

**St. Mellion Parish Council Meeting
Tuesday 10th June 2025 at 7:00 p.m.
St. Mellion Church Hall
Minutes**

PRESENT:

Cllr. Hilary Gill (HG) Vice Chair & Acting Chair
Cllr. Adam Sturtridge (AS)
Cllr. Nick Habermehl (NH)

IN ATTENDANCE:

Parish Clerk Ren Jackaman (RJ).
Ward Councillor for Lynher Mr. Jim Gale.
14 members of the public (two left at 19:58, all but one of the members of the public left at 20:09)

1. Councillor matters

1.1. Confirmation of appointment of Chair:

Cllr Bridie Kent (Chair) was absent, so will sign declaration of office as Chair at next meeting.

1.2. To receive apologies for absences:

Cllr. Bridie Kent (BK) gave her apologies as she is absent due to family commitments.
Cllr. Ben Bryan (BB) gave his apologies as he is too ill to attend.

It was proposed by AS, seconded by NH and agreed to approve the reasons for absence of BK and BB from this meeting, all in favour.

1.3. To receive declarations of pecuniary interests:

None

1.4. To receive declarations of non-registrable interests:

None

1.5. To approve written requests for dispensations:

None

2. Previous Parish Council meetings

2.1 To approve the minutes of the Annual Electors Meeting of 20th May 2025 (sent as pre-reading)

It was proposed by NH seconded by AS and RESOLVED to approve the minutes of the Annual Electors' Meeting on 20th May 2025 as a true record of the meeting, all in favour.

2.2 To approve the minutes of the Annual Parish Council Meeting of 20th May 2025 (sent as pre-reading)

It was proposed by AS, seconded by NH and RESOLVED to approve the minutes of the Annual Parish Council Meeting on 20th May 2025 as a true record of the meeting, all in favour.

2.3 To approve the minutes of the Ordinary Meeting of 20th May 2025 (sent as pre-reading)

It was proposed by NH seconded by AS and RESOLVED to approve the minutes of the Ordinary Meeting on 20th May 2025 as a true record of the meeting, all in favour.

2.4 Matters Arising: None

2.5 Clerk's Report & items actioned since last meeting:

- RJ attended the Scribe Webinar on SAPPP 2025 - Email and Web Compliance (formerly JPAG) 2025 Practitioners Guide on 5th June 2025. St. Mellion Parish Council is fully compliant.
- The full list of Cornwall Council Cabinet portfolio appointments has been published:
Councillor Leigh Frost – Leader of Cornwall Council
Councillor Adam Paynter – Deputy Leader and Portfolio Holder for Resources
Councillor Jim McKenna – Cabinet Member for Adult Social Care and Health Partnerships
Councillor Hilary Frank – Cabinet Member for Children, Families and Schools
Councillor Sarah Preece – Cabinet Member for Tourism, Localism and Planning
Councillor Thalia Marrington – Cabinet Member for Community Safety and Public Health
Councillor Loic Rich – Cabinet Member for Environment and Climate Change
Councillor Tim Dwelly – Cabinet Member for Economic Regeneration and Investment
Councillor Peter La Broy – Cabinet Member for Housing
Councillor Dan Rogerson – Cabinet Member for Transport
- RJ attended the Smaller Councils Meeting on 9th June at which it was noted that the recent Government consultation on allowing remote and hybrid meetings and proxy voting has been reviewed and it is likely that all of these options will be made possible via legislation in due course.

3. Questions from the public & correspondence received:

Mr Fred Rogers gave a short presentation regarding his planning application. The original application was submitted in January 2024, but he was granted permission to build without an application under permitted development. The shed is required for agricultural storage. Partway through construction Cornwall Council received a complaint and so a regularisation application has been necessary. There is significant contention with one neighbour in the area.

Mr. Ian Barratt, son in law of Mr. Rogers explained that he has helped build the shed for storing agricultural vehicles. He has also experienced some conflict with the same neighbour.

Mr David Barratt explained that he can see the shed from his land. He expressed the view that the nearby caravan storage facility is more of an eyesore than the shed.

