St Buryan and Lamorna Parish Council

Minutes – 20 July 2026

Minutes of the monthly meeting of St Buryan and Lamorna Parish Council held on Monday 20 July 2026, 7.30pm at Lamorna Village Hall.

Councillors present: Councillors: J Pascoe (Chair), S Gough (Vice-Chair), D Groves, P Macis, S Stevenson, P Thurstans, L Wilkin and B Wynter

In attendance: One member of the public. Cornwall Councillor Thalia Marrington.

Officer support: Clerk/RFO.

Ref:	AGENDA ITEMS
26-7/1	**To record Councillor absences and note apologies for absence** Absent: Cllr Corley-King. Apologies received from Cllr Corley-King.
26-7/2	**Co-options to the Council.** It was noted that no applications had been received.
26-7/3	**Declarations of Interest*/Request for dispensations**. Cllr Stevenson declared an interest in Minute 26-7/9 e) (Planning Application PA26/03987, Land ENE of Flagstaff Cottage). The Clerk reported that Cllr Stevenson had applied for, and been granted, a dispensation to participate in the meeting, to speak and not to vote, for PA26/03987.
26-7/4	**Cornwall Councillor report –** Cornwall Councillor Marrington arrived at a later point in the meeting and covered local issues in the relevant agenda items.
26-7/5	**Public Participation.** Speaker 1 spoke in objection to PA26/04119 – Karrisfield, St Buryan. They gave evidence from Google Earth and referred to discrepancies in dates and conflicting statements given in the applicant's evidence in support of their application for a Certificate of Lawfulness. They stated that the land is subject to an Article 4 Direction.
26-7/6	**Reports from meetings of other organisations / outside bodies** Cllr Gough reported on the recent Penwith CAP meeting: it was the AGM meeting; Cllr Clemens has resigned as CAP Chair; new Chair is Cllr Johnny Wells (St Ives TC) and Vice-Chair Cllr Roberts (Madron PC). There were speakers on a new community health initiative, however questions about how this would work in rural areas did not receive a full answer. Cllr Macis had attended the Introduction to Planning training (CALC). There had been a great deal of information and so a recording of the webinar afterwards would have been beneficial, as would a checklist of things to check when reviewing an application site.
26-7/7	**Minutes of the meeting held on 15 June 2026** **Resolved** – 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.
26-7/8	**Clerk's update report.** Members noted the written update report circulated prior to the meeting. Items discussed:

	Cemetery water supply. The Clerk gave an update on information received from SWW. **Agreed** this matter to be an agenda item for the September meeting. **Footpath 121/70/1 Boskenna**. **Agreed** to ask contractor to cut the Boskenna path using funding for Silver paths. Delegated to Clerk in consultation with Chair and Vice-Chair to work out the best use of the Silver path funding. **Signs (play area and Kew Pendra).** Play area sign to read 'No Football boots'. Picture to include boot but no ball. Kew Pendras sign: remove logo. Wording: 'No tipping of garden waste'. Name of council along bottom of both signs. Order the post from Contract Signs. **Cutting the Millenium Triangle** – agreed to ask the contractors to carry out the cutting, and to first contact either Cllr Wilkins, Macis or Stevenson to discuss works needed.	
26-7/9	**Planning Applications for consultation response to Cornwall Council.**	
	a)	PA26/04119 – Karrisfield, St Buryan – Application for a Lawful Development Certificate for an Existing *(sic)* for stationing residential caravan and for domestic purposes ancillary and incidental to it. **Resolved –** that**:** The Parish Council strongly objects to this application on the basis of local knowledge of the use of this site and the evidence available. The evidence submitted by the applicant is confused and conflicting to such an extent that it is considered not to be reasonable to grant a certificate of lawfulness on the basis of this evidence. For example: - Land Registry Title Document gives the date of purchase as 6 January 2023. However, the applicant's Statutory Declaration states that the applicants declare that they purchased the land in summer 2021 with legal completion in January 2022. - In the applicant's Statutory Declaration they state that they moved onto the Land in early January 2022 and have resided there continuously since that time. This is not supported by the Land Registry Title document (giving date of purchase as 6 January 2023). It is also not supported by information from gov.uk (Check Your Council Tax Band) which states that Council Tax applied to the property from 17 January 2024. - In their Statutory Declaration (3), the applicants state that since early January 2022 they have continuously paid for water, electricity and council tax. It is noted that water and electricity can also be used for equine and agricultural uses and so payment of these bills does not prove residential use. Despite their claim to have paid Council Tax since early 2022, evidence from gov.uk is that Council Tax applied to the property from 17 January 2024. - In Statutory Declaration 1, submitted by the applicant, it is stated that the Large Dutch Barn was built in approximately 1998. Evidence from Google Earth satellite images show an empty green field at this location in 2001. - In the Article 39 Statement of Support provided by the applicant, it is stated that the lean-to extension was built onto the northern side of the applicants' adjoining building in 2012 containing a shower, toilet and utility room serving the caravan. Google Earth satellite photos clearly show that there was not a lean-to in 2012, only becoming visible on Google Earth in 2020. This is supported by a photo on Wikimedia Commons

