



# **MINUTES OF THE FULL COUNCIL MEETING HELD ON MONDAY 14<sup>th</sup> APRIL 2025 AT 7.00PM WESLEY COMMUNITY HALL, ST. NEWLYN EAST**

**Present -:** Cllrs. K Yeo (Chairman) (KY), R Rowse (RR), D Laud (DL), R Smith (RSM), E Shaughnessy-Philp (ESP), M Harvey (MH), D Clayton (DC) & M Baulch (MB)

**Also attending -:** Mrs K Rees (Clerk), Cllr. A Harvey & 5 Members of the Public

046/25	<b><u>Public Safety Announcement:</u></b>							
047/25	<b><u>Apologies:</u></b> Cllrs. J John & R Symonds							
048/25	<b><u>Urgent Business Identified After the Publication of the Agenda:</u></b> None.							
049/25	<b><u>Registered/Non- Registered Interests &amp; Dispensations:</u></b> None.							
050/25	<b><u>Public Session:</u></b> Mr Alan Bowers introduced himself as an independent candidate in the forthcoming Cornwall Council Elections. The other two candidates present did not wish to say anything.  Caroline Wheeleker and Steve Jolly, representing Gilbert & Goode spoke in support for the planning application for 132 houses on Land off Halt Road. Gilbert & Goode have worked closely with the Neighbourhood Plan Steering Group, local-residents, stakeholders, and statutory consultees to put forward what they consider to be a high-quality development which is low density, has two pedestrian links, green open spaces and a bio diversity enhancement of 10%. The following was discussed: <ul style="list-style-type: none"><li>• There should be no further development until the sewage infrastructure in the village is improved. Sewage capacity is a wider issue locally. However, SWW has a statutory obligation to create capacity.</li><li>• How many houses must be built before the link road is opened? 40% of the properties must be occupied. Station Road will be the main access point during construction.</li><li>• Each property has its own EV Charging Point</li><li>• Cllr. Harvey was disappointed that he had not been invited to any of the consultations and he had tried to contact Gilbert &amp; Goode but had not received a reply. Mr Jolly refuted this. He thought that the houses should be affordable to buy. Ms Wheeleker advised that Gilbert &amp; Goode has worked with the Council’s affordable housing team on the mix of housing.</li><li>• The 1<sup>st</sup> phase of houses built will be 56/57 houses in the lower fields by Station Road. It is hoped that the build will start in Autumn 2026.</li><li>• There will be a visibility splay on Halt Road but as much of the hedge will be retained as possible.</li></ul>							
051/25	<b><u>Minutes:</u></b> <b><i>RESOLVED: The minutes of the Full Council meeting held on 10<sup>th</sup> March 2025, as circulated, were correctly recorded, these were signed by the Chairman.</i></b> (P/S:DL/RR. MH/MB abstained)							
052/25	<b><u>Cornwall Councillor Report:</u></b> Cllr. Harvey advised that there will be an interesting Full Council Meeting tomorrow as there will be lots of questions about the controversial appointment of former Councillor Louis Gardener’s appointment to the Head of Future Air and Space at Newquay Airport.							
053/25	<b><u>Planning:</u></b> Applications: <table><tr><td>PA25/01741</td><td>Land Off Halt Road</td><td><b>SUPPORT</b></td><td>MH thought that the application should be turned down due to the poor sewage infrastructure. However, this isn’t a planning reason. Application supported with the following conditions:<ul style="list-style-type: none"><li>1. The sewage infrastructure must be improved prior to the development starting</li></ul></td></tr></table>				PA25/01741	Land Off Halt Road	<b>SUPPORT</b>	MH thought that the application should be turned down due to the poor sewage infrastructure. However, this isn’t a planning reason. Application supported with the following conditions: <ul style="list-style-type: none"><li>1. The sewage infrastructure must be improved prior to the development starting</li></ul>
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				<p>2. An appropriate Traffic Management Plan that takes traffic away from the centre of the village is agreed prior to the development starting (Gilbert &amp; Goode agreed to liaise with the PC on this)</p> <p>3. Adequate parking is provided on the development for both residents &amp; visitors (7 for, 1 against)</p>	
	PA25/02107	Chy An Dwr	<b>SUPPORT</b>	P/S: MH/DL	
