



## **Lostwithiel Town Council Extraordinary Meeting Tuesday 19 November 2024**

### **Meeting Minutes**

An Extraordinary meeting of Lostwithiel Town Council was held in Lostwithiel Library on Tuesday 19 November 2024 at 7pm.

### **Councillors Present**

Mayor Henderson, Councillor Anders, Councillor Berryman, Councillor Eastham, Councillor Guy, Councillor Henderson, Councillor Kent, Councillor Pearce, Councillor Ross, Councillor Saundry & Councillor Wisdom

### **In attendance**

Ten members of the public were in attendance.  
Town Clerk Sandra Harris was in attendance.

### **218/24 Apologies of Absence**

Apologies were received and accepted from  
Deputy Mayor Guiterman, Councillor Rawlings & Councillor Townsend

### **219/24 Declarations of interest**

Mayor Henderson and Councillor Henderson declared non-registerable interests in agenda item 5 Planning Appeal Gillyflower Golf

### **220/24 Public Participation**

Mayor Henderson and Councillor Henderson left the meeting room. It was **resolved** that Councillor Ross would Chair the Gillyflower Golf agenda item and the part of the Public Participation session relating to Gillyflower Golf.

**Proposer:** Cllr Henderson                      **Secunder:** Cllr Pearce

Vote – 11 In favour

Mayor Henderson & Cllr Henderson left the meeting room and Cllr Ross took the Chair.

The Council was addressed by members of the public regarding the Gillyflower Golf Planning Appeal.

Mayor Henderson & Cllr Henderson rejoined the meeting and Mayor Henderson resumed as Chair.

### **221/24 Meeting Minutes**

It was **resolved** that the minutes of the Council Meeting held on 05 November 2024 are accepted, approved and duly signed by Mayor Henderson.

**Proposer:** Mayor Henderson                      **Secunder:** Cllr Widsom

Vote – 5 In favour, 6 abstentions

### **222/24 Planning appeal-**

Mayor Henderson & Cllr Henderson having previously declared non-registerable interests left the meeting room. Cllr Ross took the Chair.

Town & Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 MHCLG APP/DO840/W/24/3352494 Cornwall Council ref PA23/02502

Gillyflower Golf clubhouse and reception, 19 holiday lodges (apart hotel c1 use class) small classroom and new access and parking arrangements. It was **resolved** to submit a written response to the Planning Inspectorate as follows subject to Council members providing sign off for the exact wording by email prior to midday on Thursday 21 November:-

The Town Council has objected to this application from inception. The opinion of Lostwithiel Town Council remains that the adverse impact of this project severely outweighs the benefits.

The Town Council is aware that it's consultee response will already have been submitted to the Planning Inspectorate. However, having considered the Statement of Case document lodged by the applicant the Council would like to add the following:-

- Lostwithiel is a small town, in the case report much weight is given to securing the long-term financial future of Gillyflower Golf. Cornwall has a plethora of golf courses, residents have access to four golf courses within a 10 mile radius Lanhydrock (5 miles),

Carlyon Bay (6.8 miles), both of which have extensive hotel complexes and Porthpean (8.7 miles) & St Austell (9.9 miles).

- The Town Council wishes to refute the statement under Heritage Impact 5.4.10 (page 19 of 32) repeated on page 16 of 21 in Appendix D – Heritage Statement of Case. The Council is not of the opinion that the proposed development would *‘slightly alter the back drop of some views from higher ground within the Lostwithiel Conservation Area’* neither does it agree that *‘any potential harm to the setting and significance of the Conservation Area and the heritage assets within it, would be negligible.’*
- It is difficult for the Council to make a financial assessment of the proposal as all the economic evidence provided to the Planning Inspectorate has been redacted. The Council would have appreciated access to evidence to substantiate the figures quoted for local economy contribution and the economic case would perhaps have shed light on why when there is currently an annual loss of circa £125,000 this substantial investment is being contemplated.
- The Council is concerned, given the recent Reading planning appeal APP/E0345/2/21/3277248 that if the development is approved and does not generate the anticipated profit, there is the potential on these grounds for the drums to become residential housing outside the Neighbourhood Plan Development boundary.
- The Council would respectfully suggest that Background section 2.4 pages 3-4 of the statement of case is not relevant to this application.

**Proposer:** Cllr Pearce                      **Seconder:** Cllr Kent

Vote – 8 In favour, 1 abstention

Mayor Henderson & Cllr Henderson rejoined the meeting and Mayor Henderson resumed as Chair

## **223/24      Accounts & Finance**

The clerk advised Council that the two Coastal Construction (Cornwall) Ltd invoices had been entered on the agenda net of VAT rather than inclusive

and that the wrong invoice had been listed under CLUP expenditure. The clerk apologised to Council for these errors.

It was **resolved** to pay bills totalling £27,640.67

Date	Cheque Ref	Payee Name	Amount Paid	Transaction Detail
19/11/24	Online payment	Coastal Construction (Cornwall) Ltd	£27,365.87	Edgcumbe House stage payment 7
19/11/24	Online payment	Treeworthy Services Ltd	£244.80	Completion of felling licence
19/11/24	Online payment	Peake (GB) Limited	£30.00	Collection of dead deer from allotments
		Total	£27,640.67	

**Proposer:** Cllr Henderson

**Secunder:** Cllr Ross

Vote – 11 In favour

## **224/24 Accounts & Finance – CLUP Expenditure**

It was resolved to pay the invoice totalling £36,813.62

Date	Cheque Ref	Payee Name	Amount Paid	Transaction Detail
05/11/24	Online payment	Coastal Construction (Cornwall) Ltd	£36,813.62	Stage payment 2
		Total	£36,813.62	

**Proposer:** Cllr Henderson

**Secunder:** Cllr Ross

Vote – 11 In favour

It was **resolved** under the Public Bodies (Admissions to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

**Proposer:** Cllr Ross

**Secunder:** Cllr Pearce

Vote – 11 in favour.

The meeting closed at 7.45pm

Chairman

Date