

**St. Mellion Parish Council Meeting
Tuesday 9th September 2025 at 7:00 p.m.
St. Mellion Church Hall
Minutes**

PRESENT:

Cllr. Bridie Kent (BK) Chair
Cllr. Hilary Gill (HG) Vice Chair
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 20:21).

1. Councillor matters

1.1. To receive apologies for absences:

Cllr. Ben Bryan (BB) gave his apologies due to ill health.

It was proposed by BK seconded by NH and RESOLVED to approve the apologies of BB, all in favour.

1.2. To receive declarations of pecuniary interests: None

1.3. To receive declarations of non-registrable interests: None

1.4. To approve written requests for dispensations: None

2. Previous Parish Council meetings

2.1 To approve the minutes of the Ordinary Meeting of 8th July 2025:

The Minutes were sent as pre-reading.

It was proposed by HG seconded by AS and RESOLVED to approve the minutes of the Ordinary Meeting on 8th July 2025 as a true record of the meeting, all in favour.

2.2 To approve the minutes of the Extraordinary Meeting of 23rd July 2025 (sent as pre-reading)

The Minutes were sent as pre-reading.

It was proposed by AP seconded by NH and RESOLVED to approve the minutes of the Extraordinary Meeting on 23rd July 2025 as a true record of the meeting, all in favour.

2.3 Matters Arising: None.

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

- Following the request made by the leader of Cornwall Council, there is an online petition to grant Cornwall Nation Status, which has so far received £23K+ signatures. Deadline to sign is 11th September 2025.

- Peninsula Transport are offering grants to fund a number of rural transport schemes, aimed at improving connectivity in harder to reach places within the Southwest. Applications close at midnight on Sunday 5th October 2025.
- Police & Crime Commissioner invites community groups to bid for share of £330,000 crime prevention funding; projects can be very wide ranging, as long as they contribute to the Commissioner's priorities of the prevention and reduction of burglary and theft – including the root causes of both burglary and theft such as drugs and alcohol, and antisocial behaviour.
- Cornwall Council is refreshing its Rights of Way Improvement Plan (RoWIP) — a ten-year strategy to enhance Public Rights of Way across Cornwall. There is a baseline survey to understand the current and future needs of users. The survey is open from 30 July to 28 September 2025. This has been shared to Facebook.
- The Coryton Arms is now open more evenings (Monday, Wednesday, Thursday, Friday, Saturday and Sunday) but has closed the dining room for three weeks to complete renovations.
- Tamar Valley Male Voice Choir are performing in St. Mellanus Church on 13th September at 7:30pm, tickets are £7,50 under 14s free.
- The Gospel Choir are performing at St. Dominick Church on Friday 12th September at 7pm, entry by donation.
- Crocadon Farm Café and Bakery are pausing trading whilst preparations are made for the next phase of business development, the restaurant continues as usual.

3. Questions from the public & correspondence received*

It was reported that there were some drunken golfers on the course at the weekend, they were overheard using foul language and being generally rowdy, this has been reported to the management.

Concern was also expressed about golfers being in charge of golf buggies on the section of highway to Wollaton, some were recently witnessed on the wrong side of the carriageway, it is a single file road, delivery lorries and other traffic also use it and golf buggies are supposed to be limited to the designated buggy tracks.

BK suggested collating evidence of antisocial behaviour so that a report can be made to law enforcement if deemed appropriate.

ACTION: RJ to update PC Pip Davey and ask for advice on next steps.

4. Report of County Councillor for Lynher - Jim Gale

The Launceston Minor Injury Unit has re-opened having closed briefly due to lack of staff. It is not open at the weekend, which means that the 8000 people who play sports on the weekend have to go to Derriford if they injure themselves.

More consultation on the proposed solar farm has been sought from SHARE (South Hill Association for Renewable Energy) who are opposed to the proposal. Interestingly, the 49MW limit means that it would be exempt from mandatory government inspection. This has caused concern. The local ward councillors are intent on ensuring any deal with regard to community grants is a fair one.

