

WENDRON PARISH COUNCIL

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Minutes of the Meeting of Wendron Parish Council held on Monday 14th April 2025 at 7:30pm

Present: Cllr R. Durkin (Chairman), Cllr Mrs S Moyle, Cllr Mrs S Benney, Cllr P Thorne, Cllr Mrs K Hampton, Cllr J Gifford and Mrs J Richards (Clerk)

17 Members of the public and CClr Loveday Jenkin, were also present.

The Chairman welcomed everyone to the April Meeting.

1 Apologies for Absence.

Apologies for absence were received and accepted from Cllr Mrs B Borman

2. To receive declarations of Interest:

a) in items on the agenda: - None were declared

b) of gifts (received as a result of being a Members of the Council) of a value greater than £50 - None were received.

3. Minutes of The Previous Meetings

3.1 To confirm the Minutes of the Council Meeting held on the 10th of March 2025

RESOLVED to accept the Minutes of the Council Meeting held on the 10th of March 2025 as a true record of the proceedings.

Proposed by Cllr J Gifford seconded by Cllr Mrs S Moyle.

MINUTE: 01/04/25

4. Matters Arising.

Cllr R Durkin advised the Members that arrangements were now in hand to set up the GEL Community Liaison Group.

5. Cornwall Councillor's Comments

Cllr Loveday Jenkin advised the Members, that as the formal election process is now open, she is currently subject to 'purdah', however was able to provide the following updates:

1. Trewennack Footpath Feasibility Study,
2. The recent accident at Burras has been reported to both Highways and the Police. It was suggested that this stretch of road could be put forward for consideration should funding become available under the CAP / Highways Scheme.
3. 20mph Public Consultation Report – the publication of this report has been delayed and will now be released following the local elections.

6. Public Participation

The following representations were received from the Members of the public present:

BURRAS: B3297 Speeding & Dangerous Driving / Number of Traffic Accidents / Safety Concerns for residents / Damage to Highways infrastructure, lack of action response from Highways, despite continually reporting and expressing concerns. The Chairman agreed that the Parish Council will write to Highways and request site meeting with Highways & relevant Portfolio Holder following Local Elections and MP.

CARNKIE: Report of large mobile home installed in garden, without planning, impacting on neighbour. Reported to Enforcement, frustrated in lack of action.

MENHERION – Concerns raised regarding works being undertaken by contractor, large area of Cornish hedge removed, without planning permission. Reported to Enforcement. Chairman agreed to visit site, Parish Council to report to Enforcement.

BURRAS – Questions raised regarding responsibility for maintenance of the drain located in from of row of cottages, no one accepting responsibility and it's continually flooding. Chairman agreed to visit, to assess situation and feedback to Members

Representations received in support of: PA25/02272 and PA25/01722

7. Planning

The Chairman opened this item by expressing thanks to Cllr Mrs S Moyle who would be standing down on the 30th April 2025. Her work in researching the planning applications had been greatly appreciated for many years.

7.1 Planning Decisions

The following planning decisions were noted:

PA23/08352 – REFUSED – Land and Building at Lancarrow Farm, Lancarrow, Four Lanes – Conversion of agricultural building to form dwelling.
(Wendron Parish Council Supported)

7.2 To note planning decisions received after the publication of the Agenda.

PA25/00181 – APPROVED Polviscar, Underlane – Proposed extension to accommodate a lift. A canopy between the dwelling and the outbuilding.
(Wendron Parish Council Supported)

7.3 To consider Planning Applications received:

7.3(a) **PA25/02061 – Hendra Farm, Wendron** – To add a third 11kv overhead wire to an existing line.
RESOLVED to support this application
Proposed: Cllr Mrs S Moyle Seconded: Cllr R Durkin and carried unanimously
MINUTE: 02/04/25

7.3(b) **PA25/01161 – Stables, Boderwennack, Trevenen Bal** – Replacement of stables with horticultural / food preparation building on same footprint.
RESOLVED to support this application
Proposed: Cllr Mrs S Moyle Seconded: Cllr Mrs K Borman and carried unanimously
MINUTE: 03/04/25

