

MINUTES of the **ORDINARY MEETING** of the St. Enoder Parish Council held on **Tuesday 24th June 2025** in the Fraddon Village Hall at 7.00pm.

PRESENT: Cllrs R Wimberley, C Cowburn, R Cole, S Farrell, M Bunyan, P Cocks, E Johns

25/116 Apologies for Absence.

Cllrs M Kessell, G Lobb, R Beardwell, M Gregory.

Absent: Cllrs Hearl & Hook.

25/117 Declarations of Interest Register both registerable and non-registerable under the Code of Conduct (to declare interests on agenda items), to issue dispensations (if required) & to declare gifts over £50. To consider if any alterations to Register of Interests.

Cllr Farrell declared an interest in planning application PA25/03957 (family friend) & Penhale Garage (family member).

25/118 Police Report

Police report circ. via email prior to the meeting. 30 crimes this month.

Discussion took place regarding nature of the crimes.

25/119 Planning Matters

a. **Planning Applications.**

Cllr Farrell left the room.

i. **PA25/03957** Land North Of Eric Roberts Contractors Pit Lane Higher Fraddon.

Construction of 2 No. dwellings with associated works, including formation of additional access to Eric Roberts Contractors Limited.

Resident invited to speak. Resident stated there use to be an exploratory mine work in the area, the area is made up land. Access has already been installed on Pit Lane which is an unadopted footpath.

Cllr Cole joined the meeting.

Proposal by Cllr Cocks to object to the application due to traffic, poor access, overbearing to neighbours including conflict between residential and industrial, this has been a piece meal development on industrial land, over development of the site which is made up land, seconded Cllr Wimberley, carried.

The above was duly **resolved**.

Cllr Farrell rejoined the meeting.

ii. **PA25/03870** Land South Of 17 Heather Meadow Fraddon TR9 6GA. Proposed construction of four dwellings.

Proposal by Cllr Bunyan to support the application, seconded Cllr Cocks, carried.

The above was duly **resolved**.

iii. **PA25/04140** Carvynick Golf And Country Club Summercourt. Application for modification of S106 Agreement dated 29th August 2017 - Delete Estate Management Covenants (Paragraph 4, Second Schedule) and Management Company obligations (paragraph 5, Second Schedule) of S106 dated 29th August 2017.

Mr Simpson invited to speak. Mr Simpson stated this dates back approx. 10 years, require to discharge the conditions as 2 parts have been done, but this restriction affects winter lets, as cannot build fences, washing lines, satellite dishes etc. on the housing in the centre of the site but does not affect other housing.

Proposal by Cllr Johns to support the application, seconded Cllr Cocks, carried.

The above was duly **resolved**.

- iv. PA25/04142 33 Princess Parc Indian Queens. Demolition of Existing Garage and Construction of Replacement Double Garage with Craft Room Over.

Resident stated it is a bigger footprint but she wanted to create a craft room over the garage as the principal dwelling is relatively small.

Proposal by Cllr Johns to support the application, seconded Cllr Farrell, carried.

The above was duly **resolved**.

- v. BC0310001 Planning Inspectorate Scoping letter re Cornish Lithium Trelavour Project. Cllr Cole stated he had been at the liaison meeting; no mining is taking place in St Enoder Parish. He updated members.

Proposal by Cllr Wimberley to respond we would like to have responded after the public consultation in our Parish but unfortunately this is not until 23rd July, and as comments are needed by 22nd July this is not possible. We therefore have no comment at this stage, seconded Cllr Cocks, carried.

The above was duly **resolved**.

Cllr Cole, as Cornwall Cllr did not take part in any of the decisions on the above applications.

b. **Decisions and Appeals**

- i. PA25/03719 10 Harvenna Close Fraddon. Non-material amendment in relation to decision notice PA19/03266 dated 06/12/2019, namely 1) Addition of bedrooms in loft area- approved.
- ii. PA25/03720 8 Harvenna Close Fraddon. Non-material amendment in relation to decision notice PA19/03266 dated 06/12/2019, namely 1) Addition of bedrooms in loft area- approved.
- iii. PA25/03395 Land North Of Burthy Farm Summercourt. Non-material amendment in relation to decision notice PA23/10105 dated 24.05.2024 to cover the extended building to Barn 1 which was to be covered with a mono-pitched roof, with a pitched roof and the installation of a flue in that roof- withdrawn.

25/120 Public Session

All public had left by this stage; Chair had invited them to speak during relevant planning application.

25/121 Minutes of the Ordinary meeting 27th May 2025 to be approved and signed.

It was proposed by Cllr Cowburn, seconded by Cllr Cocks that the Minutes of the meeting of 27th May 2025 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

25/122 Matters Arising

25/110- Highways are refusing to come out; Cllr Cole to chase.

25/123 Cornwall Councillor Report.