The A388 safety scheme last year was very successful but JG has raised that the motorbike awareness signs are placed by the police where there is a visible post, rather than where there is a blackspot. This means that some of the actual blackspots have been missed. JG has asked that a sign be put on the slip road onto the A388 at Polhilsa from Bray Shop.

The A390 has been the site of a bad road traffic accident near Pensilva, which was caused by reckless driving. The majority of accidents on this road involve locals who know the roads well. A

recent speed trap at St. Ive caught a lot of people doing up to 50mph in the 30mph zone. It is at the discretion of the camera operator to issue a notice.

There is a problem with a large pile of earth at Charwell near St. Ive which is overtopping the hedge level and contaminating the road, JG has reported this to enforcement.

A piece of land on Redmoor Road in Kelly Bray has been sold to a travelling community who have caused a lot of damage to hedgerows to get access onto the land. It is now occupied by several vehicles and relations with neighbours are tense. Planning Permission is allegedly being applied for retrospectively.

The next full Cornwall Council meeting is on the 16th September 2025. On the agenda is a motion safeguarding smaller farms who risk not having their leases renewed, another motion reversing parking charges which are planned to be increased and a third motion regarding the dumping of raw sewage in local rivers.

There is a proposal that all county councillors be given mobile phones with their own SIM cards, this would protect councillors from using their private phones, especially in situations where threats are received.

HP asked JG about the recent cohousing development at Bridport, commenting that Cornwall Councillors had been for a site visit with a view to undertaking a similar scheme. A site in Blunts has been suggested. JG commenting that it is an inappropriate location as there is no infrastructure or public transport in the area but that the idea is a sound one in principle.

AP asked about the proposal for a large housing development of 350 dwellings in Callington. JG commented that this falls under Cllr Andrew Long's remit and that the affordable housing which was intended as part of the ongoing development in Callington will not now be built due to the developer running out of funds. Infrastructure needs to be incorporated in any future development and traffic levels involved with construction also need to be monitored.

5. Community & Stakeholders

5.1. Proposed Solar Farm for SE Cornwall

The council attended the public presentation at St. Dominic Village Hall on 15th July and had a useful talk with the EDF representatives, one of whom will attend the October meeting to give a presentation.

ACTION: RJ to advertise the attendance of the EDF representative at the October meeting.

5.2. Tamar to Moor CAP meeting report

The recent meeting on 4th September was attended by AS who reported that a representative from Cornwall Council talked about major incident procedures. Parish and Town Councils can be prepared for emergencies and there is training available. It is recommended that each council prepares an emergency plan, for which guidance is available. It was noted that this was considered several years ago and abandoned due of lack of interest from the community.

The recent temporary closure of Launceston Minor Injury Unit was due to staffing difficulties; discussion revolved around developing the MIU so that it is more robust and can take on more treatment scenarios. The cost and difficulty of transport getting to and from the MIU and also Derriford were discussed. Volunteer drivers are not volunteering because they no longer get properly remunerated if they are driving an electric vehicle.

Traffic accidents were discussed, including bringing the A390 into the A388 safety campaign.

ACTION: AS and JG to contact Chris Sims and suggest a combined parish effort to help solve transport link problems to local hospitals.

5.3. Litter Pick:

The next litter pick will take place on Saturday 18th October 2025, 9:45-noon.

ACTION: RJ to book the litter pick with Clean Cornwall, PCC and produce a poster.

6. Planning matters*

6.1. Planning Applications:

[**PA25/05856**](#) Mr and Mrs Greeta and Anthony Jope, Keason Farm, Pillaton, Saltash, PL12 6QP
Full Planning Application proposing the unrestricted residential use (Use Class C3 dwellinghouse)) of a detached building (named Pear Tree Cottage) which is currently subject to occupancy controls (condition 3 of Application No: 03/01862/FUL dated 23rd June 2004) by the change of use of an existing lawful holiday unit (converted barn) into one independent residential unit and which involves no new construction works.

