Minutes of a meeting of the Landulph Parish Council held on Monday 21 September 2026

6.30pm at Landulph Memorial Main Hall

Present: Councillors M. Worth (Chair), G Braund, P Braund, P. Morris, and C. Tagg. Officers – K Yorke-Dunne, Clerk and RFO to the Council and Cornwall Cllr Paul Cador.		
Whilst waiting for the meeting to start images of SWW road closure in Landulph were displayed on screen.		
MINUTES		**ACTION**
72-26	***10-minute public forum.*** 38 parishioners present It was noted that the member of the press will be recording the meeting. The Chair thanked so many people for attending and explained that guidance is available on the LPC website detailing how the meeting is run. Parishioners are given the opportunity to speak for a maximum of 3 minutes each at the beginning and end of the meeting. He stated that all questions or comments throughout the formal meeting must be directed through the chair. The chair requested that those speaking state their name and where they are from – this is noted but not minuted. Parishioners were invited to speak: <u>Landulph Link</u> • Information/Report circulated with LPC agenda regarding the Red Bus link service was thorough and very interesting. It is a wonderful idea to support the school children/families and other people who may not be able to get out. They have used it occasionally. • Have bought tickets for the bus but not used yet – preparation for when needed. Fantastic facility. Great for future proofing for families and supporting the teenage children. It is a real life line for those that may not drive far. • Uses the Hopper bus on Wednesdays after the previous service diminished. The new daily proposal is important for the community. The member of the public has used the service to collect medication from Saltash at short notice but the service also allows you to plan ahead. They are no longer reliant on other people or use of the car. <u>Newsletter</u> • The treasurer of Landulph Newsletter reiterated the request for LPC to increase their financial contribution to be able to continue publishing and distributing the newsletter to every household in the parish. It plays a vital role to communicate to all parishioners particularly those without internet. A letter has been received by the clerk and scheduled to be discussed - item 14 on the agenda. He currently anticipates a shortfall of £239 for the coming year. Public liability insurance is now required at a cost of £150 a year. When asked, the treasurer responded they would like whatever the LPC are willing to give but the shortfall of £389 would be appreciated. • The Chair of the Newsletter Group reinforced what the treasurer noted that the Public Liability Insurance is to cover copyright. She gave an example of where another community newsletter had a claim against them and were fined £600 (although it was reduced) when using an image from 4 years previously. <u>Planning Application - PA26/06133</u> • Landulph Tree Warden, who also lives opposite the proposed site, shared her concern for the removal of the established hedge highlighted in the planning documents which will never be replaced at level it should be. She described the flora the hedge is made up of and highlighted the fact that the	