	<p>The decisions were read out.</p> <p>The Clerk advised that she had received the 5-Day Protocol for the application for 7 houses on Land Behind Wellesley Farmhouse, Mitchell and had requested that it goes to Committee.</p>				
054/25	<p><b><u>Matters For Discussion:</u></b></p> <p>(a) <u>Highways Issues</u>: It was reported that (i) the roads between St. Newlyn East &amp; Mitchell and the road to Tregair Farm are in an extremely poor state of repair and need resurfacing. (ii) the water main just over the bridge in Fiddlers Green has burst and needs repairing. (iii) Gregory Lorries are still driving through Mitchell Village and not carrying on down the A30 to Carland Cross (iv) There is a large pothole just off the B3288 at Boxheater. <b>RESOLVED: Clerk to report all issues.</b></p> <p>(b) <u>Mitchell Village Hall</u>: The Clerk advised that the Planning Officer is satisfied with the revised proposal for pedestrian access to the site and that a decision is imminent. <b>NOTED.</b></p> <p>(c) <u>Transfer of the Land on the Tremellyn Estate</u>: The Clerk had received the plan for execution and that the transfer will be completed as soon as the solicitor receives a signed copy of this document. <b>RESOLVED: The Chair and Cllr. Rowse signed the plan for the Clerk to return to the Solicitor.</b></p> <p>(d) <u>Works to the Play Areas in Mitchell</u>: The Clerk gave an update on the new equipment which includes a springer &amp; 2 play panels for St. Francis Meadow and a trail for the main play area. The S106 money has been received and the equipment ordered. The Clerk has also received a quote for the maintenance work at St. Newlyn East Play Area arising from the risk assessment, which she would like approved. <b>RESOLVED: PC accepts the quote for the maintenance work at St. Newlyn East Parish Council.</b></p> <p>(e) <u>MUGA Maintenance Contract</u>: The Clerk had met a Corser Engineer on site who had repaired the skatepark lights. They had contacted Halliday who will not supply a bulb for the MUGA lights. They are now trying to source an alternative. <b>NOTED.</b></p>				
055/25	<p><b><u>Business Matters:</u></b></p> <p>(a) <u>Result of the Uncontested Election</u>: Disappointingly, only 5 people had stood for election so there are now 6 vacancies – 2 for the Mitchell Ward and 4 for the St. Newlyn East Ward. The Co-Option process will begin after Annual Meeting in May. MH advised that he had stood down from the PC after 25 years due to health reasons. It has been a pleasure &amp; honour to be a Parish Councillor and he wished the PC well for the future. <b>NOTED.</b></p> <p>(b) <u>Closed Churchyard Grasscutting Agreement 2025</u>: <b>RESOLVED: Parish Council accepts the Closed Churchyard Grass Cutting Agreement of £369.05 for 2025.</b></p> <p>(c) <u>Skatepark</u>: DL advised that he had spoken to two young skaters who had presented a drawing of improvements that could be made to the Skatepark. Due to the election period, it was <b>RESOLVED that this would be an agenda item in May/June.</b></p>				
056/25	<b><u>Reports from Outside Meetings Attended in the Last Month (not previously mentioned):</u></b>				

	<ul style="list-style-type: none"><li>DL attended The Pit AGM. Unfortunately, only two people turned up and there is little interest from local-residents. Unless things change, the future of how The Pit is managed will need to be discussed.</li></ul>														
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058/25	<b><u>Finance:</u></b> <ul style="list-style-type: none"><li>(a) <u>Accounts:</u> <b>RESOLVED: Accounts totalling £23,722.09 were approved for payment (see appendix 1)</b></li><li>(b) <u>Urgent Financial Matters:</u> None.</li><li>(c) <u>Internal Audit 24/25:</u> The Clerk had received a quote from David Wright to undertaken this year's Internal Audit. <b>RESOLVED: PC appoints David Wright to undertaken the Internal Audit 24/25 with a particular focus on the accuracy of the financial records.</b></li></ul>														
059/25	<b><u>Items for the May 2025 Agenda:</u></b> Memorial Bench Policy The Future of The Pit Committee incl Banking Provision Co-Option of New Councillors														
060/25	<b><u>Closure:</u></b> There being no further business, the Chairman thanked members for their attendance. He advised that the <b>next scheduled Full Council Meeting will take place after the AGM on 12<sup>th</sup> May at 7.00pm.</b> The meeting closed at 20.21 hrs.														