

# Ludgvan Parish Council

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## Minutes – 11<sup>th</sup> March 2026

Yours sincerely

Richard Hallam

Clerk to the Council  
4<sup>th</sup> March 2026

### AGENDA

#### Chair's Announcements

AGENDA NO.	AGENDA ITEMS
LPC26.27.61	<b>To record absences and note apologies for absence</b> <b>Rod Porter, Giannie Mortimer</b>
LPC26.27.62	<b>Co-option applications</b> <i>To consider applications received, if any, for co-option to the Council</i>
LPC26.27.63	<b>Declaration of Acceptance of Office</b> <i>To receive the Declaration/s of Acceptance of Office of any new co-optees to the parish council.</i>
LPC26.27.64	<b><u>Declarations of Interest:</u></b> <i>All Councillors are reminded to keep their Register of Interests up to date (available online at: Chris Rodda, Lydia Brindley -Allotments held at Church Hill</i>
LPC26.27.65	<b>Member Dispensations</b> <i>To consider written requests from Members for dispensations, received by the Clerk in advance of the meeting</i> <i>None Requested</i>
LPC26.27.66	<b>Public Speaking (up to 15 minutes in total)</b> Tracy Richards: Speaking about the impact of PA23/10181. The construction of 40 houses was supported by the parish council in 2024. The recent proposed construction action plan has concerned residents who feel that not only have Logistical challenges around drainage, access and flooding been inadequately addressed but that the proposed route to construction traffic is unacceptable. Highways have requested a new junction due to the proposed construction traffic route. The proposed route comes off the A30 then goes through Tregender road. This proposed route would be dangerous and disruptive to locals, causing tailbacks on the A30 trunk road. The proposed marshaling to try and manage the traffic would be insufficient. Tregender Lane has pinch points that make it unsuitable for HGV traffic. It is also a busy route for children walking to school. The movement of HGVs, excavators etc would hinder emergency access. The change in access means that this is no longer the same

application the Parish Council previously supported and Mrs Richard asks the Parish Council to object.

Chloe Pitt: Speaking in support of PA26/01273. The application is for permission in principle for a single dwelling. The dwelling is to be located in the northwest of the site where hedging will reduce the visual impact of the dwelling. The house will be designed to be eco conscious possibly with a green or living roof. The intention is to create a low impact environmentally friendly home. The development will allow the applicant, a local resident, to downsize from a house that is too large for her. It is a single dwelling designed to limit impact on the area. The planning inspector confirmed that Cockwells is a settlement under the development plan. Mrs Pitt urges the council to recognise that the current planning context is default accept. She highlights recent, successful planning appeals in the area to show why it should be supported. She urges the council to support the development.

Sue Nichols: Speaking on behalf of her son who lives near the proposed site of PA26/01273. She states that there have been multiple descriptions for the application. Highlights that the whole field is marked for the site so permission is for the whole of the field. In other parishes notably Perranuthnoe permission in principle has been abused. Mrs Nichols then stated that Cockwells has no facilities, pavements or lights. She also states that Figure 2 in the planning statement is misleading and is not where the applicant will be building. She believes that the site could fit 2-3 more properties and feels that they will be harder to fight if permission in principle is granted. She highlights that 5 previous applications have been rejected and that Cockwells is not a village. The development would constitute ribbon development on an unmade and unadopted lane. Due to the 40 house development in nearby Crowlas there is no housing need in the area. The site is not enclosed and is an open rural field contributing to the rural landscape. She asks the council to object to the application.

Pearl Sawkins: Speaking about the impact of PA23/10181.

Mrs Sawkins states anything bigger than a home delivery van is going to be a hazard on the proposed access route. The access plan will cause an accident. The A30 access is already bad and the addition of more traffic will only make it worse and cause more accidents. There is also an adverse camber on the road on one of the corners which causes people to take it on the wrong side of the road if something is parked in the wrong place.

Ben Matthews: Speaking in support of PA26/01206.

