

St Mabyn Parish Council
Minutes of the Virtual Meeting of St Mabyn Parish Council held via Microsoft Teams,
on Tuesday 1st December 2020, commencing at 7.30pm.

Present: Cllrs: M Grigg (Chairman), G Smith (Vice Chairman), Mrs C Daniels, D Masters, G Martin, R Martin, Mrs C Bray, R Chadwick and A Fynamore.

In Attendance: Mrs L Coles, Parish Clerk, Cllr S Rushworth and Cllr R Moorcroft, Cornwall Council.

There were 5 members of the public present

Item No		Action By
1	Apologies. Not applicable	
2	Declarations of Interest a) Agenda Items. None declared. b) Gifts. None declared	
3	Consideration of written requests. None received.	
4	Casual Vacancies. Alf Fynamore put himself forward for co-option, having lost his seat re the six month rule. It was RESOLVED to co-opt Alf back on to the Parish Council, proposed by Cllr Masters, seconded by Cllr Bray with all in favour. A Declaration of Acceptance of Office was signed virtually, witnessed by the Clerk, and a Register of Interests will be sent to him for completion within 28 days.	Clerk
5	Unitary Councillors' Reports. Cllr Rushworth reported that Cornwall Council had adopted the policy 'The Cornwall We Want' at a full council meeting last week. Climate change will be the big topic for the next four years. Cllr Moorcroft said that Cornwall Council is looking to get away from tourism being the biggest economic input to the county. Regarding Wadebridge, the defibrillator for The Platt will be fitted soon; he is working with Highways regarding cyclists on the bridge, in particular the drainage ditch which is inadequate, and hoping to get it resurfaced or repaired. Cllr Moorcroft is also working with Highways to get the yellow lines repainted in Wadebridge so that they are clearer. Cllr Moorcroft reported that the Customer Services and Support Scrutiny Panel is looking into supply chains for procurement and is trying to secure more local suppliers to keep the economy in Cornwall. He reported that there will be no imminent increase to the tolls on the Tamar Bridge. The Christmas lights are up in Wadebridge and are particularly spectacular and worth a visit.	
6	Public Participation. Two members of the public spoke about a planning application that they are looking to submit to Cornwall Council and wanted input from the Parish Council before doing so. The existing planning permission on their barn will give them two bedrooms but they are looking for bigger accommodation to suit their growing family. A discussion followed around extensions etc. but the couple were advised that the Council is a Consultee on submitted applications only and cannot predetermine an application that it has not seen.	
7	Response to Public Participation. Covered above.	

8 Planning

a) Planning applications received before the Agenda was finalised:

PA20/09891, Kellywell, Station Road, St Mabyn, Bodmin. Temporary siting of mobile home for use during construction work to dwelling. Following discussion it was agreed that the Council would not like to see the caravan become a permanent fixture and would like its position reviewed annually. It was **RESOLVED** to support the application with this proviso, **proposed by Cllr G Martin, seconded by Cllr Masters with all in favour.**

PA20/09869, Tredethy Hotel, Helland, Bodmin. Change of use from 11 bedroom hotel (Class1) and 4 bedroom residential dwelling (Class 3) to 5 residential dwellings comprising 1 x 6 bedroom house and 4 self-catering holiday cottages; demolition of 2 single storey extensions and 2 fire escape; internal and external alterations. The applicant wants to return the building to its original purpose using similar original materials for the fabric of the building, restoring a historic house. It was **RESOLVED** to support the application, **proposed by Cllr Masters, seconded by Cllr Bray with all in favour.**

PA20/09870, Tredethy Hotel, Helland, Bodmin, Listed Building consent for the above 09869. Supported as above.