Application Validated: 18 August 2025

Consultation Deadline: 10th September 2025

Case Officer: Ellen Lawrence

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

A discussion followed in which the following points were noted:

- The application does not address or clarify the reason for change of use, so there is a lack of justification.
- The cottage is a converted barn and is very small, which is why planning did not allow at the time of conversion to be designated as a residential dwelling.
- The property is very isolated.
- To designate this as a residential property would open the possibility that the property could be purchased as a second home rather than lived in year round, which would set a precedent which could have negative implications for the parish as whole.

It was determined that this application does not contain sufficient justification for the change of use and that consequently, more information is required for an indication of support to be given at this time.

It was proposed by BK, seconded by NH and resolved not to support this application, all in favour.

[**PA25/00001/NDP**](#) Callington and Kelly Bray Neighbourhood Development Plan

Consultation Deadline: 25th September 2025

Case Officer: Michaela Pollard

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

A discussion followed in which the following points of interest were noted:

The bypass proposal, which whilst worthy in intent was on a route that presented significant issues in terms of use by large lorries unless a damaging amount of road development were to be undertaken.

The pedestrianisation of the High Street is a significant proposal, which may backfire unless significant business development is undertaken at the same time.

The development of the existing health centre so that it can serve the community properly was lauded and considered absolutely essential.

Queries were raised as to how the proposed development would increase traffic flow on the A388, thereby detrimentally affecting St. Mellion village and knock on effects on the wider community in general.

Overall, the NDP met with approval, and it was recognised that a huge amount of work has gone into it. The council congratulates Callington Town Council on this effort.

6.2. Enforcement Refusals, Approvals & Appeals

[PA25/03659](#) Mr. Fred Rogers, Amydown Quarry, Blunts, PL12 6RX

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

STATUS: Approved

[PA25/04854](#) Mr and Mrs Cuming, Amy Tree Barn St Mellion Saltash, PL12 6RX

Proposed Garage/Store/Plant Room.

STATUS: Approved

[PA25/02024](#) Mr. Oliver Coryton, Crocadon Farm, St Mellion, PL12 6RL

Listed Building Consent for reinstatement of the property, with associated works.

STATUS: Awaiting Decision

6.3. Neighbourhood Priority Statement Working Group:

A meeting is to be convened shortly. The consultation drop in session took place on 11th August at the Coryton Arms and several people came to find out more. Completed survey numbers have improved slightly.

Several people commented that the Tamara Way comes through St. Mellion on the A388, which is extremely dangerous for walkers, especially with no crossings or verges. This concern will be included in the draft NPS.

ACTION: RJ to get up to date traffic data for inclusion in NPS draft.

7. Highway & Transport

7.1. Church Lane & Speedwatch

Nothing to report.

7.2. Any other issues to note:

Clapper Bridge capstones have been retrieved from the riverbed. The bridge has been in a state of disrepair for a very long time. JG commented that the repairs will take place in due course.

8. Council Property & Assets

8.1. Tree Survey update:

The tree survey has been completed by AM Lane Ltd. Some small works are recommended, which have been passed to S&S Garden Services for action. Some works require a tree surgeon but are low priority. No trees need felling, and the ash tree is recovering from Ash dieback.

8.2. Asset Checks:

All asset checks were recorded on the checklist, no action needed.

8.3. Approval of revised maintenance contract for Jubilee Bus Stop:

The new tri-annual maintenance contract was viewed onscreen and sent as pre-reading.

It was proposed by NH, seconded by AS and resolved to approve the new maintenance contract, all in favour.

