

MINUTES of the **ORDINARY MEETING** of the St. Enoder Parish Council held on **Tuesday 22nd July 2025** in the Fraddon Village Hall at 7.00pm.

PRESENT: Cllrs R Wimberley, C Cowburn, R Cole, M Kessell, D Hearl, E Johns, R Beardwell, S Farrell.

25/134 Apologies for Absence.

Cllrs M Bunyan, P Cocks, M Gregory, C Hook & G Lobb

25/135 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 Cowburn declared an interest in planning application PA25/03326 (family).

25/136 Police Report

Written report received, 19 recorded crimes for the last month- noted.

25/137 Planning Matters

a. **Planning Applications.**

Cllr Cowburn left the room.

- i. **PA25/03326** Land North Of Pydar Hundred Toldish Lane Toldish. Retrospective application for the retention of an existing building for E(g)(iii) use with associated welfare/office hut, parking and fencing.

Planning Agent explained application, and clients are true farmers. Query whether farm diversification would give any weight?

Proposal by Cllr Hearl to object to the application as not a commercial area, commercial building in the open countryside, seconded Cllr Farrell, carried.

The above was duly **resolved**.

Cllr Cowburn rejoined the meeting.

- ii. **PA25/04353** Land North Of Carvynick Summercourt. Technical Details Consent for the Construction of 5 Dwellings following Permission in Principle Approval PA22/04474.

Proposal by Cllr Cowburn to support the application, seconded Cllr Wimberley, carried.

The above was duly **resolved**.

Cllrs Kessell & Farrell declared an interest and left the room.

- iii. **PA25/03957** Land North of Eric Roberts Contractors- 5 day notice.

Proposal by Cllr Wimberley, Parish Council consider bungalows would be more in keeping and Cllr Cole will be in contact to discuss something more sympathetic for the neighbours, the Parish Council reserve the right to send it to Committee, seconded Cllr Cowburn, carried.

The above was duly **resolved**.

Cllrs Kessell & Farrell re-entered the room.

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

b. **Decisions and Appeals**

- i. **PA24/09109** Atlantic Reach Atlantic Reach. Proposed new holiday home – approved.

- ii. **PA25/01180** 16 Clodan Mews St Columb Road. To revoke the Section 106 agreement dated 27.06.02- approved.

- iii. **PA25/03225** Mill Farm Brighton Cross Grampound Road. The proposed erection of a

detached garage with self-contained annexe over- approved.

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

25/138 Public Session

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

25/139 Minutes of the Ordinary meeting 24th June 2025 to be approved and signed.

It was proposed by Cllr Cowburn, seconded by Cllr Farrell that the Minutes of the meeting of 24th June 2025 be approved and signed as a true and correct record by the Chairman, carried.

The above was duly **resolved**.

25/140 Matters Arising

None.

25/141 Cornwall Councillor Report.

Report circulated prior to the meeting, available on the website.

Update on Cornish Lithium.

Cllr Cole has challenged the officers regarding the weight of the NDP, he has been checking other plans that are being given weight and they do not appear to have any more building land included in their plan.

25/142 Finance

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

Payment	Payee	Vat	Grand Total
DD	AngloTech- photocopier	£3.00	£18.00
DD	Lloyds- Bank Charges		£8.50
DD	EDF- electricity IQ Rec	£3.47	£72.92
BACS	Biffa- bin lift	£29.47	£176.83
BACS	SWPSI Ltd- Play repairs	£305.00	£1,830.00
BACS	Reef- Legionella testing	£12.20	£73.20
BACS	Young People- Youth Leaders		£2,730.00
BACS	Glanvilles- handyman supplies	£3.61	£21.69
BACS	CIS- refuse sacks	£20.49	£122.93
BACS	TP Tree Services- Cem Maintenance/Strongman's Field	£233.67	£1,402.00
BACS	Kernowek Gardeners Ltd- Grass cutting	£342.00	£2,052.00
BACS	Fraddon Village Hall- rent		£25.00
BACS	Summercourt Memorial Hall-rent		£60.00
BACS	Royal Mail- License	£19.98	£119.88
BACS	A Kendall- refund postage, phone etc		£52.90
BACS	Staff salaries and expenses		£5,074.34
BACS	BDO- External Audit	£84.00	£504.00
		£1,056.89	£14,344.19

Proposal to approve payments of £14,344.19 for July 2025 by Cllr Kessell, seconded Cllr Wimberley, carried.

The above was duly **resolved**.

Invoices provided and checked by Cllr Kessell.

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

b. Any *urgent* financial.

Since the last water leak at the Recreation Ground the meter is being read weekly on Church Lane, the Council is using 40 units a week, approx. £200, Clerk assumed there must be another leak, but no obvious wet patch, the annual budget for water is £600. The Clerk had instructed the maintenance man to read the meter Saturday morning, keep the toilets closed, and then read again at the end of the day, to ascertain definitively if another leak or water wastage. In the meantime, the Clerk contacted Aquasource for a quote for a borehole with filtration system, they offered to come out and check the system to ensure it is not something internal as he has stated it is 4 litres per minute. Clerk met with them yesterday (Monday 21st) and the meter had hardly moved from the day before, Under 5s were visited and it appeared they had had a leaky toilet, ball cock was tightened and Aquasource have offered to read the meter daily for this week to try and ascertain exactly what is causing the high usage.

25/143 Play Areas- to review Play Area Risk Assessments, to consider and approve any recommendations, to resolve. To consider replacement football goal nets Thomas Playing Field & to approve assoc. expenditure (if any). To receive estimate to repairs to skate ramps following damage at Indian Queens, to consider and resolve.

