

**Minutes of the monthly meeting of Ludgvan Parish Council held on Wednesday 12th November 2025, held at the Murley Hall, Ludgvan. Commencing at 6.45pm**

**Councillors present:** Rod Porter (Chair), Stephanie Miucci (Vice chair), Leon Miucci, Gianne Mortimer, Chris Rodda, Michelle Wallis.

**In attendance:** 2 Members of the public J Wallis and J Pender

**Cornwall Councillors in attendance:** Cllr John Martin

**Officer support:** Clerk/RFO

<b>AGENDA NO.</b>	<b>AGENDA ITEMS</b>
LPC25.26.1 63	<b>To record absences and note apologies for absence</b> Apologies received from Alison Groves
LPC25.26.1 64	<b>Co-option applications</b> <i>None received</i>
LPC25.26.1 65	<b>Declaration of Acceptance of Office</b>
LPC25.26.1 66	<b><u>Declarations of Interest:</u></b> Rod Porter PA25/07770 Michelle Wallis PA25/07525 Stephanie Miucci PA25/07751 Leon Miucci PA25/07751
LPC25.26.1 67	<b>Member Dispensations</b> Stephanie Miucci PA25/07751 – Statement read out, dispensation accepted by vote
LPC25.26.1 68	<b>Public Speaking</b> John Pender – speaking in support of planning application PA25/07525 for hard standing motorhome pitches at Castle view caravan site. Explained screen planting to minimize visual impact and that it is a reversible development.
LPC25.26.1 69	<b>Cornwall Councilor reports</b> Cllr John Martin informed the Cllrs that the CAP Highways budget has been announced. Slightly less than last time so it's important to identify Ludgvan's priorities for funding.

	<p>Cllr John Martin provided an update on the A30 stakeholders meeting involving Cornwall council members around the Hayle stretch. Issues with traffic during the summer season were the focus of the meeting. Dan Rogerson proposed a session in the new year to collect ideas that can be costed. The meeting will ideally be opened to Parish Councils also.</p> <p>Cllr John Martin informed Cllrs of an enforcement case against unlicensed dog breeding and selling in Plain an Gwarry. They have already made several sales without a license.</p> <p>Cllr John Martin informed Cllrs of the graffiti on the sea wall near the memorial hall location. It is not Cornwall council property likely GWR or network rail.</p>
LPC25.26.1 70	<p><b>Minutes of the meeting held on 8 October 2025</b></p> <p><b>Resolved</b> Cllrs voted to pass the minutes with one small error corrected</p>
LPC25.26.1 71	<p><b>Clerk's update report –</b></p> <p><i>The clerk provided the report for discussion.</i></p>
LPC25.26.1 72	<p><b>Committee meeting minutes – None</b></p>
LPC25.26.1 73	<p><b>Reports from Cllrs as representatives on outside bodies</b></p>
LPC25.26.1 74	<p><b>Reports from Cllrs from recent meetings</b></p> <ul style="list-style-type: none"> <li>i. Cllr Rod Porter met with Steve Trevor from Castle-An-Dinas Quarry to get report on quarry activities and informed of lowering of complaints about quarry lorries.</li> <li>ii. Cllrs discussing Varfell farm work potentially in breach of planning. Considering a site visit. Has been raised by multiple members of the public. Cllr John Martin will raise with planning enforcement.</li> <li>iii. Cllr Rod Porter toured the star inn brewery.</li> </ul>
LPC25.26.1 75	<p><b>Planning Applications</b></p>
	<p>a) <u>PA25/05261</u> – WM Morrisons Supermarkets Plc, Long Rock, Penzance – Erection of a car purchase and pod structure within the supermarket car park (<i>amended location</i>)</p> <p><b>Resolved</b> – That the parish council has no objection to the proposed application provided the structure remains temporary in nature.</p>
	<p>b) <u>PA25/05262</u> – WM Morrisons Supermarkets Plc, Long Rock, Penzance – Advertisement Consent for one retrospective car purchase pod within car park (<i>amended location</i>)</p> <p><b>Resolved</b> - That the parish council has no objection to the proposed application.</p>
	<p>c) <u>PA25/07273</u> – Morrisons Petrol Filling Station, Eastern Way, Long Rock, Penzance – Removal of existing jet wash and proposed extension to the existing petrol filling station's sales</p>

