



Minutes of the Annual Parish Meeting 21 April 2026

1. Present

Councillors J Greville (Chair), A French, P Lightfoot, L Luxton, S Morton, D Nortcott, R Taper, R Smith, M White, Parish Clerk, Councillor J Candy (CC), Approximately 38 members of the public

2. Apologies for Absence

Councillors M Potter

3. Minutes of the meeting held on 22 April 2025

Approved as a true and accurate record.

4. Open Session

A parishioner referred to comments contained within the external audit report concerning the Council's consideration of legal powers relating to expenditure and decision-making. The Parish Council confirmed that appropriate governance arrangements, including Financial Regulations and Standing Orders, have always been in place and that no payments had been made outside its legal powers. It was explained that expenditure during the 2024/25 financial year was significantly higher due to the refurbishment of Big Green, which had been undertaken under an approved contract.

A representative of the Village Hall CIO (VHCIO) asked the Parish Council to explain why legal action had recently been threatened in relation to refurbishment works at the house adjoining the Village Hall. The representative stated that the intention was to refurbish the property and provide accommodation for a local family. The Parish Council confirmed that it fully supported the objective of bringing the property back into residential use. However, concerns had been raised because correspondence seeking clarification on governance, insurance arrangements and project management had not been answered. Additional concerns arose following a public invitation for volunteers to undertake work and dispose of waste, without evidence that appropriate insurance, risk assessments and legal responsibilities had been addressed.

The VHCIO representative stated that the organisation believed it was entitled under the lease to undertake refurbishment works, including replacement of the kitchen and windows, without requiring the Parish Council's approval. The representative considered the concerns regarding trade waste to be irrelevant and expressed the view that the Council had unnecessarily delayed progress.

The Parish Council reiterated that it was not seeking to prevent the refurbishment but wished to ensure that all work was undertaken safely, lawfully and with appropriate governance. Members explained that discussions regarding the long-term management of the property had continued for over a year and that they believed an incorporated body should ultimately hold responsibility for managing and letting the property, together with its ongoing maintenance.

The VHCIO representative advised that, in their opinion, no additional organisation or governance arrangements were required and that the property had recently been occupied as a dwelling.

The Parish Council questioned why work had ceased if the VHCIO was satisfied that all legal requirements had been met. The representative replied that legal correspondence from the Council had been perceived as intimidating and had resulted in volunteers stopping work.

The Parish Council confirmed that independent legal advice had recommended that a separate lease should be created for the property. Councillor Candy confirmed that he had previously expressed similar views.

The VHCIO representative stated that relations between the organisations had become increasingly difficult over the previous 15 months and that they believed the Parish Council had obstructed the project. Reference was made to a recent meeting that had been viewed as constructive, although disappointment was expressed that discussions concerning the lease had subsequently been held in confidential session. The Parish Council explained that confidentiality had been necessary because legal matters relating to the lease were under discussion.

Further concerns were raised by the VHCIO regarding correspondence linking support for the housing project with the future management of the Village Hall and expressing concerns about the performance of the CIO. The representative stated that the organisation had intended to consider these matters formally at its next meeting.

The Parish Council asked whether the VHCIO intended to establish an incorporated organisation that could hold a lease for the property. The VHCIO responded that it considered this unnecessary, stating that the existing lease remained in place for a further two years.

The Parish Council advised that, in its view, the current constitution did not allow the subletting of the house or include the provision of housing. A revised organisational structure would be required to enable long-term management of the property and access to potential grant funding.

Councillor Candy confirmed that he would be willing to assist with developing a suitable long-term leasing arrangement if required. He referred to similar community-led housing projects supported by Cornwall Council and noted that an appropriate organisational structure had been established in those cases.

A Director of Polperro Promotion Group Community Interest Company confirmed they could potentially provide a suitable legal structure to hold a lease for the property, subject to discussion with the other directors. It is a non-profit charity where all profits are re-invested. The Parish Council welcomed the suggestion and confirmed that it would be willing to consider this option which was the first time this had been heard.

