



Minutes of a meeting of the Landulph Parish Council held on Monday 20 July 2026

6.30 pm at Landulph Memorial Main Hall

Present: Councillors M. Worth (Chair), L. Gawith, , P. Braund, P. Morris, and C. Tagg Officers – K Yorke-Dunne, Clerk and RFO to the Council and Cornwall Cllr Paul Cador		
MINUTES		ACTION
47-26	Public Forum – 3 parishioners present Jason Reep introduced himself – they have bought the land opposite the school at the crossroads which has outlying planning for a bungalow, they would like to use the lay of the land to make it into a house: it has high voltage cables overhead which they intend to lower – in conjunction with the school. He stated that they build houses for others and would like to build one for their family to live in. The Chair explained the process of speaking during the planning agenda item.	
48-26	To receive apologies for absence – Cllrs G Braund and Ansell who are both away.	
49-26	Declarations of interest relating to items on the agenda. No declarations were raised.	
50-26	Members to consider any dispensations relating to items on the agenda. Not required.	
51-26	To confirm the minutes of the previous meeting Cllr Morris proposed, seconded by Cllr P Braund, it was RESOLVED that the minutes of the meeting held on Monday 15 June 2026 are an accurate account.	
52-26	Matters arising from the minutes 24-26 Written confirmation has been received from the contractor that a check for nesting birds and other wildlife was carried out before hedge cutting took place.	
53-26	To consider planning application – PA26/036321 The Chair clarified that the application is for listed building consent. The owners had publicly sent an open invitation for members of the parish to look around: Cllr Gawith and Worth visited the property together, with the owner, at lunchtime on Friday 17th July 2026. She gave a comprehensive tour. They noted: • The organ is no longer functional so will be recycled and used to mend other organs. • Challenges with rot and drainage with water running through. • This application does not identify all the work that is taking place, mezzanine floor, roof, guttering, out building. • There has been a retaining wall erected as there is water ingress from neighbouring property. • Visits and conversation from planners have been had on finishes and agreements in levels. Discussion on where the walls will be knocked through to join the buildings. • They were impressed by the level of detail and consideration. • Retention of materials to be brought back into design. Excess pews are available to others.	