	<p>building, jet wash facilities, new combi-unity, bin store and associated works with variation of condition 2 in respect of decision <u>PA24/06061</u> dated 24.1..24</p> <p><b>Resolved</b>- The parish council has no objection to the development.</p>
d)	<p><u>PA25/07733</u> – Works to Trees covered by a Tree Preservation Order (TPO) – 1672 Tree ID: 6175</p> <p>Remove the dead and decayed hung-up stem located in the adjacent crown. The affected stem is leaning toward the allotment, posing a potential hazard and requiring careful removal to prevent damage to nearby property or vegetation.</p> <p><b>Resolved</b> - The parish council has no objections to this proposed application.</p>
e)	<p><u>PA25/07770</u> – Application for Technical Details Consent for the construction of 5 dwellings following Permission in Principle approval.</p> <p>Cllr Rod Porter stepped out during this discussion. Chair taken by Cllr Stephanie Miucci.</p> <p><b>Resolved</b> - That the parish council objects to this development due to the following reasons.</p> <ul style="list-style-type: none"> <li>-National Highways opposing a similar development in Crowlas due to concerns over traffic on the A30 and concerns over visibility when joining the A30.</li> <li>-The Cllrs feel it is an overdevelopment of the site.</li> <li>-The Cllrs highlighted a lack of affordable housing for local people.</li> <li>-The Cllrs highlighted that the development made no reference to the neighbourhood plan or design statement.</li> <li>-The Cllrs feel the design is not in line with the areas distinctive character.</li> <li>-The site is in or near a flood zone 2 and 3 and that Crowlas is prone to flooding during severe weather.</li> </ul>
f)	<p><u>PA25/07525</u> - Creation of hard-standings and access drive for 4 touring/motorised holiday caravans.</p> <p><b>Resolved</b> - The council supports the application for the following reasons.</p> <ul style="list-style-type: none"> <li>-It adds capacity to a caravan site without being an overdevelopment.</li> <li>-Adding Cornish hedges promotes biodiversity.</li> <li>-The changes can easily be reversed if no longer needed.</li> </ul>

	<p>g) <u>PA25/07751</u> - Erection of 4 Dwellings Land Adjacent to Tresaret Whitecross Penzance TR20 8BS-</p> <p>Cllr Leon Miucci stepped out for this discussion</p> <p><b>Resolved</b> – That the parish council objects to the development for the following reasons.</p> <ul style="list-style-type: none"> <li>-The plans put an access road near the neighbouring properties which will lead to unacceptable levels of light, noise and air pollution.</li> <li>-The access road joins onto a 60mph stretch of road.</li> <li>-The plan has no affordable housing provision.</li> <li>-The plan is back land development.</li> <li>-Due to the access road and proximity, the construction will cause considerable disruption to residents.</li> <li>-There are concerns about the proposed foul drainage plant as it would have to be emptied by a lorry driving past all the existing houses along the access route.</li> <li>-There was a member of the public (Mr Winn) who lives immediately adjacent to the site who claims his neighbour has a borehole in his garden which is within the recommended distance of the proposed foul drainage field. The letter also raised the issue of low water pressure.</li> <li>-Previous planning applications for the site have been rejected including for a single dwelling twice and for 5 dwellings more recently.</li> </ul>
	<p><u>Any additional planning consultations received before the meeting.</u></p> <p>PA25/07758 Planning in principle Cannonstown</p> <p><b>Resolved</b> – That the parish council objects to this development. For the following reasons</p> <ul style="list-style-type: none"> <li>-Not enough information within the application for councilors to make an informed decision</li> <li>-The development would be converting fields into housing encroaching into the countryside.</li> <li>-The access to the A30 would potentially be a safety issue.</li> <li>-The application made no reference to the neighborhood plan or parish design statement</li> </ul>
<p>LPC25.26.1 77</p>	<p><b>5-day planning protocol – responses to 5-day planning protocol consultations sent to Cornwall Council in the last month</b></p> <p><i>Seabreeze –</i></p> <p><i>Already agreed to disagree</i></p>
<p>LPC25.26.1 78</p>	<p><b>Planning applications determined by Cornwall Council in past month – report for information,</b></p> <p><u>PA25/07855</u> - The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 BARR Engineering Services LTD intends to install electronic communications apparatus</p>

	<p><u>PA25/07830</u> - The Electronic Communications Code (Conditions and restrictions) (Amendment) Regulations 2017 BARR Engineering Services LTD intends to install electronic communications apparatus</p> <p><u>PA25/06546</u> - Extensions to Existing Dwelling House &amp; Associated Works Approved Under CLEUD PA25/01267.</p> <p><u>PA25/06535</u> – Certificate of lawfulness for existing use of land for stationing 1 self-contained residential caravan and for domestic purposes ancillary and incidental to it.</p> <p><u>PA25/05452</u> - Works to Trees covered by a Tree Preservation Order (TPO) - Elm - Fell to ground level 5 x dead elms on top of Cornish hedge alongside entrance to churchyard.</p>					
	<b><u>ITEMS FOR DECISION:</u></b>					
	<b>PAYMENTS &amp; GRANTS</b>					
LPC25.26.1 79	<b>Schedule of Payments - To approve the payments to be made, as set out in the schedule</b>					
	<b>Date</b>	<b>Payee</b>	<b>Purpose</b>	<b>VAT</b>	<b>Total payable</b>	<b>ref. no.</b>
	<i>To be paid by online bank payments</i>					
	5/10/25	Cornwall ALC	Training – social media for councils: advanced strategies. Alison Groves, Giane Mortimer invoice 2526-651	£14.00	£84.00	1
		British Legion	Wreath for Remembrance		£25.00	2
	8/10/25	Ludgvan Parish Church	Murley Hall Hire – meetings		£72.00	8
						9
	12/11/25	Staff costs, including salary, pension, NI, PAYE			£3,740.84	10 , 11 , 12
	<b>Resolved-</b> <i>Cllrs voted to accept payment schedule</i>					
LPC25.26.1 80	<b>CIL Funds, Grants and s.137 Payments – to review the balances of these funds and to approve expenditure from these funds if appropriate</b>					
	<b>Resolved-</b> <i>No action needed</i>					
	<b>PARISH ISSUES</b>					
LPC25.26.1 81	<b>Budget drafting for 2026/2027</b>					
	<b>Resolved -</b> A new budget will be drafted					