A parishioner asked why the lease was not sorted out in 2023 when the CIO had been set up. The Parish Council had offered to set up a new lease but the CIO turned it down. The Council working group that met with members of the CIO and the then secretary was absolutely adamant against our understanding that the existing lease to the old charity somehow had become the property of the new one and refused to enter into any discussions about the new lease.

A parishioner asked whether volunteers could sign a disclaimer before undertaking work. This was not advised.

Concerns were expressed regarding potential conflicts of interest should the Parish Council assume direct management of the Village Hall. An alternative approach was suggested whereby separate organisations would continue to manage the Village Hall and the residential property. The Parish Council acknowledged the comments made by members of the public and confirmed that no formal decisions could be made during the Annual Parish Meeting. Any proposals would need to be considered at a future Parish Council meeting.

A parishioner suggested that there is quite a strong feeling in the community that there's lots of things other than the village hall we want the PCC to focus their efforts on. Councillors said they were happy to hear this.

A parishioner stated that Polperro is critically dependent on hospitality and visitors. The Crumplehorn is becoming derelict and visitors are declining because of the toilet facilities. The Parishioner confirmed they had taken away the sign confirming they had been closed due to vandalism. The parishioner raised concerns about the state of toilets and said PCC had not contributed to the Quay toilets since 2022.

A parishioner asked if the contractor was still getting paid despite the toilets being closed. The Parish Council confirmed that the cleaning contractor continued to undertake daily cleaning duties and that decisions regarding temporary closures were outside the contractor's control. Councillors agreed to inspect the toilet facilities before the end of the week.

It was confirmed that contracts for Council services are advertised when due for renewal.

A parishioner suggested the PC review the request for Quay toilet funding. It was confirmed that Polperro Promotion Group CIC will need to submit a grant application.

A parishioner suggested that professionally produced signage should be used whenever the public conveniences are temporarily closed.

A question was raised regarding extending the 40 mph speed limit outside Polperro. Members confirmed that this matter would be discussed during the subsequent Parish Council meeting.

A parishioner asked what is the relationship between the Parish of Lansallos and PCC. The Council confirmed that PCC was originally Lansallos Parish Council and is still a Civil Parish.

Questions were asked regarding the election and appointment of parish councillors. The Council and Councillor Candy explained the election process, confirmed that vacancies are advertised publicly and advised that there was currently one councillor vacancy.

A parishioner raised concerns about bullying and intimidation. It was confirmed that any concerns relating to Councillors code of conduct should be reported to the Cornwall Council Monitoring Officer.

A VHCIO Trustee interpreted a cease-and-desist letter as bullying as well as the threat of legal action that had been sent to the VHCIO previously. The Clerk responded by explaining that the VHCIO had posted on Facebook that the "PCC took the decision to apply for change of use and not the Trustees". This was not true and the Parish Council had a letter from the VHCIO asking the PCC to do this. A Trustee also posted the same information and the Parish Council had requested the removal of inaccurate social media statements via the VHCIO Chair as it was libellous. A previous Trustee said that the VHCIO Secretary had written the letter however it was noted that this decision had been recorded within the VHCIO's own minutes.

A parishioner asked if members were prepared to stand for election instead of being co-opted. The Parish Council had already confirmed that the majority of Councillors had been elected at the previous ordinary election.

A further question was raised regarding whether volunteer refurbishment work at the Village Hall could now proceed. The Council reiterated its support in principle, subject to appropriate legal, insurance and health and safety requirements being satisfied. The VHCIO agreed to provide copies of its insurance documentation and to ensure that suitable risk assessments were completed before further volunteer work took place.

A parishioner suggested introducing a quarterly public forum to encourage greater community engagement.

A parishioner suggested that all councillors should have sight of external correspondence. Councillors confirmed that the correspondence referred to had been considered and approved by the full Council before it was issued.

5. AOB

There being no further business, the Chair thanked everyone for attending and closed the meeting.