Mr Matthews purchased the land last year and had his planning application rejected due to the design. He has taken onboard the criticism and has put in for planning again with a new design that is more in line with other properties in the area. The size has been reduced with the third floor being removed to reduce the height. The roof has been changed from a flat roof to a pitched roof to mirror a nearby property. The new design has also added a screen on the balcony to preserve the privacy of a neighbouring house and some windows have been redesigned for the same reason. The front elevation of

	<p>the house will be granite with burnt black cladding. The cladding has been used for many years and is intended to soften the look of the house. Many more changes were made to make it fit within the landscape. The site is sloped so 50% of the building is hidden from view to minimise visual impact from the roadside.</p>
<p>LPC26.27. 67</p>	<p><b>Cornwall Councillor reports – To receive reports from Cornwall Council ward members on their work relevant to Ludgvan parish.</b></p> <p><i>Cllr Luke Rogers</i></p> <p><i>Cllr Rodgers sent his apologies for attendance of LPC meetings due to them clashing with his RNL training.</i></p> <p><i>He has been working with resident to try and resolve the road closure at Cockwells lane that overran by some weeks. Limited ability as Western Power were uncooperative.</i></p> <p><i>He is visiting the Penrose site and contacting the case officer to see what is happening on the site. He is hoping to go and see a site related to PA26/0552 due to concerns about access to the site over a neighbouring driveway. He also highlighted work he has been cooperating with MP Andrew George to resolve an issue where two Lelant Downs derelict properties were inherited by a north Cornwall resident who now faces paying council tax on two uninhabitable properties.</i></p> <p><i>Cllr John Martin</i></p> <p><i>Updated the council on the Penzance Heliport planning situation. Currently the Heliport keep sending tweaks to the planning officer.</i></p> <p><i>Updated the council on St Aubyn’s estate solar farm. There will now be a site inspection with final decision in April. The decision was nearly made at the last strategic planning meeting. He stated that the new national planning policy framework is helping the application due to the focus on renewable energy. He will be bringing up the concerns of the residents at the next meeting. He also highlighted that St Aubyn’s have compromised heavily on this application and that the solar farm is now a fifth of its original size.</i></p> <p><i>He also informed the council that the Long Rock yellow line painting is at the top of the list. He also asked to clerk to circulate a poster from the beekeepers event highlighting that yellow legged hornets have been spotted in the isles of Scilly.</i></p> <p><i>Cllr Juliet Line</i></p> <p><i>Cllr Line addressed access issues related to PA23/10181. She has spoken to the case officer for the application, and he is aware it is controversial. Cllr Line states the access plan is unacceptable, not fair on residents and she will strongly oppose the access of the site by construction traffic through Tregender Road. She does note that the housing is much needed social housing.</i></p> <p><i>Cllr Line addressed the issues with the double yellow lines in Crowlas. There was an administrative issue with registering them properly so they are not currently enforceable.</i></p>

	<p>Work is being done on making it legally enforceable and should be completed after the easter school holidays or sooner. Incomplete roadworks in the area will be started in June.</p> <p>The footbridge between Crowlas and Ludgvan has been condemned by the countryside officer. This is due to safety concerns. The replacement will be installed when Cornwall Council catches up with storm damage repairs.</p> <p>Cllr line has highlighted that National Highways has sent Kieth Marsh to visit and give suggestions to the council on improvements for walking, cycling and horse riding. Particularly highlighting a metal barrier made to stop or slow bicycles being an issue for wheelchair users and pushchairs. This may be a joint highways/ Cornwall Council issue but Keith Marsh does not think it is a highways issue.</p>
LPC26.27. 68	<p><b>Minutes of the meeting held on 14<sup>th</sup> February 2026</b></p> <p><b>To resolve</b> – that the minutes of the meeting of the council, as above, having been circulated, be taken as read, approved and signed by the Chair as a true and accurate record of the meeting.</p> <p>Accepted</p>
LPC26.27. 69	<p><b>Clerk's update report</b> – <i>To receive updates and consider any actions necessary</i></p> <p><i>Given</i></p>
LPC26.27. 70	<p><b>Committee meeting minutes</b> – <i>To note the minutes and resolutions made, of the Committee meeting/s: no committee meetings held since last Council meeting.</i></p> <p>None</p>
LPC26.27. 71	<p><b>Reports from Cllrs as representatives on outside bodies</b></p> <p><b>None</b></p>
LPC26.27. 72	<p><b>Reports from Cllrs from recent meetings</b> <i>To consider reports and to <b>Resolve</b> to take action on recommendations to Council as appropriate.</i></p> <p>None</p>
LPC26.27. 74	<p><b>Planning Applications</b></p>
	<p>a) PA25/09144: <a href="#">Reserved matters application for access, appearance, landscaping, layout and scale for one dwelling (details following outline consent PA22/11131 dated 18.10.2023) The development proposed is for a detached residential residence. Reserved Matters approval with the following drawings detailing the Access, Appearance, Layout and Scale of the proposed development.</a> Land At Cockwells Lane Cockwells Lane Cockwells Penzance TR20 8DB</p> <p>Proposal: In addition to previous statement rejecting add LUD 5 specifically that it doesn't reflect the character and density of the existing settlement</p> <p><b>Passed</b></p>
	<p>b) PA26/01273: <a href="#">Permission in Principle for 1no self-build dwelling (minimum 1; maximum 1)</a> Land SW Of Chysorn Cockwells Lane Cockwells Cornwall TR20 8DB</p>