Mr Ian Butler of Amytree Cottage and his neighbour in Amytree Farmhouse have both had issues with the same neighbour. Neither have any problem with Mr. Rogers or his aircraft. Mr. Rogers also allowed the Air Ambulance to land and refuel, which permission was allegedly withdrawn after a complaint from the same neighbour.

Cllr. Sargeant of St. Cleer Parish Council is familiar with the shed and as a councillor can see no problem with the shed construction, he therefore offered his support to Mr. Rogers.

N.B. all participants in public session requested and verbally affirmed that they wished their full names and comments to be recorded in the minutes.

A letter from Mr & Mrs Lucas of Ashdown Farm was received in relation to Mr. Rogers application and was read out in full by RJ and can be reviewed as Appendix 1.

4. Report of County Councillor for Lynher – Mr. Jim Gale:

Cllr. Gale introduced himself. He confirmed that he has undertaken a great deal of training following his election to the post of Ward Councillor for Lynher. He has been appointed to the Planning East Committee.

There is a new planning application system due to be launched in July 2025. It will encourage the pre-application process to be fully utilised, allowing for any contentious issues to be dealt with prior to formal submission of an application.

The Cornwall housing target has nearly doubled due to changes in legislation on 18th December 2024. The target is now 4421 houses per annum. Therefore, planning for any new houses will likely meet with success. It is likely that there will be more large applications for large housing developments.

There is a shortage of social housing the county, with many homeless families being accommodated in hotels. This is a situation which must be addressed, potentially by purchasing empty houses.

Net Zero targets mean that there are likely to be more applications for solar and wind farms.

The Community Chest Fund for each councillor has been reduced from £3000 to £1400.

Mr Gale then answered questions from the floor.

5. Community & Stakeholders:

- Tamar to Moor Community Area Partnership (CAP) Meeting/AGM Monday 16th June 2025 at the Old School, Stoke Climsland. RJ and AS to attend.
- The next edition of the Mellanus News is currently being compiled.

6. Planning matters

6.1. Planning Applications:

[PA25/03659](#) Mr. Fred Rogers, Amydown Quarry, Blunts,

Erection of an agricultural storage building - regularisation application for building previously approved under PA24/00126

Case Officer: Matthew Follis

Consultation Expiry Date: 27th June 2025

N.B. This application arrived for consultation on the 7th June 2025, after the agenda had been published. It has been added to this agenda under the caveat that any applications received between the publishing of the agenda and the meeting can be considered.

The application documents were viewed onscreen and sent as pre-reading.

Mr. Rogers was present to answer queries.

HG reminded all present that the planning application would be considered in isolation and based purely on factual evidence, rather than personalities involved.

The following points were noted:

- It was confirmed that the shed is intended for the storage of agricultural machinery, though the original application listed it as storage for haylage.
- It is clear from the structure that the door is too small to allow a tractor with haylage to enter the building, neither can aircraft be stored in it.
- It was established that no change of use is intended but rather the regularisation of the difference in dimensions from the original plan.
- Discussion of the visibility of the shed in the landscape was undertaken at great length.

- The applicant confirmed that there will be landscaping to help camouflage the shed from view. It was noted that this will take some time to be effective.

It was proposed by HG seconded by NH and RESOLVED to support this application, with the caveat that there be appropriate landscaping undertaken to mitigate the visibility of the structure, all in favour.

6.2. Enforcement Refusals, Approvals & Appeals:
None.

6.3. Neighbourhood Priority Statement Working Group:
No meeting has taken place since the last report.
The title of the NDP page on the council website has been altered to NPS.

7. Highway & Transport

7.1. Church Lane & Speedwatch:

The next Speedwatch event will take place shortly.

It was noted that the speeding problem between Callington and Viverdon is worst on Friday and Saturday nights. Speedwatch volunteers are not allowed to operate outside of daylight hours, and any new survey location would need to be assessed.

ACTION: RJ to ask PC Pip Davey if a patrol car can be posted by the Amytree turning on Friday or Saturday evening.