Cllr Cole apologises for no written report, will do one as soon as possible.

He has updates on Sea View Terrace and Open Spaces due to be devolved; these are agenda items.

Planning changes Government want to prevent planning applications going to Committee if less than 10 houses.

Proposal by Cllr Wimberley to write a letter stating St Enoder PC don't agree with the

changes, and it is important PC still get a voice for local democracy, seconded Cllr Farrell.
The above was duly **resolved**.

25/124 Finance

- a. **Accounts:** as presented to be approved for payment.

Payment	Payee	Vat	Grand Total
DD	AngloTech- photocopier	£15.00	£90.00
DD	Lloyds- Bank Charges		£13.50
DD	EDF- electricity IQ Rec	£3.63	£76.28
PAID	Zurich- Insurance		£6,020.15
BACS	Biffa- bin lift	£36.84	£221.04
BACS	ROSPA- annual play inspections	£60.80	£364.80
BACS	Reef- Legionella testing	£12.20	£73.20
BACS	Complete Weed Control- pavement spraying	£133.00	£798.00
BACS	TP Tree Services- Cem Maintenance/Strongman's Field	£200.33	£1,202.00
BACS	Glanvilles- Maintenance man supplies	£11.64	£69.83
BACS	Screwfix- Maintenance man supplies	£9.53	£57.18
BACS	Nick Ferris Skip Hire- Skip exchange IQ Cem	£70.80	£424.80
BACS	Kernowek Gardeners Ltd- Grass cutting	£250.00	£1,500.00
BACS	Fraddon Village Hall- rent		£25.00
BACS	A Kendall- refund postage, phone etc	£3.31	£106.70
BACS	Staff salaries and expenses		£4,885.77
DD-7th July	PEAC- photocopier	£29.20	£175.20
		£836.28	£16,103.45

Proposal to approve payments of £16,103.45 for June 2025 by Cllr Bunyan, seconded Cllr Cocks, carried.

The above was duly **resolved**.

Invoices provided and checked by Cllr Cocks.

Budget statement, forecast sheet, ear-marked reserves circ. - noted as part of Internal Control.

- b. Any *urgent* financial.

It was noticed last Wednesday (18th June) a puddle had appeared at the bottom of Church Lane. Clerk was concerned there could be a water leak. Meter was read and then read again Thursday, water was being lost, but unsure of the amount due to the maintenance man power-washing Thursday. Clerk contacted a firm who could fix the leak on 24th June for a minimum of £1500 but could be more, dependent on depth and time in locating. Clerk also contacted Aquasource who stated they could send someone to look this week. When the meter was read on Saturday it became clear we were losing large amounts of water. Clerk instructed the maintenance man on Saturday to close the toilets and switch off the water at the meter. The maintenance man then started to hand dig the area to try and find the leak. The urgency was due to Under 5s, as they would be unable to open without a water supply. It became clear the pipe was too far down for hand digging and

machinery would be needed. Clerk then spoke to the Chair, as unsure whether Council would want to let the Under 5s open and pay the loss of water or to close Under 5s. I explained to the Chair we needed a digger on Sunday. The Chair suggested phoning Cllr Lobb, due to urgency and as other firms had been contacted on Friday with the earliest Tuesday we had tried not to use a Cllr. Clerk contacted Cllr Lobb who offered to come out on Sunday. The hole was dug and split in pipe found. Due to age of pipe parts were needed and these could not be purchased until Monday. Under 5s were contacted on Sunday to explain no water until 10am Monday.

Clerk needs ratification of invoice for Lobb Brothers (not yet received as need to back fill), overtime for maintenance man on Monday 23rd for completing repair and catching up with his other work due to dealing with leak Saturday and Sunday (his normal working days). Clerk will take the time she worked over the weekend back in lieu at some time in the future.

Proposal by Cllr Cocks to approve and ratify all above expenditure, seconded Cllr Johns, carried.

The above was duly **resolved**.

25/125 Play Areas- To review Play Area Risk Assessment, to consider and resolve as appropriate, and to approve assoc. expenditure (if any).

Annual Reports received. Some touching up of paint work required in Indian Queens & Thomas along with replacement of screws on both skate parks; maintenance man has been instructed. Other issues raised at Thomas Playing Field are already being dealt with by a contractor, as raised in the quarterly inspection.

25/126 General Purposes Committee- to note draft minutes and to consider and resolve recommendations.

Minutes circulated with meeting papers, no recommendations- noted.

25/127 Devolution of Play Areas from Cornwall Council- to consider Heads of Terms of Devolution (if available), to consider additional expenditure for grass cutting, inspections and staffing.

