

# St Mabyn Parish Council

## Minutes of the Meeting of St Mabyn Parish Council held in St Mabyn Peace Memorial Hall, St Mabyn, on Tuesday 2<sup>nd</sup> September 2025 commencing at 7.30pm.

**Present:** Cllrs: G Smith, Chairman, R Martin, Vice Chairman, R Ashton, R Chadwick, J Bellringer  
M Slater, P Sandy, N Campbell, Mrs C Bray and G Martin.

**In Attendance:** Mrs L Coles, Parish Clerk, Cllr R Moorcroft, Cornwall Councillor

There were 6 members of the public present.

Item No		Action By
1	<b>Apologies.</b> Not applicable, all present	
2	<b>Declarations of Interest.</b> a) <b>Agenda Items.</b> None declared. b) <b>Gifts.</b> None declared.	
3	<b>Consideration of written requests for dispensation.</b> None received.	
5/6,7,8	<p><b>With the permission of the Members the Chairman moved these items, 5/6 Public Participation; 7 Chapelfield and 8 South West Water, up the agenda.</b></p> <p><b>7. Chapelfield.</b> The company that is principally responsible for the development has applied for liquidation in February 2025 and has now been struck off, with debts of £350k. Landmark Developments has debts of £5.8m and had applied to be struck off but this is unable to happen because of the creditors owed. Jon Groves is unable to attend tonight's meeting but it is hoped that he will attend the one in October. The Clerk will extend an invitation. Cllr Moorcroft said that Allevo Construction has now been appointed to finish the site. Cllr Moorcroft is chasing Cornwall Council about stepping up to take on the site by compulsory purchase. Cllr Ashton said that a plan is needed for the waste removal from the site, the pile of which is growing ever higher. There are reports of rats and dead wildlife. The EA has a duty of care to ensure that all the surrounding homes do not suffer adverse harm from this site. It was said that under Article 4 the permitted development rights can be removed and the PROW can be rectified. The Clerk will contact planning at Cornwall Council.</p> <p>It was reported that plots 22 and 23, shared ownership through Westward Housing, have been sold. It was said that people should not be moving in until the sewage problems have been resolved.</p> <p>Cllr Moorcroft will invite Adam Birchall, Cornwall Council to the next Parish Council meeting to give an overview.</p> <p>There is a concern that the Companies involved keep applying to be struck off leaving significant debts. It was agreed that the Chairman will issue a Press Release on behalf of the Parish Council.</p> <p><b>8. South West Water.</b> There is to be a Teams meeting on the 8<sup>th</sup> September between SWW and the Parish Council to answer a list of previously submitted questions from the PC. Cllr G Martin attended a meeting with SWW, as a shareholder, at which it was admitted that there is confusion over the two sites, Rectory Lane and St Tudy. Tankering will continue until a proper facility is</p>	<p>Clerk</p> <p>Clerk</p>

	in place. <b>5/6 Public Participation.</b> A member of the public asked what the Parish Council is aware of under the Call for Sites scheme, Cornwall Council. The Clerk will ask for a copy of the Interim Planning Policy and will email the link for the planning training on the 30 <sup>th</sup> September to the Members. The Clerk will also look into the issue of Planning Newsletters.	Clerk
4	<b>Unitary Councillor's Report</b> Councillor Moorcroft reported that his Community Chest is now open for grants; however the total of the funding available has been reduced to £1400 from £3000.	
5	<b>Public Participation. Already Covered.</b>	
6	<b>Response to Public Participation.</b> Covered	
7	<b>Chapelfield.</b> Already covered.	
8	<b>South West Water.</b> Covered above	
9	<b>Planning</b> a) <b>Planning applications received before the agenda was finalised: None</b> b) <b>Planning applications received after the agenda was published: None</b> <b>PA25/02929</b> , Barn Parc Cottage, Wadebridge Road, St Mabyn, Bodmin. Listed Building Consent for single storey extension to existing single storey annexe. Discussion followed. It was <b>RESOLVED</b> to neither object or support this application, <b>Cllr G Martin proposed, seconded by Cllr Bray, with all in favour</b> c) <b>Planning decisions received from Cornwall Council:</b> <b>PA25/04929</b> , Trellinden, Rectory Lane, works to trees - <b>Approved</b> d) <b>Cornwall Council Housing Representative and S106 money.</b> No update e) <b>Other planning matters.</b> Helland Barton Wind Farm. It is felt that this development will downgrade the AONB. It was <b>RESOLVED</b> to object to this proposal. <b>Proposed by Cllr Smith, seconded by Cllr G Martin with all in favour.</b>	Clerk          Clerk
10	<b>Minutes from the meeting held on Tuesday 1<sup>st</sup> July 2025.</b> It was <b>RESOLVED</b> that the above Minutes are a true record of the meeting, <b>proposed by Cllr Smith, seconded by Cllr Campbell with all who had been present at the meeting in favour.</b>	
11	<b>Matters Arising from the above Minutes.</b> None	
12	<b>Village Hall.</b> Nothing to report.	
13	<b>Longstone.</b> Cllr Moorcroft said that the residents held a VJ Day celebration. The Notice Board has been painted and Cllr Moorcroft asked for permission to install a flower box at the bottom of it, which he is happy to undertake. The Clerk will contact Hoburne regarding the sign for the defibrillator.	Clerk
14	<b>King George V Playing Field.</b> The Tree Survey will be undertaken in October. The Clerk has obtained quotes for new toddler rockers and a basket swing from Wicksteed, Sovereign Play and Kompan. The Clerk will disseminate the quotes and circulate them to the Members for consideration at the next meeting. The Clerk will also complete a breakdown of the ROSPA Report. It was reported that someone has cut down some sapling trees inside the wall of the Playing Field, at Watergate Lane end. This criminal damage is to be reported to the Police as vandalism.	Clerk  Clerk  Clerk