PA20/07450, Land East of Littlewood Farm, Under Lane St Mabyn, Bodmin PL30 3DG. Conversion and extension of redundant agricultural building to form a residential dwelling. Cllr Smith said that he has looked at the revised plans and they are very good but it is the position/site that is the problem. Cllr Daniels said that what is there is no more than an agricultural lean-to type of building, open fronted with no doors or apertures as such, and does not lend itself to being converted into a dwelling. The proposed plans will completely change what is there at present and cannot be considered to be within a curtilage of another property and so it becomes a new development in the open countryside, which is against policy in the Local Plan. If this development were to be agreed then it will set a precedent and could open the floodgates for other similarly sited agricultural buildings to be developed as dwellings. Cllr Martin said that the existing structure will have to be rebuilt completely from the ground, it is basically a shed, and the plans bear no resemblance to what is there at present. The Members discussed this whilst viewing the plan and site photographs on screen.

Motion 1 - Cllr Masters proposed support of the application, seconded by Cllr Chadwick, no votes for. Motion failed.

Motion 2 - Cllr G Martin proposed objection of the application, seconded by Cllr Daniels, six votes for, two against and one abstention. Motion carried.

Motion 2 was carried and it was **RESOLVED** to object to the planning application.

b) Planning applications received after the Agenda was published:

PA20/10380, Chapelfield, Chapel Lane, St Mabyn, PL30 3BG. Non Material Amendment to Application No. PA16/00181 dated 11th April 2017 namely to Plot 10 – amended layouts to ground and first floors; NE elevation, move utility door and new window to wc and playroom, remove window from kitchen; NW elevation – re-align windows to eastern side; SE elevation – replace patio door with window, removal of centre ground floor window and larger bi-folding door. A discussion followed after the plans were shown on screen. It was **RESOLVED** to support the amendment, **proposed by Cllr Masters, seconded by Cllr Daniels with all in favour.** The Clerk was asked to check the situation regarding the affordable homes and the

Clerk

	<p>off-site contribution that has been ring-fenced for the Council to use towards affordable provision.</p> <p>c) Planning decisions received from Cornwall Council: PA20/07715, Tredethy House Owner's Accommodation, PL30 4QS - APPROVED</p> <p>d) Other planning matters. None</p>	
9	<p>Minutes of the meeting held on Tuesday 3rd November 2020</p> <p>Subject to a change to Item 11. Page 15...<i>2010 to be amended to 2021</i>...it was RESOLVED to approve the above Minutes as a true record of that meeting. Proposed by Cllr Smith, seconded by Cllr Daniels with all in favour.</p>	
10	<p>Matters arising from the above Minutes. No matters arising that are not on the agenda</p>	
11	<p>King George V Playing Field. Cllr Masters has had the trees looked at and a number need cutting and pruning back. Cllr Masters will ask for quotes for this work.</p>	DM
12	<p>Speed Sign at Longstone. The Clerk had obtained a quote from CORMAC for the installation of a VAS at Longstone, a cost of £9165.83 exc. VAT. It was RESOLVED that the Clerk contacts CORMAC and instructs them to proceed with the installation, proposed by Cllr Smith, seconded by Cllr Daniels with all in favour.</p>	Clerk
13	<p>Footpaths. The Clerk is still chasing the LMP Payments and the contract for 2021/22.</p>	Clerk
14	<p>Highway Matters.</p> <p>The Clerk has contacted Highways about yellow hatching outside the Playing Field gates. This will not be permissible but a Keep Clear sign painted on the road will be. It was agreed that this will be progressed once the new car park is in use.</p> <p>Highways has replied to the Clerk stating that the verge in Station Road is in the same state that it was before the work by Kier commenced. However, it has made the road narrower. The Clerk was asked to write to CORMAC pointing out that the Council does not agree with the assessment but accepts the inevitability that nothing will be done to rectify this.</p> <p>The sign posts still need painting. It was agreed that Richard Bray will be asked to do the one at the Cross Roads and the one at Highgates will be done by Cllr Masters or Cllr Daniels.</p> <p>Cllr Daniels asked that thanks is recorded in the Minutes to the man in the blue T-shirt who was clearing the leaves from the gully at Tredinnick.</p> <p>Cllr G Martin is willing to attend meetings about Helland Bridge and report back to the Parish Council.</p>	<p>Clerk</p> <p>Clerk</p> <p>RM</p> <p>DM/CD</p>
15	<p>St Mabyn Memorial.</p> <p>Cllr Bray reported that the Memorial needs cleaning. Cllr Masters said that because of COVID he has not cleaned it this year but will attend to it once lockdown is over.</p> <p>Cllr Bray reported that a soldier who fell in Afghanistan has his name on the War Memorial in Wadebridge but not on the St Mabyn Memorial, his mother lives in the village and has asked. Cllr Bray is in discussion with the Royal British Legion about the matter and will report to Council when an answer is available.</p>	<p>DM</p> <p>CB</p>
16	<p>Car Park. The Clerk reported that she is waiting to hear from the Solicitor regarding the payment to be held as the Council's undertaking.</p> <p>Cllr R Martin is flexible about when he can deploy his digger to start in the car park but is conscious that the ground is very wet at present and is liable to be churned into a mud patch. Cllr R Martin will liaise with Cllr Masters about a start date.</p>	<p>Clerk</p> <p>RM/DM</p>