	applicant/developer have detailed the incorrect species they are replacing the hedge with: she questioned what else may be inaccurate within the documents. She was also concerned for the loss of biodiversity in the area, particularly: slow worms, hedgehogs and endangered/of concern barbastelle bats. • A parishioner questioned whether the application meets the need of the community. He demonstrated that it doesn't meet the needs of Cornwall Local plan, Landulph Parish Neighbourhood plan or local requirements. The key to planning across Cornwall is to build the appropriate buildings/houses in the appropriate places; he states that this plan is out of context and out of character for Landulph. The village have made it clear they support sustainable development.	
73-26	**To receive apologies for absence and approve the reasons given –** apologies were given from Cllr L Gawith and were approved. Cllr Worth noted the resignation of Cllr Martin Ansell. Due to the limited timeframe at this meeting, the election process will take place over the coming months. Anyone from the parish is welcome to apply. Having a strong contingent of 7 members with a varied age profile would be beneficial to the parish council.	
74-26	**Declarations of interest relating to items on the agenda.** Cllr Worth explained why members declare a conflict of interest. In relation to item 7 on the agenda – Planning application PA26/06133: • Cllr Morris - works for the applicant • Cllr P Braund – lives adjacent to the proposed development site • Cllr G Braund – close family member lives nearby Cllr Worth explained the dilemma the council now face and the options available to them through their standing orders. It was agreed that they would proceed to vote as Cllr G Braund has submitted a dispensation.	
75-26	**Members to consider any dispensations relating to items on the agenda.** Cllr G Braund submitted dispensation form which was approved by the council (contact clerk if you wish to see the document). This allows Cllr G Braund to vote in the planning process relating to PA26/06133.	
76-26	**To confirm the minutes of the previous meeting** Cllr Tagg noted that the parishioner was going to bury the cables not lower. Cllr Morris proposed, Cllr P Braund seconded, it was **RESOLVED** that the minutes of the meeting held on Monday 20 July 2026 are taken as read, confirmed and signed by the Chairman.	**Clerk**
77-26	**Matters arising from the minutes** Members discussed outstanding actions that are appended to these minutes.	
78-28	Cllr Worth explained in detail how each of the planning applications will be heard today under the council's strict protocol. He stressed that it is important to discuss the applications in the public forum. **To consider planning application – PA26/05726 -** Outline planning permission with some matters reserved (appearance, landscaping, layout and scale): Two self-build dwellings with layby/passing bay - Land South West Of 1 Church Lane, Cargreen, Cornwall. As the deadline for comments is 9 October 2026 and the application was not received 3 clear working days before the meeting, the council will discuss the planning application and make a decision via email following the meeting. Cllrs discussed the following points regarding the outline application for 2 self-build dwellings: • There is a need for self-build within the parish. • Is this development self-build? would usually be one property not 2 identical properties. There is a difference between self-build and custom build for client – refer to council website. • Is this a small scale development? If it is not self-build then the parish would receive community infrastructure levy. • As this is outline plans the design of the properties could vary within the criteria. • The plots could be sold for self-build.	**All**

	• Passing bay would alleviate challenges on that section of the road. Would need to be adopted by Highways to be able to be used by the public. • Concerned that this the start of bigger development rather than infill or rounding off. • The corner of the field (being discussed) was a potential area for development sighted by residents in the Neighbourhood Plan 2023 Cllr Worth, as Chair, reminded parishioners they are best placed to make a comment on Cornwall Council planning portal. Online planning register - Cornwall Council	
Cllrs Morris and P Braund left the meeting.		
78-26	**PA26/06133** - Outline application for the erection of 16 dwellings with associated works - Land Southwest Of Coombe Lane, Cargreen, Saltash PL12 6PB. Cllr Worth invited the applicant to speak, they chose not to but stated they were happy to answer questions. Cornwall Council planning portal was visible on the screen; as there were a significant number of documents Cllr Worth asked which documents/drawings should they focus on. He noted there were 19 comments from the public (17 objecting-2 supporting) which had increased since the start of the meeting. He stressed that the portal is the formal place to add comments which will be read by the planners who will make the decision; LPC's comments along with other consultees will have influence; currently there is nothing from Highways (always useful), affordable housing and police.	
Cllr Cador left the room.		
78-26	**PA26/06133** continued. It was noted that this afternoon 3 Cllrs (who will be voting) performed a thorough site visit with the applicant for clarification of the pack. Cllr Worth read out Cllr Gawith questions in her absence (attached). No statements were received from Cllrs who have declared an interest. Cllrs discussed the following points regarding the outline application for 16 dwellings: • Comments from parishioners who had spoken in the public forum regarding the application were noted. • Density of housing: Landulph Housing Need Survey suggests development of no more than 5 houses in an area. Planners would currently consider 20 to 30 houses per hectare in villages- this development is not quite a hectare. • Size of houses: reference was made to the Housing Need Survey completed as part of NP which showed a housing need in Landulph for affordable houses to buy with 3 or 4 beds rather than the Home Choice register (Cornwall need) for people who wish to rent. It was stressed the importance to be able to provide the types of houses people have expressed a need for. Family homes have the potential to support the reducing number on roll at Landulph School (the Chair acknowledged when a parishioner called out the exact number of children initially added to the school roll with the previous development). • Capacity: Landulph does not have the infrastructure to support such a large development as there is no shop or pub and limited transport. There are no larger employers to support parishioners living here although the percentage of people working from home has increased since Covid. • Transport/traffic: extra houses bring extra cars, can the infrastructure cope with the number of cars? Although Landulph Link has increased its service to support school children there is no frequent bus service for workers commuting out of the village. It was noted that no one can rely on the transport which has a cost implication to parishioners (cannot use bus pass) so there will be an increase in traffic in the lanes as well as deliveries etc to the proposed properties. • Access to site: access could be restricted from Coombe Lane but vehicular access could come through a neighbouring field. • Drainage & sewage: there has been significant flooding of Coombe Lane recently is there a risk of run off worsening. Plans show fowl sewage reception chamber	

