

WENDRON PARISH COUNCIL

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Minutes of the Meeting of Wendron Parish Council held on Monday 10th November 2025 at 7:30p.m

Present: Cllr R. Durkin (Chairman), Cllr Mrs K Hampton, Cllr P Thorne, Cllr Mrs S Benney, Cllr R Benney, Cllr T Corpes, Cllr T Robins, Cllr S Dooley, Cllr K Dower and the Clerk.

Also present: CCllr Loveday Jenkin and 4 members of the public

1. To Receive Apologies of Absence.

No apologies were received.

2. To receive declarations of Interest:

a) in items on the agenda:

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 Meeting held on the 13th of October 2025.

RESOLVED to accept the Minutes of Meeting held on the 13th of October 2025 as a true record of the proceedings.

Proposed by: Cllr Mrs K Hampton seconded by Cllr P Thorne and carried unanimously.

MINUTE: 01/11/25

4. Matters Arising from Meeting held on the 13th of October 2025, not covered elsewhere on the Agenda.

No matters were raised.

5. Cornwall Councillor's Comments

CCllr Loveday Jenkin briefed the Members on the following:

- The roll out of 20mph across the Parish is ongoing.
- Number of complaints received regarding the National Grid / Woods works.
- Changes to planning regulations now starting to have an impact on planning applications,
- Proposal to establish a 'Water Monitoring' group in Lowertown.
- To consider organising a further meeting to discuss the Leats.

6. Public Participation

Members of public present were welcomed and invited to address the Members,

Member of public spoke to outline their proposal in relation to PA25/07374

Planning Agent spoke to outline the proposal for PA25/07642

Representative for GEL spoke to outline the proposal for PA25/08120

7 Planning

7.1 To note Planning Decisions received.

PA24/00686 – APPROVED – Wendron Plant Nursery. Wendron – Retrospective change of use of land for horticultural and the sale of plants, use of store as a café, along with the use of the curtilage for associated parking, siting of foundation free storage containers and play park equipment, retention of outdoor seating shelters and toilet. *(Wendron Parish Council supported)*

PA25/05696 – APPROVED - Farm Barn at Trewevas Farm, Wendron – Proposed residential barn conversion (barn 3) to create 3 bedroomed dwelling. *(Wendron Parish Council supported)*

PA25/05195 – APPROVED – 2 Chapel Terrace, Edgumbe – Construction of one self-build dwelling *(Wendron Parish Council supported)*

PA25/05170 – APPROVED – Glenhalt, Carnkie – The proposal is to build an annexe onto the rear of the existing property. We also propose to demolish the existing single block garage and replace it with a double skin garage/workshop. *(Wendron Parish Council supported)*

PA25/05954 – REFUSED – Land West of the Cottage, Trevenen Bal – Permission in principle for construction of affordable led development of minimum 6 dwellings, maximum of 8. *(Wendron Parish Council did not support)*

PA25/07277 – APPROVED - Heskenna, Porkellis – Non-material amendment in relation to decision notice PA24/02454 dated 21.08.24 for internal alterations to bedroom 1 and the pantry and the creation of 2 new small windows to non-habitable rooms (the windows are on the north-east and south-east elevations) *(Wendron Parish Council supported)*

7.2. To note planning decisions received after the publication of the Agenda
No further planning decisions received.

7.3 To consider Planning Applications received.

7.3(a) **PA25/07642 - Farm Barn (Barn 4) At Trewavas Farm, Wendron** – Retention and completion of residential barn conversion to create 3-bedroom dwelling.

RESOLVED to support this application.

Proposed by Cllr R Durkin seconded by Cllr T Corpes and carried unanimously.

MINUTE: 02/11/25

7.3(b) **PA25/07374 – Viscar Farm, Underlane** – Conversion of redundant agricultural barn to a single dwellinghouse with variation of condition 2 and 5 of decision notice PA23/04086 dated 02.08.23

RESOLVED to support this application.

Proposed by Cllr R Durkin seconded by Cllr S Dooley and carried unanimously.

MINUTE: 03/11/25

7.3(c) **PA25/07400 – Wheal Cock Barn, Helston Road, Porkellis** – Side extensions, interior alterations and lowering of garage approved under PA24/06989.

RESOLVED to support this application.

Proposed by Cllr P Thorne seconded by Cllr R Durkin and carried unanimously.

MINUTE: 04/11/25

7.3(d) **PA25/08120 – Land North East of Lower Crahan Farm** – Development of Geo-thermal power plant including site preparation, drilling of two deep geothermal wells, resource testing, construction of a binary cycle power station and subsequent operation with variation of condition 15 & 17 of decision notice PA21/09827 dated 07.03.25.

RESOLVED to support this application.

Proposed by Cllr R Durkin seconded by Cllr P Thorne. (Cllr Mrs K Hampton abstained).

MINUTE: 05/11/25

7.4 To consider Planning Applications received since the publication of the Agenda.

PA25/05842 – Lancarrow Farm Barn, Conversion of Agricultural building to form dwelling

Resolved that whilst it supports support this application, it is noted that the site lies in close proximity to PROW's and asked that steps are in place to ensure that these remained open and accessible at all times.

MINUTE: 06/11/25

Proposed by Cllr R Durkin seconded by Cllr T Corpes and carried unanimously.

8. Clerk / RFO's Report.

8.1 To receive the accounts as of the 31st of October 2025

RESOLVED to accept the accounts as of 31st October 2025 and that due to the resignation of Mrs B Borman, that Cllr Mrs S Benney be appointed as a signatory on the Santander accounts. The authorised Members are: Mrs J E Richards (Clerk / RFO), Cllr R. Durkin, Cllr Mrs K. Hampton and Cllr Mrs S Benney. Cllr Mrs S Moyle and Cllr R Ferris are removed as signatories.

Proposed by Cllr R Durkin seconded by Cllr T Corpes and carried unanimously.

MINUTE: 07/11/25

8.2 Authorisation of Accounts payable for November 2025

RESOLVED that all invoices and regular payments due in November 2025, Voucher No's: 60 69, are authorised for payment via BACS. Cllr R Durkin and Cllr Mrs S Benney signed the payment authorisation report.

Proposed by Cllr R Durkin seconded by Cllr S Benney and carried unanimously.

MINUTE: 08/11/25

8.4 Draft Budget

The Clerk presented her report for consideration. Following discussion, it was agreed that the final budget be prepared for approval at the December Meeting, with a slight increase in PRECEPT.

9 Neighbourhood Development Plan

The Draft NDP had been submitted to the Neighbourhood Planning Team at Cornwall Council for Strategic Environmental Assessment (SEA) and Scoping. Next phase will include public consultation.

The content of the report was noted.

10 Chairman & Councillor's Comments.

Cllr T Corpes – Outlined a proposal to plant trees at strategic points on PRow to act as markers, To be given further consideration.

Cllr S Dooley briefed Members on his recent visit to Trewill Holy Well.

Cllr P Thorne – Briefed Members on recent discussion with relevant Officers regarding CIL and S106 funds.

Cllr S Benney – Reported fly tipping in the verge by White Alice, discussion ensued regarding Retanna layby.

Cllr R Durkin – Reported attendance at Wendron Remembrance Service.

11. Matters for Inclusion at the next Meeting.

Budget & PRECEPT Setting
EOI for Highways CAP Funding

12. Confirmation of date and time of next Meeting

Confirmed that the next Meeting of the Council would be held on Monday 8th December 2025 at 7.30p.m. The meeting to be held at Penmarth Methodist Sunday School.

Meeting closed at 21:10 hrs.

Signed:  Chairman

Date: 