

# Minutes of the Meeting of Lewannick Parish Council Meeting held on Tuesday 18<sup>th</sup> November 2025 at 7.30pm in Lewannick Village Hall, Lewannick

**Present:** Cllr M White (Chairman), Cllr C Newbery (Vice Chair), Cllr J Newbery, Cllr S Jasper, Cllr P Atkinson, Cllr K Owens, Cllr A Hobden, Cllr R Finnimore and Cllr B Sleep

**In Attendance:** L Coles, Parish Council Clerk

There were eight members of the public present.

Item No		Action By
1	<b>Apologies.</b> Cllr K McRae-Powell, for absence, and Cllr A Parsons (Cornwall Council) for absence.	
2	<b>Declarations of Interest</b> a) <b>Agenda Items.</b> Cllr White and Cllr Owens declared an interest in PA25/08232. Cllr C Newbery and Cllr J Newbery declared an interest in PA25/07427. b) <b>Gifts.</b> No declarations	
3	<b>Consideration of written requests for dispensation.</b> No requests	
4	<b>Unitary Councillor's Report.</b> Cllr Parsons not present but report sent to Clerk which will be circulated to the Members.	Clerk
5	<b>Public Participation.</b> A member of the public spoke about PA25/08221, retrospective planning for an annexe and holiday let has been applied for to enable continuation of the business. The Agent for PA25/07427 spoke about the lifting of the S106 and how it will impact on the owners of the property. Other houses have been built nearby without any restriction and it is felt that the S106 is unfair and unreasonable and has outlived its purpose. Cllr Finnimore asked if there is a record of any similar S106 Agreements being lifted; one near Saltash has been lifted. Cllr White asked what Cornwall Council's policy is on lifting S106 Agreements and whether to do so could set a precedent. PA25/08232, the applicant said that he is changing his application from two dwellings to one. Ian Scott gave a detailed update on the stakeholder meeting with Cornwall Council regarding Plusha Junction. Cornwall Council is working up the business case. More data is being gathered to show traffic flows and what traffic is displaced. The first drafts of the various options were shared with the stakeholders and CC I looking to come to the next meeting with one option to take forward. National Highways has recognised a mistake; it is leaving Two Bridges and Polyphant as they are. Ian outlined the options and said that Cornwall Council has to be seen to be considering them all even if some are discounted at a later date. Each option will be costed for the next meeting with Cornwall Council.	
6	<b>Planning.</b> a) <b>Planning applications received before the agenda was finalised:</b> <b>PA25/06379</b> , Trelaske Farm, Trelaske, Lewannick, Launceston. Proposed self-build farm dwelling (resubmission of previously approved scheme). <b>RESOLVED</b> to support this application as the Council had supported the original application, <b>proposed by Cllr Atkinson, seconded by Cllr Finnimore with all in favour.</b> <b>Cllr White and Cllr Owens left the meeting, having declared an interest; Cllr C Newbery took the Chair.</b> <b>PA25/08232</b> , Land to the South of Glebelands, Old Hill, Lewannick Launceston. Application for Permission in Principle for the proposed erection of up to 1 dwelling	