		(https://commons.wikimedia.org/wiki/File:Field,_horses_and_stables_at_Lower_Treave_-_geograph.org.uk_-_5503519.jpg) showing the building without a lean-to in 2016. - Later in the Article 39 Statement of Support, it is stated that "the evidence in the current application is that the residential caravan and associated domestic curtilage achieved lawfulness by 2014 at the latest and the lean-to by 2016, both at least ten years before this CLEUD application" This is contrary to the Officer Report for PA23/08930 (Application to determine if prior approval is required for a proposed: Change of use of Agricultural buildings to dwellinghouses (use Class C3), for the caravan and stable block. In this report the Officer reports that "the Council has previously conducted a planning enforcement investigation on the site during which evidence was presented confirming the land and application building were in equestrian use" - The parish council has received a draft dossier of evidence which is understood will be submitted to the local planning authority in the near future. The evidence is thought to be compelling and so the parish council urges the evidence for and against the application to be carefully and fully interrogated before a decision is made on this application. - It is a concern that the local planning authority and the parish council are being asked to make a decision based on evidence where a sworn oath contradicts evidence from the Land Registry and from the Council Tax valuation office. - The site has a history of enforcement cases and previous applications and so the planning authority will hold information/evidence that the council requests the planning authority should use to cross-reference the evidence supplied by the applicant. The Council noted that there has been an issue with dangerous dogs not properly looked after at the site. A dog on the site has been reported to be regularly getting out and onto the highway and so this was raised with Cornwall Councillor Thalia Marrington to seek action be taken to ensure that the dog is looked after responsibly.
	b)	PA26/04148 – Rosewell, Trevorgans, St Buryan – Construction of single storey annexe to south west of Rosewell with variation of condition 2 of decision notice PA17/07113 dated 15.11.2017 **Resolved** that the parish council supports this application.
	c)	PA26/04634 – Nanblegan, Lamorna – Application for works to a tree with a TPO to reduce the crown of ash tree to 10m to ensure the safety of the property. **Resolved** that the parish council will support the advice from the County Tree Officer for this application.
	d)	PA26/04473 – St Buryan House, Penzance Road, St Buryan – Listed Building Consent to install new wet laid scantle roof to match the existing and undertake associated internal repairs. **Resolved** that the parish council supports the application.
	e)	PA26/03987 – Land ENE of Flagstaff Cottage, Lamorna – Conversion of the two existing single-storey garage buildings and a new rear addition for the creation of a holiday letting unit. It was noted that Councillor Stevenson had been granted a dispensation to talk (and not vote) on this item. **Resolved** – that the Parish Council objects to this application for the following reasons: • The applicants state that there is a parking space for the site, however the plans do not show a parking space.

		• The site is next to a private road which would risk being affected by the weight of vehicles on the road. Construction vehicles are likely to exceed the weight limit. Access to other properties would be at risk. Health and safety concerns on two counts – risk to the integrity of the road itself, and then the risk to residents in the Cove if the road collapses or is blocked. The road is the only vehiclular route into and out of the Cove. • Concerns that proposals for sewerage arrangements from the proposed build have not been addressed within the application or design. • Concerns about the suitability of the site for a residential building due to subsidence in the area. • Many of the Cornwall National Landscape submitted reasons for objection to previous application PA24/02900 on this site are thought to also apply in this instance, in that the proposed development (by way of its design and size) will harm the local landscape, the recognised tranquility and dark skies of which are protected through its designated status.
	f)	PA26/00691 – Former St Buryan Garage, The Green, St Buryan – Construction of detached dwelling and garage. (5-day protocol consultation) A 5 day planning protocol consultation had been received for the above application. **Resolved** – that the parish council agrees with the officer recommendation for refusal.
26-7/10	**5 day planning protocol – responses to 5 day planning protocol consultations sent to Cornwall Council in the last month - to note.** PA25/04884 Land South West of Wilbur Way St Buryan - Residential development (37 affordable homes), access landscaping and associated works. Parish Council response to protocol consultation: Request that the LPA considers sending this application to planning committee for decision. Councillors discussed concerns with this application with C.Cllr Marrington, including SWW previous concerns with capacity at the site and now an assurance that the works will be complete by 2027. C.Cllr Marrington had sent copies of concerns raised with SWW (Head of Local Government Affairs) and water infrastructure was being reviewed by officers at Cornwall Council. Other concerns raised: • Bus services are already totally insufficient for the local community, poor timetable and bus routes do not go anywhere near a health centre. Residents, especially with vulnerabilities, in the new housing will not have an adequate bus servce. ▪ Councillors asked how the Highways assessment is carried out, stating their view that the risk should be classed as severe. C.Cllr Marrington would consider the concerns raised, and would also take into account the rise in housing need. She advised that she would keep the parish council updated and would circulate the housing data.	
26-7/11	**Planning applications determined by Cornwall Council in past month, to note:** **June:** PA26/00693/PREAPP - Foot Of The Lane Lamorna – Exception notice for works to Monterey Pine tree, cut up fallen tree. **CC Decision made: Closed, advice given.**	

