

St Mabyn Parish Council

Minutes of the Meeting of St Mabyn Parish Council held in St Mabyn Peace Memorial Hall, St Mabyn, on Tuesday 7th July 2026 commencing at 7.30pm.

Present: Cllrs: R Martin, Chairman, R Ashton, Vice Chairman, N Campbell, R Chadwick, G Martin and Mrs C Bray

In Attendance: John Hesketh, Locum Parish Clerk, Cllr R Moorcroft, Cornwall Councillor

There were 5 members of the public present.

Item No		Action By
1	Apologies. Apologies received from Cllr J Bellringer, Cllr G Smith and Cllr M Slater for absence.	
2	Declarations of Interest. a) Agenda Items. None declared. b) Gifts. None declared.	
3	Consideration of written requests for dispensation. None received.	
4	Unitary Councillor's Report. Cllr Moorcroft emailed John Groves, project manager for the Chapelfields site on the 3 rd June asking for an update on occupied properties etc. No reply received. At the June meeting, a note was made about the developers of Chapelfields (Westward Housing) being involved in a large development in the Bude area: this is incorrect because the company behind that development is the Vistry Group (formerly Bovis Homes), and the 500 properties there have been under construction for 14 years, now complete and all occupied. Since the last parish council meeting, I have: reviewed six Licensing Committee applications; attended two working group meetings for a pump track project in Wadebridge; attended a High Tea with the High Sheriff and the Sterts centre at Upton Cross for an Exploding Words day with local school children and authors/illustrators.	
5	Public Participation. A resident attended to pass over copies of the 100 responses made to the 'Future Housing and Development Survey' that had been conducted. The Chair thanked him for his very professional work in carrying out the survey and for collating the results. The working group that was agreed at the last meeting will take this work forward. Cllr Ashton explained, that the Diocese, Savills & Treveth had been given copies of the survey report. Treveth has confirmed that it is in discussion with the Diocese to bring forward plans for further developments in the parish and is making use of the survey. Also confirms that it is carrying out a due diligence assessment, including site constraints, suitability for housing, the scale and scope for such a development and possible timescales. The company admits	Clerk

	that it does not yet have a legal position on the land, but commits to early discussions with the parish council before progressing any design or planning considerations. The Councillor advises the parish council to press for an early meeting with Savills and the Diocese to ensure that these parties are clear on the body of local evidence available to them: this would not be a 'developer consultation exercise' and the council would not be seeking any commitments from any of the parties involved. An invitation to meet with the senior Cornwall Council Planning Officer involved has been issued, but no response has yet been received.	
6	Response to Public Participation. Cllr Chadwick asked if he was yet able to clarify what the current situation was with housing on the glebe land and was told that the better way forward would be to make a formal request for a meeting with the Diocese.	Clerk
7	Chapelfield. Cllr Martin has received correspondence relating to health and safety. Cllr Ashton explained that some housing units had been released for sale but that a watching brief was still needed around this development.	
8	South West Water. A second consultation has begun, and confirmation that the homes at Chapelfield will have access to SWW's waste and water facilities.	
9	Planning a) Planning applications received before the agenda was finalised: None b) Planning applications received after the agenda was published: c) Planning decisions received from Cornwall Council: 19/06/2026 PA26/02592 APPROVED Location:- Ramshackle Cottage 7 Station Road St Mabyn Bodmin Cornwall PL30 3BN Proposal Provision of ancillary accommodation to the dwelling via first floor extension and rear single storey extension to existing garage. 30/06/2026 PA26/01644 WITHDRAWN Location:- Sunnyside Wadebridge Road St Mabyn Bodmin Cornwall PL30 3BQ Proposal Listed Building Consent for:- Installation of replacement windows.	

10	Minutes from the meeting held on Tuesday 2nd June 2026. It was RESOLVED that the above Minutes are a true record of the meetings, proposed by Cllr G Martin, seconded by Cllr Mrs C Bray with all who had been present at the meetings in favour.	
11	Matters Arising from the above Minutes. None	
12	Village Hall. No update.	
13	Longstone. No update.	

14	King George V Playing Field a) The new goal nets have been delivered – arranging to have them installed. b) Agreed that bottom hedge will be cut. c) Essential repairs to the lawn mower will be £300.	
15	Cemetery No update.	
16	Footpaths Some existing footpaths are so overgrown that walkers are avoiding the proper route and walking on private land. The Clerk reported that there had been no response from the contractor who had previously been asked to tender – will chase this to get the work in place for the autumn cut.	Clerk
17	Highway Matters. Cllr Martin attended the recent Community Area Partnership meeting and explained that Cormac had been sending out letters to residents in social housing reminding them of their obligation to maintain hedges and verges at their properties. These letters were seen to be threatening in tone, and he asked Cllr Moorcroft to raise the matter with Cormac. There is still a problem with buses turning and damaging the wall at the junction. The bus operator is aware of the problem.	Cllr Moorcroft
18	Car Park and Toilets Dave Masters is still sourcing surface materials for the car park: Chair will assist in transporting materials when they are located. We have received an informal request from a resident to be allowed to park a trailer in the car park to sell hot food and drinks from September onwards. This would be a monthly event. Agreed that this will be included on the September agenda if the resident writes to the Clerk with details of what is needed, together with a copy of her insurance.	
19	Correspondence None received	
20	Finance a) Payments. It was RESOLVED to make the payments for June 2026 proposed by Cllr G Martin, seconded by Cllr R Martin with all in favour of the following: Online – L Coles, Clerk’s salary, office and expenses for June Online – HMRC, Clerk’s May PAYE and Employer NIC Online – St Mabyn Village Hall, Hire of hall - £20.00 Online – Edyvean Printers, A4 leaflets - £98.00 Online – Masons Kings, Mower repair - £311.09 Online – Cornwall Council, Annual contract for emptying two bins - £732.35 Direct Debit – Monthly account charge, Unity Trust Bank - £7.00	

	b) RECEIPTS – Unity Trust Deposit Account Interest £202.74 c) Bank Reconciliation (Circulated to Members). It was RESOLVED to approve the bank reconciliations for June 2026 proposed by Cllr G Martin seconded by Cllr R Martin with all in favour.	
21	Any Other Business. No matters brought forward.	
22	Items for the next agenda. • Social Housing in St Mabyn (Allocations Policy) • Housing Development Survey Working Group report	
23	Date of next meeting. The next meeting of St Mabyn Parish Council will be held on Tuesday 1 st September 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 8.10pm.

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