

**St. Mellion Parish Council Meeting
Tuesday 8th July 2025 at 7:00 p.m.
St. Mellion Church Hall
Minutes**

PRESENT:

Cllr. Bridie Kent (BK) Chair
Cllr. Hilary Gill (HG) Vice Chair
Cllr. Ben Bryan (BB)
Cllr. Adam Sturtridge (AS)
Cllr. Nick Habermehl (NH)
Cllr. Angela Perrett (AP)

IN ATTENDANCE:

Parish Clerk Ren Jackaman (RJ).
Ward Councillor for Lynher Mr. Jim Gale.
One member of the public (left at 20:01).

1. Councillor matters

1.1. Confirmation of appointment of Chair:

BK signed the Declaration of Acceptance of Office of Chair, witnessed by RJ

1.2. To receive apologies for absences: None.

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 Ordinary Meeting of 10th June 2025

The Minutes were sent as pre-reading.

It was proposed by AS seconded by AP and RESOLVED to approve the minutes of the Ordinary Meeting on 10th June 2025 as a true record of the meeting, all in favour.

2.2 Matters Arising: None

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

- A request has been sent to PC Pip Davey for a patrol car can be posted by the Amytree turning on Friday or Saturday evening.
- Ferndale Advertising Ltd. have been approached to wash under the solar panels on the bus shelters. They have pointed out that the Northbound shelter at the old Golf Club entrance is being obscured by trees.

3. Questions from the public & correspondence received*

None.

4. Report of County Councillor for Lynher - Jim Gale:

EDF Renewables UK are developing plans for a proposed solar farm located between Callington and the villages of St Mellion and St Dominic.

The project, which is provisionally called the Dupath Spring Solar Farm, is for a 49.9 MW (80 hectare) Solar Farm on a 120 hectare site which straddles the A388.

The feed for it will be at Landulph substation with underground cabling. It could supply 15K houses. The whole of this area will not be solar panels; some is set aside for biodiversity.

A £20K per annum subsidy is offered to the community.

The public consultation is on 15th July at St. Dominick Village Hall. All are encouraged to attend

Experience of similar applications elsewhere in the county is that it is likely to be approved.

5. Community & Stakeholders

5.1. Mellanus News:

The latest edition is now available.

5.2. Proposed Solar Farm for SE Cornwall

Councillors have been invited to attend the public consultation event on the 15th July at St. Dominick Village Hall after 6:30pm for a detailed presentation about this development and a Q&A session.

There followed discussion of queries to be raised at that time.

5.3. Tamar to Moor CAP meeting report:

AS and RJ attended. Carl Hearne was re-elected as Chair and Andrew Parsons as Vice Chair.

AS was appointed to the Highways Sub-Group and the Funding Panel.

A new tranche of funding is available for highways, so the scheme to distribute to Parish and Town councils will be re-established soon.

6. Planning matters*

6.1. Planning Applications: None.

6.2. Enforcement Refusals, Approvals & Appeals

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

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

STATUS: Awaiting Decision.

6.3. Neighbourhood Priority Statement Working Group:

The final draft of the NPS statement is complete and has been sent to Cornwall Council NDP department. The feedback indicates that there needs to be a demonstrably more thorough consultation as there were three responses to the recent survey. They advise that the survey should be re-opened and a public event should be held to promote responses.

The document is 90% complete. St. Mellion is still leading the field in producing an NPS.

The final draft to be ready for review at the September meeting.

6.4. Government Planning Consultation

The Government have indicated that the likely changes to the NPPF will:

- Reduce the scope of applications that can be determined by committees.
- Introduce a new category of medium developments (between 10 and 50 houses) instead of the current distinction between minor and major applications at 10 homes.
- This new category links across to proposed reduced requirements for biodiversity net gain on minor and (the new) medium category sites.
- There are further proposals around sanctions for developers that do not build out consented sites.
- Further changes to the National Planning Policy Framework are expected in the summer following the publication of national development management policies, which will potentially narrow its scope to focus more on rules and expectations around the preparation of local plans.

7. Highway & Transport

7.1. Church Lane & Speedwatch:

A Speedwatch session will take place soon and the results will be given at the September meeting.

Friday 11th July is National Speedwatch Day.

7.2. Any other issues to note:

The NPS draft includes a statement about potential for a bypass and safe passageway for cyclists and walkers.

8. Council Property & Assets

8.1. Tree Survey update

The Tree Survey will be undertaken by A.M. Lane Ltd on 8th August.

8.2. Any issues to note: None.

9. Parish Council finances

9.1. To approve monthly payment schedule for July 2025

St. Mellion Parish Council
Payment Schedule
REVENUE Account
DATE: July 2025

PAYEE	Invoice Date	Invoice #	Description	Amount	Payment
R Jackaman	n/a	n/a	Clerk Salary & Reimbursements	£696.32	BACS
AG Accountancy Ltd	30/06/2025	4613	Payroll Services	£15.01	BACS
S&S Garden Services	03/07/2025	n/a	Monthly maintenance of Jubilee bus shelter	£150.00	BAC
Truro Diocesan Board of Finance Ltd (Savills)	16/06/2025	1007694	Permissive path annual fee	£100.00	BACS
Fernbank Advertising Ltd	01/07/2025	29301	2nd quarter bus shelter cleaning	£72.00	BACS
NEST	n/a	n/a	Employer + Employee contribution to clerk's pension	£49.49	DD
Unity Trust Bank	30/06/2025	n/a	Monthly Service Charge	£6.00	SO
TOTAL				£1,088.82	

St. Mellion Parish Council
Payment Schedule
COMMUNITY Account

PAYEE	Invoice Date	Invoice #	Description	Amount	Payment
Unity Trust Bank	30/06/2025	n/a	Bank Charges	£6.00	SO
TOTAL				£6.00	

RECEIPTS: The VAT 126 refund of £459.18 cleared on 19th June 2025.

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

9.2. Approval of proposed changes to the bank mandate:

It was proposed by HG, seconded by AS to add AP and BB to the bank mandate, all in favour.

9.3. Renewal of annual maintenance contract for Jubilee Bus Stop:

S&S Garden Services have done exceptional work in the past year.

The costs associated with tendering for three contractors are high due to the need to advertise in print media. Experience has shown that it is very difficult to get three firms to quote, even with direct contact.

It is therefore preferable to renew the existing contract with S&S Garden Services and to extend the term beyond one year.

It was proposed by BK, seconded by BB and resolved to renew the existing contract with S&S Garden Services and extend the term to three years, with the fee to be negotiated annually, all in favour.

10.Parish Council Governance

10.1. *Code of Conduct training*

Councillors undertook their training on 2nd July 2025. Thanks were given to HG for hosting.
All councillors have signed the Pledge of Assurance.

11.Items for next Parish Council meeting agenda:

- Agree to order Poppy Wreath
- Asset Checks
- Quarterly Review
- NPS final draft review
- Review any Grant Applications following deadline on 30th August.
- Review the contract for Jubilee Bus Stop Maintenance.
- Employee Appraisal and pay review closed session.

12.Date and time of next meeting 9th September 2025 (The council is in recess during August).

BK Closed the meeting at 20:18