	in Cargreen Yacht Club (CYC); redacted documents from SWW (seen in full today) show that the connection to the sewer is in the road/highway and SWW have given assurance that drains will have capacity for the extra flow. • Consultation with residents and CYC: services will not encroach on private land therefore no consultation is required. • Reference was made to the cycle of building in the village, it has been 50 years since the development in Coombe Drive/Hodders Way. • If this application is rejected by planners and went to appeal the revised plan would come back to LPC. • Cornwall Housing Need is driven from government and there is an intense pressure to build.	
Cllr Cador returned to the room.		
78-26	The Chair explained, in detail, the process Landulph councillors undertake before submitting a comment, with material reasons, on the planning portal. Cllr Tagg proposed, Cllr Worth seconded, it was **RESOLVED** to support the application with caveats that houses are built relating to the community needs for affordable houses to buy and consideration of infrastructure to support such a development. Cllrs voted two in favour; one against	
Cllrs P Braund and P Morris returned to the meeting. Some members of the public left the meeting.		
79-26	**Planning Updates (for information only)** **PA26/04519 –** approved, 10.8.26.	
80-26	**Delegated Decisions approved by the Council –** None	
81-26	**Update from Tree Warden** Amanda has surveyed the trees on parish land. Following the drought this year most of the trees were in false autumn and showing signs of stress. Having revisited the trees many are recovering. Amanda explained what a mast year is and the move from happening every 3 to 5 year to annually. Mulching is recommended to help keep moisture in. Amanda commended the owner who has looked after the tree planted for the Queens Green Canopy as the tree is in good help. She requested support and funding to replace the hessian for the tree before the storms begin and to purchase mulch to surround the base of trees in the parish. Cllr Tagg suggested how to obtain free mulch. Cllr Worth suggested bringing the costing back to the council for approval (can be a working group). Cllr Worth thanked Amanda for her work.	Amanda Olliver
Parishioners left.		
82-26	**Notification relating to a property asset: Land at Church Lane, Cargreen, Saltash UPN 12296** The clerk sought clarification on the costing from CC but has had no response. Cllr's have considered various options for use but a decision to proceed would be determined by the cost of the land. Access to the land was discussed. Cllr Cador noted that the parish council have first refusal then the 2 neighbouring properties will be contacted before being offered further.	Clerk & Cllr Cador
83-26	**Renewal of Asset of Community Value (ACV) for The Crooked Spaniards Inn prompted by correspondence from a parishioner –** Cllr Worth read the email request from the parishioner. As there is no clear reason for currently renewing the ACV for The Crooked Spaniards Inn the discussion was adjourned until a proposal is presented to LPC. Cllr's are mindful that any plans for the property will be costly which may incur increased precept from parishioners or a significant grant application.	Clerk
Parishioners left the meeting.		
84-26	**Landulph Link** Cllrs Tagg and Worth referred to the proposal attached. A consultation process has taken place to determine the need for the increased service and prepare a schedule. As the service links with the train, a request for funding has been submitted to GWR in connection to training and marketing rather than subsidising the bus service. The request to LPC is for a contribution to support the pilot service.	