Play Area risk assessments have highlighted damage to the skate ramps at Indian Queens, large chunks have been gouged out of the surface, Clerk has contacted contractor for an estimate on repair, this has not yet been received. It is on the pyramid and box.

Replacement nets for Thomas Playing, Cllr Kessell reported he has had some negative feedback following removal of the broken nets. Replacement nets will be approx. £100, including postage, clips etc. 21ft x 7ft.

Proposal by Cllr Wimberley to approve new nets, seconded Cllr Cowburn, carried.

The above was duly **resolved**.

25/144 Public Toilets- update on situation, to consider and resolve next steps, to approve assoc. expenditure (if any).

Camera has been purchased for the maintenance man and he has put it down the pipe. It would appear the pipe has broken, but difficult to see, something is stopping the camera getting any further. It would appear this is under the building rather than outside. It would also explain why the first few flushes clear and then it backs up, as water is able to be absorbed in the ground.

Council will need a professional camera survey to ascertain exactly what is happening, and where, as if under the building this could be very costly to repair.

Cllr Hearl offered to meet with maintenance man.

Proposal by Cllr Wimberley, to approve camera survey, if Cllr Hearl not able to locate issue, seconded Cllr Cole, carried.

The above was duly **resolved**.

- 25/145 Devolution of Play Areas from Cornwall Council-** to consider Heads of Terms of Devolution, to consider additional expenditure for grass cutting, inspections and staffing. To receive answers to queries and appoint solicitor, if appropriate.
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- £950-£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.
Answers to queries raised last meeting- there will be nothing on the Title preventing the Parish Council from selling O/S to fund play equipment in the others, although the Parish Council will need to follow the LGA s127 for disposal of land. Best consideration must be achieved and proved. Any areas the PC may wish to sell must be valued by an independent valuer and put on the open market for sale. If the Parish Council disposes of land at less than best consideration permission will be need to be sought from the Secretary of State and reasons for disposing undervalue.
This will also be relevant on Lindsay Fields if the Parish Council takes it on with the residents still in situ. The disposal would need to be advertised locally also in the local paper for 2 consecutive weeks and any objections dealt with by the Parish Council.
The tidying of sites, Cornwall Council will co-ordinate hedge trimming and grass cutting just before completion.
Lindsay Fields; Cornwall Council are still looking into the unauthorised occupation.
A grant application has been submitted for £6304, anything above this amount for legal costs will need to be met by the Parish Council.
Proposal by Cllr Wimberley to appoint Wellers Hedley and to hold a Staffing meeting in August following the Ordinary Council meeting to consider additional maintenance person, seconded Cllr Kessell, carried.
The above was duly **resolved**.
- 25/146 Aquasource-** to receive quote for 2 boreholes, 1 in each allotment, to consider and resolve, to approve assoc. expenditure (if any).
Quote circulated with meeting papers. £4300 per site, this is a reduction from open market cost of £6670 per site (all costs excl. VAT).
Proposal by Cllr Cowburn, to go ahead with both site at £8600 and allocate Burthy earmarked reserves, seconded Cllr Hearl, carried.
The above was duly **resolved**.
- 25/147 Bin-** request for bin near St Enoder Church, to consider how to empty if approved, and approve assoc. expenditure (if any).
Bin is approx. £300 incl. delivery but the issue is emptying, Cornwall Council are reluctant to take on any new bins.
Put on hold- as issue with emptying.
- 25/148 Streetlights-** to consider impact to community of having the streetlights turned off at night, to consider and resolve.
Complaints received from residents as uncomfortable to walk in the dark. Cllr Cole is chasing to see if it can be reviewed. There has also been in accident which the police acknowledged streetlights off was a contributory factor. Need to also check with the

police whether car crime has increased at night as the crime report would certainly indicate this.

Proposal by Cllr Cowburn, to support Cllr Cole in trying to have the lights switched off for a shorter time, seconded Cllr Farrell, carried.

The above was duly **resolved**.

25/149 Youth Club- to receive quarterly report, to note proposal of not holding sessions during school holiday, but to use the hours for trips during summer holiday and any additional hours used for going into schools to try and improve attendance.

Quarterly report noted.

Cllr Cowburn felt the Youth Club needs advertising, better promotion.

Proposal by Cllr Cowburn to request promotion before they resume in September, seconded Cllr Wimberley, carried.

The above was duly **resolved**.

25/150 St Columb Road Railway Station Pedestrian Crossing – to receive information, consider and resolve.

Cllr Cole stated the new metro station is ongoing.

Network rail will be looking at St Columb Road Station and footway improvements, but linked into this they wish to close the cut through.

Proposal by Cllr Cowburn to strongly object to closing the cut through as this is the access to the railway from that location, it just needs tidying, seconded Cllr Johns, carried.

The above was duly **resolved**.

25/151 To seal Exclusive Rights of Burial- to resolve.

Proposal by Cllr Wimberley to seal ERB 261 for Indian Queens Cemetery, seconded Cllr Hearl, carried.

The above was duly **resolved**.

25/152 CORRESPONDENCE - Cornwall Council & General

a. Emails circ. during month- for noting.

b. Draft revised Street Trading Policy-to consider.

Circ. with meeting papers-noted.

c. Cornish Lithium- non-statutory consultation- noted.

d. Balloons and Tunes- traffic chaos, no fireworks, noise complaints, all complaints have been fed through to Cornwall Council.

Proposal by Cllr Wimberley, to send an email stating we feel this should be monitored better and not happen again, this is the same family as operate Summercourt Fair, seconded Cllr Cowburn, carried.

The above was duly **resolved**.

25/153 Agenda Items for the next meeting.

The Kelliers, along with Flying Fish offer to help (October).

Sea View Terrace update (September)

There being no further business the meeting was closed at 8.45pm.

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