LPC25.26.1 82	<b>Approving specification and tender for grounds works</b> - (grass cutting in cemeteries and amenity areas, grounds maintenance at allotments and amenity areas) for works from March 2026 onwards following semi-retirement of current contractor.  <b>Resolved</b> – Details to be finalised and then the tender advertised
LPC25.26.1 83	<b>Invitation to Head of Land and Property, St Aubyn Estates deferred to February</b>
LPC25.26.1 84	<b>Phone box library in Whitecross</b> <b>Resolved</b> - Add to list of noticeboards
LPC25.26.1 85	<b>Invitation to CAB Cornwall</b> - to attend and speak to the council. <b>Deferred</b> - will arrange next year.
LPC25.26.1 86	<b>How to protect the granite slab bridge near Crowlas</b> <b>Resolved</b> – Contact contractor to inform about slab bridge
LPC25.26.1 87	<b>Christmas trees</b> <b>Resolved</b> – Clerk is to go ahead and organise the Christmas trees for this year.
	<b>PARTNERSHIP WORKING AND CONSULTATIONS</b>
LPC25.26.1 88	<b>Joint working with Marazion Town Council</b> - <i>To receive an update on the latest joint meeting, and to agree any matters to raise at the next joint meeting.</i> <b>Resolved</b> – <i>no update.</i>
LPC25.26.1 89	
	<b>ACCOUNTS AND GOVERNANCE</b>
LPC25.26.1 90	<b>Budget drafting for 2026/27</b>
LPC25.26.1 91	Approve the auditor for the 2025/26-year end audit review. <b>Resolved</b> - <b>Barbra Goraus has been chosen to do the audit again.</b>
LPC25.26.1 92	<b>Finance report and bank reconciliation</b> - <i>To consider and note the budget monitoring report and bank reconciliation.</i>
LPC25.26.1 93	<b>Training</b> - <i>To consider requests and opportunities for training</i> <b>Resolved</b> – <i>clerk approved for financial intro to local councils</i>
LPC25.26.1 94	<b>Correspondence</b>  Email from Faye Pounder – CC emergency planning. Offering emergency plans in relation to flooding. Ludgvan Parish has flood risk areas at Long Rock and Crowlas.  Discussed correspondence on Varfell from various people  Cllr John martin chasing up with CC planning enforcement.

LPC25.26.1 95	<p><b>Agenda items for a future meeting</b></p> <ul style="list-style-type: none"> <li><i>i.</i> Any items deferred from this meeting</li> <li><i>ii.</i> Budget</li> <li><i>iii.</i> Cab</li> <li><i>iv.</i> Invitation to Head of Land and Property, St Aubyn Estates</li> <li><i>v.</i> Planning</li> </ul>
<b>MATTERS FOR DECISION, INFORMATION EXCLUDED FROM THE PRESS AND PUBLIC</b>	
LPC25.26.1 96	<p><b>Exclusion of the press and public</b></p> <p><b>To resolve:</b> that in accordance with s.1(2) of the Public Bodies (Admission to Meetings) Act 1960, the Press and Public be excluded from the meeting during the consideration of the following business owing to the confidential nature of that business.</p>
LPC25.26.1 97	<p>Approving specification and tender for grounds works (grass cutting in cemeteries and amenity areas, grounds maintenance at allotments and amenity areas) for works from March 2026 onwards following semi-retirement of current contractor.</p> <p><b>Clerk to finalise, then put up an advert and contact local gardeners.</b></p>
LPC25.26.1 98	

**Receipts – October 2025**

Allotments receipts		
Burial receipts		£0.00
CIL receipt		£3,460.00
<b>Total</b>		<b>£0.00</b>

*Including  
refundable  
deposits: £0.00*

**Schedule of credit notes to be applied to supplier accounts**

Date	Supplier	Amount	Details
15.7.25	Source for Business	£40.14	Credit applied to account following up to date meter reading by Source for Business. (Water supply, Church Hill allotments)