	Cllr Worth and Tagg have been invited to the full Cornwall Council Chamber to present the community project as to how to effectively run community buses. CC are supportive and do contribute financially on an annual basis. Cllr Worth adjourned the meeting to receive a question/comment: This service will not be reliable for people in the new building development because it is term time only; would it be helpful to have all year round? Cllr Worth clarified the service is reliable but the pilot is not currently frequently run throughout the year. The Wednesday service has been running for more than two years. The meeting continued. Cllr Tagg clarified that money was set aside (in earmarked reserves) to support travel particularly the 452 & 454 service which is no longer running. Cllr G Braund has had first-hand experience of how useful the service is for the train from Plymouth. Cllr Worth noted that they have asked whether they can provide a similar service in the morning; the pilot will provide the evidence to support the opposite service in the morning. Landulph Link is working in partnership with Landulph school to bring more children into our school and with Saltash.net to reduce traffic and support parents. It was noted that the children have the freedom to use the service even if attending afterschool clubs. Cllr Worth proposed, Cllr G Braund seconded to allocate £1500 from reserves to support the pilot. All in favour.	
85-26	**Newsletter Funding** Cllr Worth reiterated the importance of the newsletter (particularly during Covid) as it is the only media that is available to every household. LPC have previously taken the stance that they support freedom of press and the right for the newsletter to be independent from the parish council. LPC wish to support the sustainability of the newsletter. Cllr Morris added that as they have the network within the village they have been instrumental in the distribution of news of Landulph Emergency Plan. Cllr Morris proposed, Cllr Worth seconded, it was **RESOLVED** to support the newsletter as it is a significant part of Landulph emergency provision. Cllr P Braund proposed, Cllr G Braund seconded, it was **RESOLVED** to increase the funding to £500 for the community newsletter.	
86-26	**Emergency Plan Working Group** Nothing to report.	
87-26	**Report from Finance & Governance Working Group** The written report listed the actions undertaken on behalf of the Working Group. Newsletter and Landulph Link recommendations have been superseded by discussions during the meeting. Highdown monies will be reallocated into reserves to be used for other projects. A request was made for funding to support the Neighbourhood Priority Statement working group with printing and distribution of surveys etc. Cllr Worth proposed, Cllr Tagg seconded and it was **RESOLVED** to adopt the recommendation to fund £300 for NPS WG.	
88-26	**Report from LCG Working Group** Cllr Tagg reminded the public they can vote via email, landulph.org, at the festival or in LPC post box for the 12 shortlisted photos in the competition. Report for information only, no action required.	
89-26	**Report from LOG Working Group** The written report listed the actions of the Working Group. The following recommendations were noted: 1. Decision to be taken by Parish Council on the laurels, at some point they will fall over so WG recommends they are cut this autumn or next autumn after bird nesting and before the ground gets too wet. Cllr G Braund will raise the discussion of cutting the laurels and ownership of the wall with Landulph Parochial Council on Thursday. 2. Online donation system so that visitors to LOG can give a donation to help with maintenance costs.	Cllr G Braund

	3. Parish Council to complete forms to allow LOG to be part of Waitrose and Tesco coin collections. 4. Harvest event cancelled as minimal fruit to be picked. Loggers to be invited to pick what fruit there is. 5. Accept apple tree from Landulph Rise because John Hall was a supporter of LOG. 6. Costs for weather station still have funding ER for technology. £57 Cllr Worth proposed, Cllr Morris seconded, it was **RESOLVED** to approve the recommendations 2-6	Clerk to implement items 2&3
90-26	**Playing Field Working Group** Nothing to report.	
91-26	**Searle Family Playing Field** Discussions continue with the relevant agencies regarding the field and future use.	
92-26	**Accounts for payment –** details at the end of the agenda. Cllr Tagg proposed, Cllr P Braund seconded and it was **RESOLVED** to approve the accounts for payment.	
93-26	**Feedback from Training –** Nothing to report	
94-26	**Correspondence from Parishioners:** Cllr Worth read extracts from a letter from a parishioner regarding the criticism of the contractor for cutting the hedge at Highdown without carrying out a bird survey. They were complementary of his swift action to cut the hedge and make the visibility better for road users. It had been agreed going forward to hold a site meeting to include the tree warden before cutting.	
95-26	**Chairman's Urgent Business / Any Other Business (note: any items are for information only)** • The BT agreement with the LPC has been updated to provide Pro Full Fibre 900 (with additional boosters) within the Memorial Hall. Cllr Worth will overview the system on 8 October 26. Cllr P Braund expressed a concern with the change over and the disruption of the battery – Cllr Worth reassured everyone that the upgrade will be seamless. • Cllr Tagg asked to resolve the outstanding donation from the Memorial Hall committee for broadband. • Cllr Worth thanked Cllr Cador for the Community Chest Fund of £450 to support the drainage in the hall (emergency hub).	**Clerk**
	Date of Next Meeting Monday 19 October 2026 - 6.30 pm at Landulph Memorial Hall.	
96-26	**10-minute public forum** 1. A parishioner commented what a wonderfully community spirted action the contractor took. 2. When will the NPS working group meeting take place? As soon as members have responded an email will be circulated to those who have shown an interest. 3. The treasurer of the newsletter thanked LPC for supporting the newsletter. 4. A parishioner introduced themselves as the planning applicant relating to **PA26/05726,** they explained where they live and how long they have lived in the village and locality. He wanted to clarify points made by cllrs: he confirmed that highways will need to adopt the layby; the site is a rounding off as the field houses his families horses and the self-build will be (in the longer term) for their two children. He confirmed that there is an overage on the land – any increase in the land value for 25 years the previous sellers will receive £25K every time so not in best interest to build on the whole field. He explained how they have improved the land over the past 4 years. He clarified that he intends to build as much as he can and employ local craftspeople to support him.	
	The Public Meeting closed at 9.02pm.	
The Public Meeting concluded at 9.02pm.		