7.2. Any other issues to note:
Nothing to report.

8. Council Property & Assets

8.1. Asset Checks:

The asset check spreadsheet was viewed onscreen and sent as pre-reading.
All assets confirmed as secure.

8.2. Any issues to note:

ACTION: RJ to ask Ferndale to wash under the solar panels on the bus shelters.

9. Parish Council finances

9.1. To approve monthly payment schedule for June 2025

Payment Schedule REVENUE Account for June 2025

PAYEE	Invoice Date	Invoice #	Description	Amount	Type
R Jackaman	n/a	n/a	Clerk Salary and Reimbursements	£597.11	BACS
AG Accountancy	02/06/2025	4596	Payroll Services	£15.01	BACS
S&S Garden Services	06/06/2025	n/a	Monthly maintenance of Jubilee bus shelter	£150.00	BACS
Zurich Insurance	02/04/2025	543251362	Renewal Premium to 28th May 2027	£1,135.55	BACS

Western Web Ltd	27/05/2025	24948	Annual renewal of web space and content licence	£96.00	BACS
Western Web Ltd	02/06/2025	24985	Annual renewal of cloud email account	£86.40	BACS
NEST	09/06/2025	n/a	Employer + Employee contribution to clerk's pension	£49.59	DD
Unity Trust Bank	n/a	n/a	Bank Charges	£6.00	SO
TOTAL					£2,135.66

Payment Schedule COMMUNITY Account for June 2025

PAYEE	Invoice Date	Invoice #	Description	Amount	Type
St. Mellion & Pillaton PCC	n/a	n/a	Cherry Feast Grant	£1,000.00	BACS
Mr. B. Hammond	n/a	n/a	VE Day Grant	£425.00	BACS
Unity Trust Bank	n/a	n/a	Bank Charges	£6.00	SO
TOTAL					£1,431.00

It was proposed by AS, seconded by NH and resolved to approve the payment schedule for June 2025, all in favour.

9.2. Quarterly Financial Review:

The Quarterly Financial Review was shown onscreen and sent as pre-reading.

It was proposed by HG, seconded by NH and resolved to approve the Quarterly Financial Review of the 1st quarter of year ending 31st March 2026, all in favour.

9.3. VAT Claim for year ending 31st March 2025

The details of the VAT claim were shown onscreen and sent as pre-reading.

The amount to be claimed for year ending 31st March 2025 is £459.18.

It was proposed by HG, seconded by AS and resolved to approve the VAT claim for year ending 31st March 2025, all in favour.

ACTION: RJ to submit VAT 126 form to HMRC.

9.4. Confirmation of Insurance renewal and approval of updated Asset Schedule for Insurance:

Zurich have confirmed renewal of insurance policy for this year.

The updated policy schedule and Asset schedule were shown onscreen and sent as pre-reading.

It was proposed by NH, seconded by HG and resolved to approve the updated asset schedule for insurance.

9.5. AGAR progress report:

RJ confirmed that the Certificate of Exemption was sent to BDO LLP on 21st May 2025 and receipt of same has been acknowledged. The audit documents have been uploaded to the website. The Public Rights notice was posted on 21st May 2025.

9.6. Commission of Tree Survey:

RJ has contacted the same three firms who quoted last year.

The anonymised quotes were shown onscreen and sent as pre-reading.

Extensive discussion followed.

It was proposed by HG, seconded by AS and resolved to approve the quote from A.M. Lane Ltd, all in favour.

10. Parish Council Governance:

10.1. Register of Interests – confirmation of submission:

The deadline for submission was 3rd June 2025. Any councillors who have yet to send their completed forms in should do so as soon as possible. It was noted that to not complete the Register of Interest form is a breach of the Code of Conduct.

10.2. Code of Conduct training for councillors:

This has been booked for 2nd July at 6pm online for all five councillors.

10.3. Co-option Vacancy for new Parish Councillor:

Angela Perrett presented herself as a candidate for co-option to the vacancy on the council. She gave a presentation about her employment background and her pre-existing experience as a parish councillor. Her completed application was sent as pre-reading.