	<p>(minimum 1, maximum 1). It was <b>RESOLVED</b> to support this application, <b>proposed by Cllr Atkinson, seconded by Cllr C Newbery with all in favour.</b></p> <p><b>Cllr White and Cllr Owens returned to the meeting; Cllr C Newbery and Cllr J Newbery left the meeting, having declared an interest. Cllr White resumed the Chair.</b></p> <p><b>PA25/07427</b>, Hillcrest, Old Hill, Lewannick, Launceston. Application for modification of a planning obligation dated 08.05.2009 to vary local needs affordable planning obligation relating to Hillcrest, attached to decision E1/2008/0899 dated 21.05.2009. There was discussion about the perceived unfairness of the S106 Agreement, which when the applicants built the property allowed a large detached property to be developed as an affordable home and which they have had the advantage of for some 16 years. A motion to Object was <b>proposed by Cllr Atkinson, seconded by Cllr Jasper.</b> A second motion was tabled by Cllr K Owens in support but no one seconded and so this motion failed. <b>A vote was taking on the motion to object as follows: three votes for; one vote against and three abstentions.</b></p> <p><b>Cllr C Newbery and Cllr J Newbery returned to the meeting.</b></p> <p><b>PA25/08221</b>, Orchard Cottage, Trelaske Barton, Lewannick, Launceston. Retention of replacement building and continuance of use as an annexe and holiday accommodation. The development is aesthetically pleasing and the business supports the local economy. <b>RESOLVED</b> to support this application, <b>proposed by Cllr J Newbery, seconded by Cllr C Newbery with all in favour.</b></p> <p><b>b) Planning applications received after the agenda was published:</b> None received</p> <p><b>c) Planning decisions notified by Cornwall Council.</b></p> <p><b>d) Other Planning Matters.</b> None</p>	
7	<b>Minutes of the meeting held on Tuesday 21<sup>st</sup> October 2025.</b> It was <b>RESOLVED</b> that the Minutes are a true record of the Meeting, <b>proposed by Cllr C Newbery, seconded by Cllr Jasper with all those who had been present at that meeting in favour.</b>	
8	<b>Matters Arising from the above Minutes.</b> None	
9	<b>Parish Matters.</b> Nothing to report.	
10	<p><b>Highway and Footpath Matters.</b></p> <p><b>a) A30/B3257 junction at Bodmin Moor Services (Plusha).</b> Already covered.</p> <p><b>b) Landers Lake.</b> No update.</p> <p><b>c) The 20mph rollout</b> has been out for public consultation. <b>Noted</b></p> <p><b>d) The roads between parts of the Green at Polyphant, near the doctor's surgery, have a lot of potholes.</b> The Clerk will report to Oliver Jones, Highways.</p>	Clerk
11	<p><b>Play Areas and Open Spaces.</b></p> <p><b>a) Lewannick Play Area.</b> The Chairman has spread free woodchip along the fence. Waiting for a response about the inspection and repair to the zip wire.</p> <p><b>b) Polyphant Green and Play Area.</b> The step on the Multiplay is to be replaced but the whole structure will need replacing within the next one to two years.</p> <p><b>c) Beech Tree.</b> The Clerk has received a quote for removing the diseased Beech tree but because of the amount involved the Clerk was asked to get other quotes.</p>	Clerk
12	<p><b>Correspondence.</b> Circulated to Members</p> <p><b>a) SPAG Newsletter.</b> <b>Noted</b></p>	
13	<p><b>Finance</b></p> <p><b>a) It was RESOLVED to make the following payments for October 2025,</b> <b>Proposed by Cllr Finnimore, seconded by Cllr Owens, with all in favour.</b></p> <ul style="list-style-type: none"> <li>• Online – Clerk's October salary, office and expenses</li> <li>• Online – HMRC, Clerk's October PAYE &amp; Employer NIC</li> </ul>	

	<ul style="list-style-type: none"> <li>• Online – St Martin’s Church grant for graveyard - £1300.00</li> <li>• Online – WesternWeb, balance for setting up .gov.uk email addresses - £39.60</li> <li>• Online – Lewannick Village Hall, hire of hall for meetings - £48.00</li> <li>• Direct Debit – Monthly account charge, Unity Trust - £6.00</li> </ul> <p><b>b) Receipts.</b> None</p> <p><b>c) Bank Reconciliations.</b> It was <b>RESOLVED</b> that the bank reconciliation for October is correct, <b>proposed by Cllr Atkinson, seconded by Cllr Jasper with all in favour.</b></p> <p><b>d) Budget and Precept 2026/2027.</b> The Clerk circulated the papers proposing the budget and precept for 2026/2027 and read out a narrative on the rationale behind the figures. It was <b>RESOLVED</b> to accept the Budget and keep the Precept at £30,000, the same as last year. <b>Proposed by Cllr Hobden, seconded by Cllr Owens with all in favour.</b></p>	
<b>14</b>	<p><b>Any Other Business.</b></p> <p>The Christmas meal at The Archers has been provisionally booked and the menu circulated, the December meeting will be held on the 16<sup>th</sup> December at 6.45pm to allow for an 8pm sit down.</p> <p>The Christmas Tree Festival is being held in the Church but there are no details about the dates.</p> <p>The Clerk will do the notes for the Newsletter w.e.f. February 2026</p>	<b>Clerk</b>
<b>15</b>	<p><b>Items for the next Agenda.</b></p> <ul style="list-style-type: none"> <li>• Beech Tree</li> </ul>	<b>Clerk</b>
<b>16</b>	<p><b>Date and time of the next meeting.</b></p> <p>The next meeting of the Parish Council will be held on Tuesday 16<sup>th</sup> December at 6.45pm, in Lewannick Village Hall, Lewannick.</p>	

There being no further business to transact the Chairman closed the meeting at 8.47pm

Signed .....Chairman. Dated.....

A copy of these Minutes and those of previous meetings can be found on the Parish Council website:  
[www.lewannickpc.org.uk](http://www.lewannickpc.org.uk)