Briefing note circ:

Heads of Terms circ. prior to the meeting via email, along with a grant offer of £15,000. Cornwall Council are looking to devolve 6 Play Areas at this time, 2 on Kingsley Court, 1 Penhale Gardens, 1 St James View, 1 Hanover Parc and 1 Lindsay Fields. Clodan Mews will be devolved at a later time due to it being a Highways asset, there is also a bamboo issue in this location. This is currently on our Agency Agreement so we are being paid to maintain it.

In Lindsay Fields a couple of residents have extended their garden into the open space, this was noted at the site visit, it is still part of the location plan. The Parish Council will need to do a simple lease to residents or ask to remove, just to ensure liability from these areas are not Parish Council. Hanover Park had dangerous play equipment which has been removed, leaving one rocker and a dead tree in the middle.

The grass cutting is an additional £5,000 per year to add on to the current contractors contract, as we go out for tender in January, Clerk recommends doing that for the rest of this year and then adding it to the tender spec. ready for April 2026 start.

Annual inspections of play areas is £80 per site up to 10 pieces of play equipment, some of these areas currently have no equipment, although members may decide to furnish each area. The Maintenance Man will need to add these areas on for weekly inspections

and emptying bins, he currently gets paid a higher amount for inspections due to the responsibility. The knock on of this is, he will have less time to do other Parish work, and is already falling behind with painting, power washing etc. Church Lane is taking up a considerable amount of his time. Clerk suggests employing a second Maintenance Operative, as some Parish Council work is 2 person jobs and we are always trying to find a second person, this would also help when the current Maintenance Man is on holiday covering bin emptying etc. and catch up on outstanding maintenance.

Discussion as to why Cornwall Council will not pay us, Cornwall Council are very short of money and if we want them tidy it will need to come to us.

Legal costs, Stephens and Scown have quoted £1295 per area, plus searches and disbursements on proviso there is no unusual covenants, this would increase costs, suggested allow £10,000.

Birketts- no reply to date.

Wellers Law Group- £1,250 per area on the proviso it is whole Title and does not involve splitting a Title, plus £40 per Title for Land Registry fees if Full Title or £80 if split Title. Cllr Cole has stated Cornwall Council will give a separate grant to cover legal fees (not from the original £15,000 offered).

Proposal by Cllr Cowburn to respond we need Lindsay Fields vacated by residents, and all areas strimmed and tidied, ask the question whether they have to stay as open spaces or whether we can sell 1 or 2 O/S to fund play equipment in the others, Cllr Cole to go ahead with grant application, seconded Cllr Cocks, carried.

The above was duly **resolved**.

25/128 Sea View Terrace Update.

Update circulated with meeting papers.

Cllr Cole has had a site meeting, and this is ongoing.

25/129 Aquasource- Update from meeting, to consider and resolve grant application

Cllr Cole and the Clerk met with Mark from Aquasource, who is keen to help the Parish Council. He has offered to install 2 boreholes with solar panels at cost, labour to be donated by Aquasource. He has been asked to provide a commercial quote along with his at cost quote so the difference can be used as match funding on any grant application. Mark would like the Parish Council to advertise the fact he has helped at the allotments along with a newspaper article.

Whilst there Church Lane was also raised and the issues the Parish Council is having; whilst he doesn't deal with drainage he has stated it would be possible to run the spring water to flush the public toilets. Over the weekend before this meeting the well was again broken into and padlock cut off; Mark has offered to have a look to see if he can make a stronger cover with a shield over the padlock making it impossible to break into, Clerk needs to organise a site meeting.

Cllr Cole felt it was more sensible for us to pay for the boreholes from Community Benefit, and save Awards For All for play areas.

To re-agenda when quotes received.

25/130 National Grid- Update from meeting regarding works on footpath 417/49/1

Cllr Cowburn and the Clerk met with James Bevan from National Grid.

Works will be taking place October/November hopefully for 2 weeks. It involves cutting back of hedges to the fence line, which they do need and it will tidy it up. They are putting in an additional pole with an extra transformer due to upgrading the Sewage

Works along with additional earth. No significant trees.

Cllr Farrell left the room.

25/131 Parking at Penhale- update on situation

Letter from police circ. with meeting papers.

Proposal by Cllr Wimberley to send a letter to Alison Hernandez with the history and lack of action, do you think this is satisfactory? Situation is not changing, pavement is continually blocked send copies of all correspondence, to contact EA due to contamination with oil, seconded Cllr Cocks, carried.

The above was duly **resolved**.

Cllr Farrell re-entered the room.

25/114 CORRESPONDENCE - Cornwall Council & General

a. Emails circ. during month- noted.

b. Citizen Advice- work in Parish- map circulated with meeting papers- noted.

25/115 Agenda Items for the 22nd July 2025 Meeting.

The Kelliers, along with Flying Fish offer to help.

Bin near St Enoder Church

Streetlights switch off.

There being no further business the meeting was closed at 9.12 pm.

Chairman.....Date.....