17	<p>Correspondence</p> <p>a) PKF Littlejohn conclusion of Audit. The Clerk reported that the Audit is clean and published on the PC website. Noted</p> <p>b) Letter from applicants re PA20/07450. This was circulated and considered under Item 8a.</p> <p>c) Email from Coastline Housing re Affordable Site for St Mabyn. The Clerk will write and ask for the Housing Association to be more specific.</p>	Clerk
18	<p>Finance</p> <p>a) Payments. It was RESOLVED, proposed by Cllr G Martin, seconded by Cllr Bray with all in favour, to make the following payments: Chq 300156 – L Coles, Clerk’s November salary, office and expenses Chq 300157 – HMRC, Clerk’s November PAYE Chq 300158 – B McNary, Toilet and bus shelter cleaning November and December, 2 x £250 = £500.00 Chq 300159 – RBL Poppy Appeal, wreath for Remembrance Day - £20.00 Chq 300160 – PKF Littlejohn LLP, External Audit 2019/20 - £240.00 Chq 300161 – L Coles, December salary, office and expenses on account Chq 300162 – HMRC, Clerk’s December PAYE</p> <p>b) Clerk’s December salary and HMRC. It was RESOLVED to pay the Clerk’s salary and HMRC for December because there is no meeting in January (chq details above), proposed by Cllr G Martin, seconded by Cllr R Martin with all in favour.</p> <p>c) Bank Reconciliations. It was RESOLVED to approve the bank reconciliations for November, proposed by Cllr Smith, seconded by Cllr G Martin with all in favour.</p> <p>d) Budget and Precept 2021/22 (circulated for November meeting). The Clerk had received no comments from the Members. It was RESOLVED to accept the budget proposals and increase the Precept to £35,000, proposed by Cllr Smith, seconded by Cllr Masters with all in favour.</p>	
19	<p>Any Other Business.</p> <p>Cllr Masters asked that St Dominic Community Shop is congratulated on its recent opening. The Clerk will circulate Cllr G Martins proposed letter for the Newsletter to the Members. Cllr Moorcroft said that if anyone in the village requires a meal or a goody box they should contact Andy Lyle on 01208 812392, 8-3 Mon-Fri, and 8-1 at weekends.</p>	Clerk Clerk
20	<p>Items for the next Agenda. None brought forward.</p>	
21	<p>Date of next meeting. The next meeting of St Mabyn Parish Council will be held on Tuesday 2nd February 2021.</p>	

There being no further business to transact the Chairman closed the meeting at 21.23 hrs.

Signed.....Chairman. Date.....

A copy of these Minutes and those of previous meetings of the Parish Council can be viewed on the Parish Council Website: www.stmabynparishcouncil.gov.uk