MATTERS ARISING/ ACTIONS		
Key to actions:		
Yet to be actioned	**Ongoing Action**	**Action Complete**
Minute no.	**Action**	**Update on Action Taken**
Matters– February 2024 meeting		
Public Forum	Request for a new street sign at the end of Church Lane Cornwall Cllr Worth to raise via Cornwall Council Casework Assist. Update 15 Sept 25; Coombe Drive sign is also missing from Corner.	Action pending. Raised 28.3.24, acknowledged by CC 15.4.24, awaiting outcome (could take 8-12 weeks).
Matters Arising – February 2025 meeting		
171-24 a)	Feedback on amount of speeding sign data at the cross – to Will Glassup. Clerk to request an update on speeding data. Request sent from MW 21.02.25, pending response.	Action pending.
Matters Arising – Sept 2025 meeting		
90-25	Clerk to apply to Solicitors Regulation Authority for deeds of SFMF and easement for water supply pipes.	Clerk - paperwork sent to retrieve documents -will take 6 to 12 weeks.
Matters arising - June 2026 meeting		
29-26	Clerk to change LPC address with HM Land Registry.	
Matters arising - July 2026 meeting		
66-26	Clerk to have water supply cut off at SFMF.	Have assessed site, waiting for confirmation.
71-26 b	Cllr Gawith to determine who owns the boundary wall between LOG and the church via Land Registry	PCC have confirmed they own the wall and would require permission from diocese to cut the laurels. Agenda follow up discussion July next year (2027).
71-26 d	Cllr Worth to contact the PCC to understand their position on cutting the laurel hedge/trees	
Matters arising - Sept 2026 meeting		
76-26	Clerk to amend minutes from 20 July 26	
78-26	All Cllrs to respond to planning application PA26/05726 via email. Clerk to add to planning portal by 9 October 26	Site visit 9 Oct 26 – decision uploaded 12 Oct 26
78-26	Clerk to upload planning decision for PA26/06133 by 5 October	
81-26	Tree Warden to provide costings for supports for trees.	
82-26	Clerk/Cllr Cador to contact CC re property asset UPN 12296	Expressed an interest 9 Oct 26
83-26	Clerk to request that the parishioner present a proposal to LPC relating to ACV.	Email sent
89-26 -2	Clerk to set up online donation system so that visitors to LOG can give a donation to help with maintenance costs.	
89-26-3	Clerk to complete forms to allow LOG to be part of Waitrose and Tesco coin collections.	
95-26	Clerk to follow up with LMH regarding the donation for broadband.	Gaye Braund to discuss at LMH meeting

Actions outside of Parish Council meetings
Parish Council meetings are held on the 3rd Monday of each month (except August) Parish Council Agendas are published on the 2nd Wednesday of each month **ACTION for All Councillors to note: Working Group reports and any agenda items to be submitted to the Clerk by the 2nd Tuesday of each month.** To be published on the website in advance of a meeting [3 clear days not including Sundays or bank holidays].