PA26/00666/PREAPP – Aubawn, Lamorna – Exception notice for works to 5 mature trees. **CC Decision made: Closed, advice given.**

PA26/03526 – Boskenna Home Farm, St Buryan – Prior notification of agricultural or forestry development for a proposed access track. **CC Decision made: Planning permission required.**

PA26/03525 – Boskenna Home Farm, St Buryan – Prior notification of agricultural or forestry development for the provision of a general purpose agricultural building. **CC Decision made: Prior approval not req'd(PA/AF/TEL/DEM/)**

PA26/02571 – 5 Parc An Peath, St Buryan – Construction of Balcony – **CC Decision made: Approved (Statutory/one condition only)**

26-7/12 **Planning Appeals** No appeal decisions received.

26-7/13 **Schedule of Payments.**

Resolved to approve the payments to be made, as set out in the schedule

Payee	**Purpose**	**Amount (inc VAT)**
For retrospective approval.		
Matthew Lowe Garden Services	LMP – first cuts – footpath maintenance.	£3,145.56
Handy Hughes	Replace rotten seat battens to bus stop and Church wall locations.	£442.34
Source for Business	Water, Cemetery.	£37.64
SWPSI Ltd	Deposit for new Kompan Seesaw	£7,692.00
Contract Sign Systems	Play area sign. Kew Pendra fixings (but not post) for sign.	£47.93
To be paid online bank payments.		
Jubilee Pool	Parish contribution, U16 swim scheme 2026.	£300.00
Crystal Clear	Cleaning – St Buryan public toilets (May)	£528.20
ICT Connect Ltd	Monthly website fee	£13.20
Scribe (Starboard Systems Ltd)	Scribe cemetery subscription	£24.00
Cornwall ALC Ltd	Planning training, PT, PM	£84.00
Matthew Lowe Garden Services	Cemetery grass cutting	£344.00
Matthew Lowe Garden Services	Grass cutting (Comm. Hse, shop, memorial, Tower Lane)	£110.50
St Buryan Village Hall Charity	Meeting room hire, 15 June	£10.00
SWPSI Ltd	Removal of roundabout spindle and making good the surface	£162.00
Staff costs, including salary, pension, NI, PAYE (June 26)		£1,577.29
Louise Clifton	Clerk's expenses June 2026 (Note 1)	£65.60
Paid by Debit Card, one-off payment		
Cartridge People	Stationery inv. … 8696-1	£30.02
Cartridge People	Stationery inv. … 8696-2	£5.64
(via B&Q) Low Energy Supermarket Ltd	Solar panel VAS Lands End Road.	£66.99
Paid by Debit Card, regular payment		
Scribe (Starboard Systems Ltd)	Scribe accounts subscription Inv 20033	£42.00
Direct Debits		

Octopus energy	St Buryan toilets, electricity –June inv 0011	£17.57
Standing Orders		
Alchemy Systems (Western) Ltd	Ongoing monthly contract, email and office 365 licences	£71.76
Bank charges		
Lloyds Bank	Monthly charge.	£4.25

26-7/14 **Grants.**

Citizens Advice Cornwall, letter received requesting funding.

Resolved – to award a grant of £100 to Citizens Advice Cornwall.

26-7/15 **Playground**

a) Inspection report for July: Cllr Thurstans reported that the spindle from the old roundabout had been removed, the rest of the play equipment remained in good order. Cllr Thurstans volunteered for August inspection.

b) Weed control at The Cross, St Buryan. **Agreed** to write to Buryan in Bloom and ask for ingredients of the weedkiller used.

26-7/16 **St Buryan Public Toilets**.

a) Update on current maintenance and cleaning: tiles had fallen loose and would be re-bonded by local contractor. Scheduling of refurbishment works: mid- to late-September. **Noted.**

b) To consider installation of external CCTV to enhance safety and discourage vandalism, including considering potential costs and funding sources. **Defer to next meeting.**

26-7/17 **St Buryan Cemetery.** No further update.