		<p>The Parish Council would like the applicant to show more specifics on location of the property of as the current application shows the entire field.</p> <p><b>Proposal to refuse as we don't have enough information on the siting of the property and would want more details before agreeing in principle</b>  <b>Passed</b></p>
	c)	<p>PA26/01301 <a href="#">Listed Building Consent for Construction of Timber Lean-to Glazed Green House &amp; Associated Works</a>  Ninnis Farm Ninnis Bridge Lelant Downs Hayle Cornwall TR27 6NL</p> <p><b>Propose Support - Passed</b></p>
	d)	<p>PA26/01300 <a href="#">Construction of Timber Lean-to Glazed Green House &amp; Associated Works</a>  Ninnis Farm Ninnis Bridge Lelant Downs Hayle Cornwall TR27 6NL</p> <p><b>Propose Support - Passed</b></p>
	e)	<p>PA26/01206 <a href="#">Proposed low energy 3-bedroom self/custom build dwelling with garden studio.</a>  Land Adjacent To Higher Carvossa Bungalow Blowing House Hill Ludgvan Penzance Cornwall TR20 8AW</p> <p><b>Proposal: Defer to planning officer in this instance - Passed</b></p>
		<u>Any additional planning consultations received before the meeting.</u>
LPC26.27.75		<b>Planning applications determined by Cornwall Council in past month</b> – report for information,
		<b><u>ITEMS FOR DECISION:</u></b>
		<b>PAYMENTS &amp; GRANTS</b>
LPC26.27.76		<p><b>Schedule of Payments</b> - <i>To approve the payments be made, as set out in the schedule</i></p> <p><i>Approved</i></p>
LPC26.27.77		<b>CIL Funds, Grants and s.137 Payments</b> – <i>to review the balances of these funds and to approve expenditure from these funds if appropriate</i>
LPC26.27.78		<b>PARISH ISSUES</b>
LPC26.27.79		<p><b>Financial Grants and donations postponement until end of financial year or when new hall is handed over</b></p> <p>Proposal to pay out nothing other than bills until new hall is handed over  <b>Passed</b></p>
LPC26.27.80		<b>Back Lane white line painting – Correspondence J Munday.</b>

	Concerned about back lane traffic and near miss collisions near heather lane. Asking for CC to put in a white line. Due to the road being unadopted the residents can paint a line but the parish council is unable to help.
LPC26.27. 81	<b>Neighbourhood Priorities Statement</b>
LPC26.27. 82	<b>PARTNERSHIP WORKING AND CONSULTATIONS</b>
LPC26.27. 83	<b>ACCOUNTS AND GOVERNANCE</b>
LPC26.27. 84	<b>Hiring/ interview questions procedure</b> – To review and update the pre interview process for hiring / To address Cllr concerns highlighted at the last meeting.  More work needed
LPC26.27. 85	<b>Finance report and bank reconciliation</b> - <i>To consider and note the budget monitoring report and bank reconciliation.</i> <i>Accepted</i>
LPC26.27. 86	<b>Training</b> - <i>To consider requests and opportunities for training</i> <i>AG – Planning possibly</i>
LPC26.27. 87	<b>Correspondence</b> Parking at Crowlas garage raised Tregender lane access issues with the development raised
	<b>Proposal ask on land registry for ownership of the community center</b>
LPC26.27. 88	<b>Agenda items for a future meeting</b> <i>i. Any items deferred from this meeting</i> <i>ii. Emergency planning</i> <i>iii. Neighbourhood Priorities statement</i>
LPC26.27. 89	<b>MATTERS FOR DECISION, INFORMATION EXCLUDED FROM THE PRESS AND PUBLIC</b>
LPC26.27. 90	<b>Exclusion of the press and public</b> <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.

Meeting closed 2050