	• Potential traffic disruption has been considered and communicated in the community to minimise disruption on Wednesday when they are bringing in 2 containers to store pews and materials. • Putting in wooden framed windows/taking UPVC out. Bearing in mind this is listed building consent, there is no mention of a wind turbine or the garage/port? There is quite an array of solar panels on the roof on the out building. Planners have specified the out building to be wood clad to distinguish against the chapel not as proposed. The front wall with the railing that has been deconstructed is part of listing consent. The wall needed to be dismantled for access – all materials have been retained to rebuild once work is complete. It was noted that not everything is detailed in this consent application or may have conflicting information, the owners wish to get on with work to make the building water tight. A full application will follow. There has been no comment yet from the listed building officer. It was highlighted that the application was submitted on 27th May 2026: one of the questions asks “Has the development of the work started without the consent?” this has been ticked as NO. That may have been correct on 27th May but it is clear the work has begun. The comment was noted. Cllr Cadon stated that he has not been made aware of this application yet. Landulph Parish Councillors commended the applicants in taking on the work and preserving the listed building. Cllr Worth proposed and Cllr Gawith seconded, it was RESOLVED to support the listed building consent, they are aware that elements discussed with owners are missing and await the full planning application. PA26/04519 It was highlighted that most of the changes to windows are smaller, one is bigger. There is no real issue overlooking the neighbouring property. Cllr Gawith proposed, Cllr Tagg seconded, it was RESOLVED to support the non-material amendments. Due to the application being received this morning, PA26/02194 cannot be voted upon today, LPC standing order state councillors must have 3 working days to review the papers. As the closing date is 10th August 2026 Cllr Gawith proposed, Cllr P Braund seconded, it was RESOLVED to have a delegated decision via email after documents have been read. The Chair adjourned the meeting to include the applicant in the discussion. It was noted: there is now a private driveway where previously it was a shared driveway; the style of the building matches the previous style; it is two story frontage but one story at the back as sloping site making the most of the lay of the land. Is the track at the back public or private? It is private. There are high voltage cables currently overhead, the plan is to put the cables underground. The sewage treatment will be septic tank. A home office was noted in the planning application but not clear on the plans, where will it be? The interior configuration may change slightly but it is likely to be on the landing area. Is there an undercroft? Yes for storage.	Clerk Clerk All/ Clerk
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	The meeting resumed. 2 parishioners left the meeting.	
54-26	Planning Updates (for information only) - Nothing to report.	
55-26	Delegated Decisions – No decisions taken	
56-26	Accounts for Payment Cllr Gawith proposed, Cllr Tagg seconded, it was RESOLVED to approve the accounts for July and August for payment. The clerk asked whether in future meetings the approval of payments could take place after working group recommendations. Clerk to move agenda items around to support the flow of the meeting.	
57-26	Memorial Hall Resilience – Drainage Cllr P Braund explained the history relating to the drains at the Memorial Hall. Now LPC have clarified that as the freeholder they have responsibility for the drains. It was also agreed it is fundamental for the resilience of the hall to have working toilets etc. Cllr Morris proposed, Cllr Tagg seconded, it was RESOLVED to approve the consideration of payment for the fibre drains in Part 2. Cllr Gawith abstained. Members of Landulph Memorial Hall committee are finalising their strategic plan to present to LPC in September.	
58-26	Neighbourhood Priority Statement Cllr Worth detailed the importance of the NPS coming through from other areas of the council. Landulph Parish NPS will be relevant for the future of “Team Tamar” the area in development for the dockyard. The impression has been given that an NPS will ensure local views are heard. LPC NPS could affect infrastructure. We are working on a changing pathway for the new Cornwall Local Plan 2030. Cllr Worth proposed, Cllr P Braund seconded, it was RESOLVED to approve to submit a designation request and set up a working party/steering group. Clerk to include an advert for volunteers to join the steering group. Once set up, the steering group will elect a Chair and agree Terms of Reference.	Clerk
59-26	Land Registry A discussion was had on the ownership land at the Cross – the official agreement for LPC to install the Cross was given by The Duchy in 2000. Cllr Worth attended the National Landscape meeting where it was noted that there has been little guidance on changes to Duchy Land.	Cllr Gawith
60-26	Digital Archive Cllr Tagg proposed that the maps of the parish and interesting documentation be published on Landulph.org and backed up on the Parish Council drive, Zoho. Is there any cost implication? No It was noted that Cllr Tagg will store maps and relevant documents of the parish and will reply to parishioner.	Cllr Tagg
61-26	Emergency Plan Working Group Report – nothing to report	
62-26	Finance and Governance WG Report Recommendations from the working group: 1. For Gov & Fin group and LPC Chair to have full access to LPC bank accounts. Remove other councillors from bank accounts. 2. Ensure bank statements are on Zoho. 3. Give Clerk & RFO authority to make emergency payments during August and bring to September meeting. 4. Accept AI policy. 5. Clerk to formulate a procedure when a third party requests the use of LPC assets.	Clerk

