheme is that much more local control is in the hands of the Trust. We will keep you up-to-date.

We have made further bids for grant aid from Locality which have been agreed. The Residents Survey and Summary Report was funded through this as will further community engagement meetings. We know that the housing need we have cannot be satisfied by infill, conversion or rounding-off in the existing settlements, and we are constrained by where development can take place by much of the parish, particularly the edges of settlements being in the AONB. There is further grant funding available for the assessment of such sites that are offered. Because an offer is made does not mean that development can automatically be agreed. The results of the survey and your comments on the Local Landscape Character Assessment will have a strong influence on policies that eventually go into the Neighbourhood Plan.

The Neighbourhood Plan is in draft and copies are available. There are several points on which we need your help. The most pressing of these is on the issue of identifying Settlement Boundaries or not. Cornwall Local Plan Policy 3 provides a high level of protection as does the proximity of National Trust land ownership to the settlements of

Polruan and Bodinnick and being firmly in the Area of Outstanding Natural Beauty which affords more protection. One of the themes that has come through very strongly in all our consultation with the community has been their high level of regard for the landscape and how much it is valued. One of the recurring responses is that no-one wants to see the countryside covered with houses. The high level of second homes is noted and that these are often beyond the budgets of local young families. No-one is saying that there should be no development but there is a wish to see it controlled. Settlement Boundaries is one way that we can put those feeling into print. This means that any development outside those boundaries would be regarded as a Rural Exception Site with the expectation that we would start with 100% affordable and allow this to come down to 50% affordable and 50% market housing. We have seen one preapp for such a development on which advice has been offered by Planning. We know that just about all infill or rounding-off sites are just about exhausted. There is one derelict site in Polruan and our understanding on this one is that the owner intends to develop this himself as a retirement home for him and his daughter.

Once the plan is written it then has to be agreed through a local referendum. If the vote is in favour the Neighbourhood Plan is 'made' and cannot be ignored when planning applications are decided. We are just about ready to submit the draft plan to the Neighbourhood Planning Team for assessment. To do that we need to hear your thoughts, please.

Partnership: We have endeavoured where ever possible to work closely with other organisations in the Parish and look forward to continuing to work with them for the good of the whole community. Meanwhile thank you for your support and please continue to come to our meetings as we value your input and again, thank you everybody for all of your assistance during previous years.

Cllr Dr Pat Moore OBE

Chairman Lanteglos by Fowey Parish Council & Neighbourhood Plan Steering Group