26-7/18 **Community engagement and consultation.**

a) **Parish Council Website.** Mock-ups of the new design web-pages had been circulated, feedback from Councillors would be welcome. **Resolved** to carry out the switchover to the new design website based on the mock-up designs. Delegated to the Clerk in consultation with the Communications Working Group to implement.

b) **Telephone Landline Changes from January 2027.** To consider a draft information message, approve the wording and method of dissemination, for public information. **Resolved** to send out the wording and to make clear that it is not a parish council or Cornwall council decision.

c) **Recent law and order concerns and crime prevention measures.** To organise a public meeting at Lamorna Village Hall between Police and community to discuss and consider improvements to address issues raised. The Clerk reported that the Police had been invited to attend a meeting, response to this request had not yet been received. C.Cllr Marrington was asked to assist in getting Police attendance, and to link with community safety work.

26-7/19 **Environment.** No reports.

26-7/20 **Highways.**

a) **A30 Accident blackspot.** To consider request from Hayle Town Council for support in lobbying National Highways to undertake a review of the A30 from Treswithian to St Erth and to develop proposals to improve safety along this route. **Resolved** – that the parish council supports Hayle Town Council in calling for a review with the aim of improving highway safety on this route.

	b) **Fence replacement on A30 between Drift and Buryas Bridge**. C.Cllr Marrington advised that the work has a proposed date of January. Parish Councillors stressed that this work should be carried out with more urgency, the fence protects from a steep and high drop from the road. C.Cllr Marrington agreed to look into this. c) **Replacement 20mph sign on Penzance Road (B3283).** Requested C.Cllr Marrington to follow up on the Parish Council's request for the sign to be replaced after Storm Goretti. d) **Proposed additional safety sign on Lands End Road (B3283)**. Requested C.Cllr Marrington to follow up on the request for an additional safety sign for traffic approaching St Buryan. e) **VAS Data**. **Noted** data from Vehicle Activitated Signs in St Buryan. f) **Boscene, near Treen: new surface on the road.** A new anti-slip surface had been installed, white lines had not been replaced. C.Cllr Marrington was asked to check that the white lines would be repainted as it was considered more dangerous without them.
26-7/21	**Public Rights of Way.** **a)** Cornwall Council - Enhanced LMP Scheme 2026/27 – To consider submitting an application for enhanced LMP works in the current financial year. **Deferred to next meeting, Public Rights of Way Working Group to meet and consider.**
26-7/22	**Community Emergency Planning.** No update.
26-7/23	**Cornwall Council Consultation – PSPO dogs, leads, fouling etc**. **PSPO consultation**. Agreed not to send a Parish Council response. **Agreed** to ask for information on numbers of enforcement / tickets issued in this parish for dog related offences.
26-7/24	**CALC – Extraordinary General Meeting – 23 July. Agreed:** Cllr Stevenson to attend.
26-7/25	**CALC Conference – 6 October. Agreed:** Cllrs Macis and Stevenson to attend.
26-7/26	**IT Matters**. No report.
26-7/27	**Finance reports and bank reconciliation** a) Budget v Actual report; bank reconciliation; monthly receipts and payments report to 30 June 2026 b) Balances of Earmarked and General Reserves as at 30 June 2026 **Resolved** to adopt the Finance Reports as at 30 June 2026.
26-7/28	**Correspondence.** 1) Letter from the Visit Economy Development Group – a request to all local councils to consider contributing £500 + VAT (or more where possible) towards helping to sustain a new Destination Organisation for Cornwall, replacing Visit Cornwall CIC. **Resolved** not to send a contribution. 2) South West Water – letter of response to campaign group Dowr Glan. **Noted**. 3) Local resident – Footpath St Loy. Emails received raising concern at yellow spray-painted arrows on granite along the footpath, and their response received from Cornwall Council. **Noted**.
26-7/29	**Training.** No requests.

26-7/30	**Annual staff appraisal**. **Agreed**: Cllrs Pascoe and Gough to meet with the Clerk to carry out the annual Clerk's appraisal.	
26-7/31	**Agenda items for a future meeting** a) Any items deferred from this meeting b) September – Review of Banking Arrangements, Reserves and Earmarked Reserves c) September – To approve guidance notes on role and remit of Portfolios and Working Groups. d) Review of Standing Orders and Financial Regulations – October e) Draft budget – October. f) Outreach [Cllr Wilkin] **Date of next meeting: 21 September 2026, St Buryan Village Hall**	
	Meeting closed: 10.30 pm	Signed by Chair: ……..