	It was noted that Cllr Worth has made a request to determine whether the Highdown layby scheme monies can be reallocated. Cllr Morris proposed, Cllr Tagg seconded, it was RESOLVED to approve the Governance and Finance working party recommendations.	
63-26	LCG WG Report The school visit was a great success. Cllr Tagg has participated in LCAT, Local Climate Adaptation Tool, a donation of £50 has been received for participation which has been donated to LOG ER. The following recommendation was made: 1. Payments for additional compasses and measuring tapes - £13.98 Cllr Gawith proposed, Cllr P Braund seconded, it was RESOLVED to agree costs detailed in LOG report.	
64-26	LOG WG Cllr Tagg provided details of the accessible path from the verge in to Duke Orchard. The grant of £7K has been approved. The work needs to be carried out in dry weather. Thanks were given to Gwen Morris who has left the working group. Cllr Tagg noted the importance of the volunteers as it is not a parish council driven group. Recommendations: 1. Local organisations can use Duke Orchard or Duchess Green provided the fields remain open to all local people, current restrictions on dogs apply and requirement of our insurers are upheld. Organisations should discuss their event with the LOG Working Group and if there is an opportunity, make a donation to LOG ER. 2. Extension of data contract for solar router – estimated cost £48 3. Expenditure on items agreed for new accessibility grant 4. Preferred supplier for cutting the laurels – provided funds can be found Cllr Morris proposed, Cllr Worth seconded, it was RESOLVED to approve recommendations from the LOG WG. Councillors agreed to discuss cutting the laurels under Part 2.	
65 -26	Playing Field WG Thanks was given to Cllr P Braund for overseeing the playground fence installation. This is now complete. The playground inspection has taken place; the report will be available in two to three weeks (ends tomorrow). Recommendations include: 1. Land Registry details search at a cost of £57.98. 2. Additional cost for fencing of £375 is approved. 3. Tractor to be fixed during the summer as long as it is left in a safe condition each day. Cllr Worth proposed, Cllr P Braund seconded, it was RESOLVED to approve the recommendations from the working group.	
66-26	Searle Family Memorial Field Working Group Cllr Morris has been in touch with Meike Weiser from Forest for Cornwall project officer to meet at the field and discuss options. The working group have an idea of things they want to include, Mieke can advise on grants and suitability of activities. Cllr Gawith confirmed that use of amenity land and woodland was covenant 3 on the agreement. Parishioners had requested somewhere to use bikes and for exercise. Once a more	

	concise plan has been formulated it will be presented to the council. Alternative ways of collecting water were discussed. Recommendations include: 1. Land Registry details searched at a cost of £57.98 2. Water supply disconnected. Cllr Worth proposed, Cllr Tagg seconded, it was RESOLVED to approve the recommendations from the working group.	Clerk.
67-26	Feedback from training or meetings attended • Clerk SLCC – there was a very good speaker on investment of council funds. This may not be appropriate at the moment as LPC funds are required for cash flow. • CAP AGM - Cllr Worth was voted in as Vice Chair of CAP and joint Chair of Transport and Economic Working Group who met today. Clerk to circulate planning protocols via email/currently on Zoho. Details of the work to be carried out on the A38 from Trerulefoot through to Liskeard were shared indicating the impact on journey times. The presenter was pleasantly surprised to be positively received by the CAP. The remaining parishioner left the meeting.	Clerk
68-26	Correspondence from Parishioners: Item 60-26.	
69-26	Chairman's Urgent Business / Any Other Business (note: any items are for information only) The Chair has mentioned the memorandum report today regarding Team Tamar. Cllr Cador presented his report. What does white land mean? 3 pieces of land that may be used for something else. In this case, two of the spaces have an application for 187 houses and one to remain a green space. Is this the area allocated for school? No, the school and care home are elsewhere, industrial area is on the north edge and areas for football and rugby pitches are safe. Between Salt Mill and China Fleet there is an expression to build more houses - a residents committee (privately funded) are formulating an action plan to receive feedback to stop building until Treledon has finished in 2034. Is there a planning application for opposite Roger Young? 350 houses, there is no application yet. Councillors discussed having facilities to service these homes. It was noted that Ernesettle cannot cope with the sewage demand at the moment. Flooding was also noted as a challenge. Cllr Cador stated that China Fleet are pushing to have a public footpath up the river bank through China Fleet and beyond. The emergency route out of the parish is overgrown. Cllr Cador has spoken to Cormac 3 months ago (after flooding) stating that there is sediment and dirt on the road. Cormac have assessed the access and agree it needs to be cleared but it is not a priority, they will review it. The Chair to contact Dominick at Cormac to stress the importance of Landulph emergency route given the risk of fires. Cllr Cador left the meeting.	Cllr Worth
70-26	Date of Next Meeting - Monday 21 st September 2026 at 6.30pm. Apologies were given from L Gawith.	
	10-minute public forum	
71-26	Drain works had been discussed. Where will the funding come from? Community emergency fund. Cllr Worth proposed, Cllr seconded, it was RESOLVED to accept Contractor B on the basis of value for money and that the council have experience of the contractor before. It	Clerk