7.3(c) **PA25/00686 – Trewavas Farm, Wendron** – Proposed agricultural access track
RESOLVED to support this application
Proposed: Cllr Mrs S Moyle Seconded: Cllr Mrs K Borman and carried unanimously
MINUTE: 04/04/25

7.3(d) **PA25/01354 – Barn at Trewavas Farm, Wendron** – Demolition of existing barn and erection of proposed new self-build and custom build dwelling and garage to replace Class Q prior approval consent under PA24/08719.
RESOLVED to support this application
Proposed: Cllr Mrs S Moyle Seconded: Cllr P Thorne and carried unanimously
MINUTE: 05/04/25

7.3(e) **PA25/01356 – Trewavas Farm, Wendron** – Proposed new dwelling to replace Class Q prior approval (Ref: PA24/08720).
RESOLVED to support this application
Proposed: Cllr Mrs S Moyle Seconded: Cllr P Thorne and carried unanimously
MINUTE: 06/04/25

- 7.3(f) PA25/01714 – Farm View Farm, Carnkie – Demolition of existing conservatory and erection of a single storey extension.

RESOLVED to support this application

Proposed: Cllr Mrs S Moyle Seconded: Cllr J Gifford and carried unanimously

MINUTE: 07/04/25

- 7.3(g) PA25/01722 – Wheal Dream Public House, Wendron – Proposed use of Claymore House as an unrestricted dwelling and the use of The Hayloft (apartment at Wheal Dream Restaurant). For managers accommodation and holiday use, when not occupied as managers accommodation.

RESOLVED to support this application

Proposed: Cllr Mrs S Moyle Seconded: Cllr R Durkin and carried unanimously

MINUTE: 08/04/25

- 7.3(h) PA25/02272 – Industrial Unit at Polighey Mine, Polighey – Change of use of premises from furniture manufacture to Class E (manufacturer of cold brew coffee and office space) with ancillary storage (Class B8)

RESOLVED to support this application

Proposed: Cllr Mrs S Moyle Seconded: Cllr P Thorne and carried unanimously

MINUTE: 09/04/25

- 7.3(i) PA25/00890 – Little Menerdue, Rame Common – The retention of a self-build/custom-build holiday accommodation, water storage (Pump shed), artist's workshop and retention of shed (incorporating tractor store with workshop)

RESOLVED to NOT support this application on the following grounds:

- Increased traffic to the site, unsuitability of access track.
- Not a legal development
- Impact on Rame Common
- Suitability of building as a holiday let

Proposed: Cllr R Durkin Seconded: Cllr Mrs S Benney, Cllr Mrs S Moyle abstained from the vote.

MINUTE: 10/04/25

- 7.3(j) PA25/01449 – Higher Trenear Farm, Trenear – 1. Single storey extension to the rear of the main house. 2. Change of use of main house to mixed use dwellinghouse and B & B.

RESOLVED to support this application

Proposed: Cllr Mrs S Moyle Seconded: Cllr J Gifford and carried unanimously

MINUTE: 11/04/25

7.4 **To consider Planning Applications received after the publication of the Agenda.**

The following 5 Day Local Protocols had been received:

PA25/01058 – Wheal Cock Barn – Porkellis – Proposed side extension with interior alterations.
RESOLVED to submit the following response: “It is requested the LPA consider referring the matter to planning committee”

Proposed: Cllr Mrs S Moyle Seconded: Cllr J Gifford and carried unanimously

MINUTE: 12/04/25

PA25/00993 – Tregilly Cottage, Trewennack – Demolition of existing dwelling and construction of a self-build dwelling.

RESOLVED to submit the following response: “It is requested the LPA consider referring the matter to planning committee”

Proposed: Cllr Mrs S Moyle Seconded: Cllr J Gifford and carried unanimously

MINUTE: 13/04/25

8. Publicity.

Cllr R Durkin briefed the members on social media activity, 3 posts had been published, the site had received 1495 views in the last month.