It was proposed by HG, seconded by NH and resolved to consider the co-option to the council vacancy at this point, all in favour.

Mrs. Perrett left the room.

A paper ballot followed, and Mrs. Perrett was unanimously appointed to the council vacancy.

Mrs Perrett then returned to the meeting and signed the declaration of acceptance of office, witnessed by RJ.

11. Items for next Parish Council meeting agenda:

- Report from CAP meeting
- Confirmation of Chair

12. Date and time of next meeting: 8th July 2025

HG closed the meeting at 08:52

APPENDIX 1: Letter from Mr & Mrs Lucas of Amytree Farm

From Mr and Mrs C Lucas, Ashdon Farm, Amy Tree, St Mellion

- This regularisation application has been submitted having previously been approved as a Prior Notification application (ie. full planning not required) on 22nd January 2024 (ref: PA24/00126 – Amy Down Quarry, St Mellion).
- The work started in February this year. However, it was not constructed in line with the measurements stated on that application form. The variations in the shed dimensions are:

Eaves 6.0 to 6.4m
Ridge 6.5 to 8.2m
Width 13.0 to 14.85m
Length 15.0 to 16.7m
- The reason why this regularisation application has now been submitted is because Cornwall Council's Planning Enforcement Team conducted an investigation and, having visited the site to check the measurements, confirmed that a technical breach has occurred.
- In addition Mr Rogers knew that he has a legal Deed dated 26.4.2000 between himself and Mr Lucas which was drawn up by Mr Roger's own solicitor. It stated that there must be restrictions on the height of any structures, specifically "not to erect any building, wall, fence, mast, pole or other structure of whatever nature of a height that exceeds 20 feet" on Amy Down including the quarry. Far from being small variations, the ridge of this shed is approximately a third higher than 20 feet. The actual built height of 8.2m is a significant increase at 26 feet 10.8 inches. This is a blatant disregard of Mr Rogers own rules in his Deed.
- In a letter dated 14.4.2000, Mr Rogers' agent explained that the reason Mr Rogers wished to restrict the height of any structures on this site was because he hoped to use his land in connection with his hobby of flying light aircraft.
- We ourselves have not erected any buildings on Amy Down and have abided by the legal Deed. We use our land here to graze our sheep.
- When we instigated a Step 1 review with Cornwall Council, the planning enforcement officer advised that the length and width of the shed was correct at 15m x 13m. By the time the roof was installed and the height came into question, we asked Cllr Andrew Long for help as Sharon Daw was unavailable. His advice helped us to secure a further review by Cornwall Council at Step 2.
- In this full application, the storage of big bale haylage is not mentioned. This was the original reason given for the need for this latest shed (ie. agriculture).
- The drawing 25/09/2 by S J Hunkin, states it is a 'Storage Building at St Mellion Airfield', and also does not show the doors on the south east elevation with a track coming from the highway to a bridge to these doors. More explanation is required why double doors high up in the shed are needed – is this going to be a non standard agricultural shed with a ground floor / first floor installed?
- We have always feared what the true purpose for these sheds is.
- Over the past 25 years the reasons given for the need for this shed (and the two other sheds), are to store crops and agricultural machinery (with the first shed also to house Mr Rogers light aircraft). All of the crops grown on this land go back to Mr Rogers' tenant's own farm nearby. We have never seen anything going off the land into these sheds. The machinery used also belongs to the tenant. Mr Rogers uses a tractor and grass cutter to keep his air strip tidy.

- The application forms ask if the shed can be publicly seen and the answers given are "no". It is however, extremely visible from the public highway towards Pillaton from Amy Tree and this shed protrudes unmistakably onto the skyline. This site is a registered AGLV (Area of Great Landscape Value) and with this in mind, the previous two sheds were built to ensure that they would be hidden from view in the quarry (which they are). This is not the case with this latest shed.
- Concerns and objections have been raised by ourselves and previously other farming families about the need to protect this beautiful area and to ensure its agricultural heritage.
- We would urge you to consider carefully the need for yet another shed, the real reasons behind it and take into account the breaches that have occurred.