St Mabyn Parish Council

Minutes of the Meeting of St Mabyn Parish Council held in St Mabyn Peace Memorial Hall, St Mabyn, on Tuesday 3rd November 2026 commencing at 7.30pm.

Present: Cllrs: R Martin (Chairman), R Ashton (Vice Chairman), J Bellringer, R Chadwick, G Smith and Mrs C Bray

In Attendance: Mrs Linda Coles, Parish Clerk and Cllr R Moorcroft, Cornwall Councillor.

There were 6 members of the public present

Item No		Action By
	Apologies. Apologies received from Cllr Campbell, Cllr Sandy, Cllr G Martin and Cllr M Slater	**Clerk**
2	**Declarations of Interest.** **a) Agenda Items.** None declare **b) Gifts.** None declared.	
3	**Consideration of written requests for dispensation.** None received.	
	Unitary Councillor's Report. Cllr Moorcroft said that he has been liaising with Chris Daly, Cornwall Council, re Chapelfield, and will meet him and take him to see the site. Apparently, it is not a viable option for them to finish the site as per the original planning application and the Developer wants to change Plot 16 from a four bedroom detached house to two three bedroom semi detached dwellings. However, it is not allowed to increase the number of dwellings on the site, cannot go beyond the originally agreed 27 dwellings, and they have been advised to withdraw the application PA26/05735. Cllr Moorcroft has asked for a condition to be put on that will mean no changes to the plans until the pump is repaired and running to enable SWW to connect the sewage etc. SWW has confirmed that there have not been any conversations with either Allevo or Landmark Estates. There are properties to be demolished but it is unclear how many. There has been a full Council meeting (EGM) at Cornwall Council to put new interim officers in place. The work on the dropped kerbs is scheduled to start on 4th December.	
5	**Public Participation.** A member of the public said that some years ago Landmark Estates had a site in Devon with permission for 20 dwellings but they have not developed any nor has a single plot been sold. The Chair of the Board of Wadebridge Leisure Centre spoke about the need for funding to enable a reserve to be built up. There are 6000 members per month using the Centre and 500 children per week. It is a viable business and is community owned. The Board is asking for £3 per dwelling per parish per year to enable reserves to be built up. The centre is training apprentices as lifeguards and the RNLI is using the centre for training. Questions were taken and answered. The Lanivet Community Centre Manager spoke about Camel Valley Connect, a project which provides transport for people in parishes in the Camel Valley to get to hospital, doctor's surgeries and collecting prescriptions etc.; which is a CAP priority. They are using electric vehicles and are working with other local	

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	providers of transport, and would like to make the Transport Co-ordinator a permanent paid post for this on-call service. Asking for support from the parish councils and asking for a contribution of £396 from St Mabyn Parish Council. Member of the public spoke about the new Cornwall Council Local Plan and said that it will set out how new homes will be delivered. This will be available in draft form by the spring. The Clerk will submit the NPS designation letter to Planning and will resubmit the Housing Survey Report to Cornwall Council. The Working Group will look at the Scoping Consultation and submit to the Clerk for circulation to all of the Members before sending to Cornwall Council.	**Clerk** **Clerk**
6	**Response to Public Participation**. With the permission from the Members Item 16b was brought forward and **Cllr Smith proposed** that Wadebridge Leisure Centre funding is included in the Parish Council's budget for 2027/28 **Cllr Bray seconded and all were in favour.** 5 members of the public left.	**Clerk**
7	**Chapelfield.** There was further discussion around Chapelfield following on from what had already been said under Item 4.	
8	**South West Water.** The pump at Chapelfield has not been repaired yet.	
9	**Planning** **a) Planning applications received before the agenda was finalised: None** **b) Planning applications received after the agenda was published:** **PA26/05735,** Chapelfield, Chapel Lane, St Mabyn. Amend Plot 16 from a detached four-bedroom dwelling to two semi-detached three bedroom dwellings. Although this application is being withdrawn it was **RESOLVED** to send in the Parish Council's objection to it, **proposed by Cllr Smith, seconded by Cllr Bray with all in favour.** **PA26/05476,** The Lodge, Watergate Lane, St Mabyn, Bodmin. Change of use of existing annexe from ancillary accommodation to an independent residential dwelling with no operational development. It was **RESOLVED** to support this application, **proposed by Cllr Smith, seconded by Cllr Ashton with all in favour.** **c) Planning decisions received from Cornwall Council: None** **d) Social Housing in St Mabyn.** Allocations Policy circulated to all Members Noted. **e) Other planning matters.** Working Party Report. Already covered.	
10	**Minutes from the meeting held on 6th October 2026.** It was **RESOLVED** to defer this item until the next meeting as only two of the Members present were at the 6th October meeting so the resolution would not be quorate.	
11	**Matters Arising from the above Minutes.** Deferred to the next meeting.	
12	**Village Hall Update.** Nothing to report.	
13	**Longstone.** Nothing to report	
14	**King George V Playing Field**. There were no members of the public or press present so item 25 was discussed without a closed session being necessary. The Tractor Mower and strimmer have been stolen from the locked shed in the playing field. The Clerk will contact the insurance company for an update on the claim and also ask for advice on storage and securing a new mower.	**Clerk**
15	**Cemetery.** No update	
16	**Parish Matters** **a) Church Bells.** It is uncertain why this had been asked for as an agenda	

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	item and so it is to be removed from the agenda. **b) Wadebridge Sport and Leisure Centre funding.** Already covered. **c) WREN representative from the Parish Council.** Nobody came forward and the Clerk said that providing she can attend meetings virtually she is willing to represent the Council on the committee. **Proposed by Cllr R Martin, seconded by Cllr Bray with all in favour.**	**Clerk**
17	**Footpaths.** It was agreed that the Clerk will ask Shaun Miller to cut the footpaths.	
18	**Highway Matters.** It was noted that there are trees leaning over the highway from Colquite land.	
19	**Car Park and Toilets** Nothing to report.	
20	**Correspondence** a) Email from St Mabyn Lodge Escape. The Council agreed that they will visit the site once a planning application has been submitted. Clerk to inform. b) Blisland Community Newsletter. Noted.	**Clerk**
21	**Finance** **a) Payments.** It was **RESOLVED** to make the payments for October 2026, **proposed by Cllr Smith, seconded by Cllr Bray with all in favour :** Online – L Coles, Clerk's salary, office and expenses for October Online – HMRC, Clerk's October PAYE and Employer NIC Online – St Mabyn Village Hall, Hire of hall - £20.00 Online - St Mabyn Village Hall, cleaning of toilets - £238.00 Online – Masons Kings, purchase of new strimmer- £338.64 Direct Debit – Monthly account charge, Unity Trust Bank - £7.00 **b) RECEIPTS** – Cornwall Council, refund of bin contract fee requested twice in error. - £732.35 **c) Bank Reconciliation (Circulated to Members).** It was **RESOLVED** to approve the bank reconciliation for October 2026, **proposed by Cllr Chadwick, seconded by Cllr Bray with all in favour.** **d) Budget Papers.** The Clerk circulated copies of a proposed budget and will make the final adjustments for discussion and resolution at the December meeting.	
22	**Any Other Business.** None	
23	**Items for the next agenda.** • Lawn Mower quotes and repairs to the shed quotes • Remembrance Service • Budget and Precept	
24	**Date of next meeting.** The next meeting of St Mabyn Parish Council will be held on Tuesday 1st December commencing at 7.30pm, in the Peace Memorial Hall, St Mabyn.	
25	**Closed Session. Already covered under item 14.**	

The meeting closed at 9.30pm, there being no further business to transact.

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

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