	was also agreed to ensure all drains are lined (a small section had been missed when quoting). In the process of accessing the condition of all the trees/hedges around LOG, the contractor stated that the laurel hedge is at risk of falling and causing damage to structures in LOG and/or the church yard. Cllr Tagg has requested quotes to reduce the height of the hedge (which has grown into trees) back to 6 ft. A councillor was of the understanding that the PCC have discussed hedge cutting and have resolved to pay some costs. It was felt, as a community, the situation should be discussed and resolution found for the safety of all. After a lengthy debate about spending parish money on property that does not belong to them, the council decided to move forward by understanding the knowledge gaps, it was RESOLVED to determine who owns the bank (through Land Registry), to understand the urgency of the situation (from the tree specialist) and to have a conversation with the PCC to understand how much they are willing to pay for the hedge cutting. It was noted that parishioners elect parish councillors to make resolutions in public to decide how the money is spent. It was stressed that maintaining positive relationships with other community groups is paramount.	Cllr Gawith/ Tagg/W orth
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The meeting closed at 9.20pm.

MATTERS ARISING/ ACTIONS					
Key to actions: <table> <tr> <td>Yet to be actioned</td><td>Ongoing Action</td><td>Action completed</td></tr> </table>			Yet to be actioned	Ongoing Action	Action completed
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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. Possibly quicker to request documents from HM Land Registry at a cost of £57.			

Matters arising - June 2026 meeting		
29-26	Clerk to change LPC address with HM Land Registry.	
31 -26	Cllr Ansell to share link from Conrad Energy website relating to Government Act for community funding.	

39-26	All Councillors to complete an updated declaration of interest form and return to CC Monitoring Officer cc the clerk. Clerk to circulate template.	
40-26	Cllr Tagg to invite LPC tree warden when deciding how much to cut the laurel trees.	
Matters arising - July 2026 meeting		
53-26	Clerk to comment on planning portal. All councillors to respond to planning application via email.	
58-26	Clerk to submit a designated request, to send advert via the Parish newsletter and set up a NPS steering group	Designated request submitted, Advert sent
59-26	Cllr Gawith to obtain deeds for all of LPC property – SFMF and Penyoke Field.	
60-26	Cllr Tagg to set up an area on Zoho to store maps and historical documents relating to Landulph and reply to the parishioner.	
62-26a	Clerk to remove councillors from bank account.	
62-26b	Clerk to formulate a procedure when a third party requests the use of LPC assets.	
66-26	Clerk to have water supply cut off at SFMF.	
67-26	Clerk to circulate planning protocols via email	
69-26	Cllr Worth to contact Dominick at Cormac in relation to Landulph emergency route.	
71-26 a	Clerk to notify Contractor B regarding drain works at the Memorial hall.	
71-26 b	Cllr Gawith to determine who owns the boundary wall between LOG and the church via Land Registry	
71-26 c	Cllr Tagg to obtain a professional tree survey on the laurel hedge/trees	
71-26 d	Cllr Worth to contact the PCC to understand their position on cutting the laurel hedge/trees	
Actions outside of Parish Council meetings		
Parish Council meetings are held on the 3 rd Monday of each month (except August) Parish Council Agendas are published on the 2 nd 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].		

Signed: Chairman