9. Parish Council finances

9.1. To approve monthly payment schedule for August & September 2025:

DATE: August 2025

REVENUE Account

PAYEE	Invoice Date	Invoice #	Description	Amount	Payment Type
R Jackaman	n/a	n/a	Clerk Salary & Reimbursements	£682.02	BACS
AG Accountancy Ltd	31/07/2025	4639	Payroll Services	£15.01	BACS
S&S Garden Services	15/08/2025	n/a	Monthly maintenance of Jubilee bus shelter	£150.00	BACS
Fernbank Advertising Ltd	01/07/2025	29301	Accidental undercharge rectification	£216.00	BACS
SLCC	n/a	n/a	Membership Renewal	£150.00	BACS
CALC	25/07/2025	2526-389	Code of Conduct Training	£180.00	BACS
NEST	09/08/2025	n/a	Employer + Employee contribution to clerk's pension	£55.75	DD
Unity Trust Bank	31/08/2025	n/a	Monthly Service Charge	£6.00	SO
TOTAL				£1,454.78	

Community Account

PAYEE	Invoice Date	Invoice #	Description	Amount	Type
Unity Trust Bank	n/a	n/a	Bank Charges	£6.00	SO
TOTAL				£6.00	

DATE: September 2025

REVENUE Account

PAYEE	Invoice Date	Invoice #	Description	Amount	Payment Type
R Jackaman	n/a	n/a	Clerk Salary & Reimbursements	£612.84	BACS
AG Accountancy Ltd	01/09/2025	4666	Payroll Services	£15.01	BACS
S&S Garden Services	12/09/2025	n/a	Monthly maintenance of Jubilee bus shelter	£150.00	BACS
A M Lane Ltd Tree Consultancy	09/09/2025	5911	Tree Survey at Jubilee Bus Stop	TBC	BACS
NEST	09/09/2025	n/a	Employer + Employee contribution to clerk's pension	£51.13	DD
Unity Trust Bank	30/09/2025	n/a	Monthly Service Charge	£6.00	SO
TOTAL				£834.98	

Community Account

PAYEE	Invoice Date	Invoice #	Description	Amount	Type
Unity Trust Bank	n/a	n/a	Bank Charges	£6.00	SO
TOTAL				£6.00	£6.00

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

9.2. Quarterly Financial Review:

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

It was proposed by HG, seconded by NH and resolved to approve the Quarterly Review for the 2nd Quarter of year end 2026, all in favour.

9.3. Confirmation of changes to the bank mandate:

AP has been successfully added to the mandate.

9.4. Poppy Wreath order:

The options for wreaths and other display items from the RBL website were sent as pre-reading. The option of approaching St. Mellion Flowers was preferred for the wreath. The annual donation to RBL to be £40.

9.5. Review any grant applications:

The tenant of the Glebe Field was asked to apply for a grant to cover the costs of installing a kissing gate at the Rectory end of Glebe Field path. This was going to be undertaken by the Parish Council, but the applicant progressed the matter.

The applicant has provided two quotes:

D N Services – Labour and Materials £530

Rouen's Landscaping Labour and Materials £806.80

It was proposed by HG, seconded by NH and resolved to approve the grant of £530.00 for the installation of a kissing gate at the rectory end of Glebe Field, all in favour.

10. Parish Council Governance

10.1. Code of Conduct training:

All councillors have completed their code of conduct training.

10.2. DBS checks:

All councillors have been sent the necessary login information to complete the DBS check. So far two councillors have successfully completed the process.

10.3. Establish change of date for the APCM and AEM in May 2026:

The chair and other councillors had commitments on the original date of 12th May 2026, but these have been moved. The date was therefore confirmed as being 12th May.

11. Items for next Parish Council meeting agenda:

- Remembrance service arrangements
- Make annual donation to RBL of £40.

12. Date and time of next meeting 14th October 2025

BK announced the commencement of the closed session Under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960, to exclude the public and press from the meeting for the business specified: to discuss the Clerk's annual performance appraisal and salary review.

BK closed the Ordinary Meeting at 20:53