15	<p><b>Cemetery.</b> The Clerk has had no further contact with the Archdeacon, who has now left to become a Bishop. The Clerk will make contact with the Diocese again. Cllr Ashton said that he has a contact called Katie and he will forward the details to the Clerk.</p> <p>The Clerk reported that the bench in the cemetery is in such a state of disrepair that it needs replacing not repairing. The Clerk will obtain quotes for a new Memorial Bench.</p>	Clerk  Clerk
16	<p><b>Footpaths.</b> The Probation Service is cutting the footpaths. Cllr Moorcroft will report the footpath to the Crescent to Cornwall Housing. The Clerk will look at the footpath beside the Church and the overgrown hedging.</p>	Clerk
17	<p><b>Highway Matters.</b> a) Parking at the Crossroads. Visibility is poor due to parked cars. The Council submitted an EOI for yellow lines etc. to the CAP in 2023 and this is ongoing. Cllr Moorcroft said that the budget for road maintenance etc. is to be looked at in October when it is clearer how much funding is available. b) It was agreed not to extend the warranty for the VAS. The Clerk will add a new VAS to the Council's Budget for 2026.</p>	Clerk
18	<p><b>Car Parks and Toilets.</b> The Clerk has received an email from the owner of 2 Churchtown asking that the van owner does not continually park in front of the property's back gate. It was agreed that the car park is free to all and there is no restriction on which vehicles park in which spaces and there are no rights of way into or across the car park. The Clerk will reply. There was nothing to report on the toilets.</p>	Clerk
19	<p><b>Correspondence</b> a) Police Report. <b>Noted</b></p>	
20	<p><b>Finance</b> a) <b>Payments.</b> It was <b>RESOLVED</b> to ratify the payments made for the Clerk's July salary and to make the payments for August 2025 <b>proposed by Cllr Smith, seconded by Cllr G Martin with all in favour of the following:</b> Online – L Coles, Clerk's July salary, office and expenses Online – HMRC, Clerk's July PAYE and Employer NIC Online – L Coles, Clerk's salary, office and expenses for August Online – HMRC, Clerk's August PAYE and Employer NIC Online - Savills, rent for the car park - £160.72 Online – BDO LLP, External Audit fee - £378.00 Online – St Mabyn Village Hall, Hire of hall - £20.00 Online - St Mabyn Village Hall, cleaner's wages July - £133.00 Online – St Mabyn Village Hall, Cleaning materials - £21.95 Online – Duchy Defibrillators, Annual monitoring fee - £246.00 Online – Gallagher, Annual Parish Insurance - £1275.31 Direct Debit – Monthly account charge, Unity Trust Bank - £6.00 b) <b>RECEIPTS</b> – HMRC VAT Reclaim - £1609.74 c) <b>Bank Reconciliation (Circulated to Members).</b> It was <b>RESOLVED</b> to approve the bank reconciliations July and August 2025 <b>proposed by Cllr Smith, seconded by Cllr G Martin with all in favour.</b></p>	

	<b>d)</b> It was reported that the Conclusion of Audit has been received back and the Council has a clean financial bill of health. Cllr G Martin recorded a vote of thanks to the Clerk for her work.	
<b>21</b>	<b>Any Other Business.</b> Persistent dog barking in the Crescent has been reported. This is anti-social behaviour and should be reported to Cornwall Council. There has been no response from Cornwall Council to the Council's expression of interest in the installation of an EV. Cllr Campbell circulated details of damage to the Church bells and costs of repair. The Clerk will look at whether the Council is able to make a grant towards the costs.	
<b>22</b>	<b>Items for the next agenda.</b> None brought forward.	
<b>23</b>	<b>Date of next meeting.</b> The next meeting of St Mabyn Parish Council will be held on Tuesday 7 <sup>th</sup> October 2025 commencing at 7.30pm, in the Peace Memorial Hall, St Mabyn.	

There being no further business to transact the Chairman closed the meeting closed at 9.12pm.

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](http://www.stmabynparishcouncil.gov.uk)