9 Clerk / RFO's Report**9.1 To note the Council's end of year financial position.**

The Clerk drew the Members attention to the Financial Reports, a copy of which is attached to these Minutes, detailing the financial position as of the 31st of March 2025

RESOLVED to accept the financial position as of the 31st of March 2025.

Proposed by Cllr R Durkin seconded by Cllr Mrs S Moyle and carried unanimously.

MINUTE: 14/04/25

9.2 Authorisation of accounts payable for April 2025.

RESOLVED that all invoices and regular payments, Voucher No's 110 – 113 (24/25 Financial year) and Voucher Nos: 1 – 5, totalling £6,052.43, are authorised for payment via BACS and cheque. Cllrs Durkin and Moyle signed the payments authorisation report.

Proposed by Cllr R Durkin seconded by Cllr Mrs S Moyle and carried unanimously.

MINUTE: 15/04/25

10. Neighbourhood Development Plan

Cllr R Durkin updated the Members on the current position. Work on the NDP continues. The content of the report was noted.

11. Chairman's & Councillor's Comments

Cllr Mrs S Benney commented on the lack of affordable / social housing in the Parish.

Cllr J Gifford reiterated the concerns raised by residents in relation to the B294 and the drainage issues. They would welcome any support that the Parish Council could give to address these issues.

Cllr Mrs K Hampton asked for details of the access routes to the Trellil Well.

Cllr P Thorne reported that he continued to work with National Grid to address the issue with bridleway 232/14/4. The site visit to the review the bus stop / access at Rame had gone well and it may be possible to improve access to the bus shelter with the addition of a footpath.

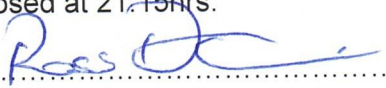
12. Matters for Inclusion at the next Meeting.

None requested.

13. Confirmation of date and time of next Meeting

Confirmed that the Annual Parish Meeting will be held at 7 p.m. on Monday 12th May 2025, **this will be immediately followed by the Annual Meeting.** The meeting to be held at Penmarth Methodist Sunday School.

Meeting Closed at 21:15hrs.

Signed:  Chairman

Date: 

Clerk's Report for Meeting on 14th April 2025

10.1 Final Accounts for 2024/25

Summary of Decisions Required

To approve the final accounts for the 2024/25 Financial Year as detailed in the report.

Final Accounts for 2024/25:

As Members are aware, it is normal practice to report the Council's current financial position at this point on the agenda. In April, however, the final accounts for the previous financial year take precedence. I can, confirm that we have received the first instalment of the Precept for 2025/26.

The following financial Reports, as of 31st March 2025 are attached:

Bank Reconciliation
Summary Report
Statement of Account
Reserve Balance
Asset Register

These reports have been submitted to the internal auditor, the audit will be concluded after the date of this meeting, therefore his report will be considered at the May meeting.

Budget Final Position

	<u>Budget</u>	<u>Final Position</u>
Income:	£52,583	£68,368
Expenditure:	£57,660	£58,045

The total remaining from the 2024/25 budget is £10,323, which transfers to the General Fund.

The additional income can be accounted for as follows:

CIL Payments:	£4,371
Enhanced LMP Payment:	£1,949
Increased revenue from Cemetery:	£1,060
Grants for NDP:	£3,222

The General Fund now stands at £31,879, Earmarked Reserves account for a further £19,006. Total funds held: £50,886.60. Members may recall that when setting the 2025/26 Budget it was agreed (Minute: 05/12/24) that the sum of £3,992 would be transferred from the General Fund to allow the Precept to be set at £43,000.

As Members have previously been made aware, the total value of the Council's assets for audit purposes does not change year on year unless an asset is either disposed of or acquired.

If Members have any queries on the final accounts, please advise me of them prior to the meeting so that I can prepare a suitable response.

Jane E Richards
Clerk / RFO,
7th April 2025