



ST MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING TO BE HELD ON

MONDAY 3 AUGUST 2026 19:00 IN THE HUB, TREWINT LANE, ROCK PL27 6LU

Present Cllr Medland (Chair), Cllr J Webb (Vice-Chair), Cllr T Gidley Wright, Cllr B Gisbourne, Cllr G Jones, Cllr P Hancock, Cllr K Meneer, Cllr A Roads

In attendance: Clerk

Meetings are held in public and could be filmed or recorded by broadcasters, the media, or members of the public.

Minute	AGENDA ITEMS
112/2026	Chair's Welcome The Localism Act 2011 requires the Council to adopt a Code of Conduct for Members that is consistent with the following General Principles of Public Life (Nolan Principles) – Selflessness, Honesty and integrity, Objectivity, Accountability, Openness, Leadership. Code of Conduct complaints - Cornwall Council
113/2026	Apologies for Absence: Cllr M Brooke, Cllr N Davis
114/2026	Members' Declarations – <i>Registerable Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda. To RECEIVE any Declarations of Interest/Dispensations from Members in line with Code of Conduct 2021. To RESOLVE to grant any requests for Dispensations in line with Councillors Code of Conduct 2021
115/2026	Minutes of previous meeting Members RESOLVED that the Minutes of Full Council Meeting from 6 July 2026 are an accurate reflection Proposed PH Seconded TGW
116/2026	Public Forum Members of the Public may address the Council for a maximum of three minutes prior to the commencement of the meeting. All comments are to be directed to the Chair of the meeting Owner of Lewis's Deli attended to present their application PA26/04508, which will be leased to the Co-op for 15 years. Camel Valley Connect attended to present their community transport initiative. It is an electric vehicle which will utilise the electricity from the hub's solar panels. The bus will be based at the hub and is to supplement the local bus and volunteer car service. Representatives from local parish councils are being sought in order to advise what services are needed and co-ordination will be planned with Two Bays Trust bus.
117/2026	Matters of interest to attendees a. Cornwall Councillor's Report. Cllr Moore gave her apologies. The email confirmed she is having a call this week with the planner, and members voted 7 to 1 to share the support for CG Fry development and any additional community benefits being negotiated, Housing working group requested they attend the call. No update on Sharps. Water Testing funding for the Marine Centre from Community Chest is ongoing. CC voted in favour of SWW vote of no confidence. CC voted in favour of fairer national SEND funding. Feedback was given on Dental Summit. b. Grants formally requested by parishioners. None
118/2026	Planning Applications – Members to RESOLVED the following, including any applications received after the agenda has been published: (links embedded).

	a. PA26/04508 Alterations and extensions to existing cafe/retail unit to form a convenience store, including loss of existing first floor manager's accommodation. Lewis's Deli And Coffee Shop Rock Road PL27 6NW. APPROVE proposed PH seconded TGW The Parish Council is inherently pro-business. The proposed will offer significant utility and convenience to everyone living in or visiting St Minver. The parish requests that external signage is kept to a minimum to maintain village character and sign illumination switched off when the store is not open and request the refrigeration plant relocated to mitigate potential nuisance noise to the neighbours (as per public comments) b. PA26/04825 Demolition of existing side conservatory and replacement with a new 2 storey extension incorporating a new living space with master bedroom over with associated alterations to improve the practicalities of the existing dwelling with a new garage and porch with variation of condition 2 of decision notice PA25/05781 dated 23.09.2025. Fig Tree Cottage Rock Road Rock PL27 6JZ APPROVE proposed AR seconded AM It details further reductions in the scope of re-modelling c. PA26/05298 Application for Permission in Principle for the construction of up to 9 open market dwellings (minimum 6, maximum 9). Land North West Of Highclere House Broad Park Close St Minver PL27 6JP. OBJECT propose AM seconded JW. 6 to 9 properties on a reasonably confined plot indicates a higher density development with modestly sized houses/terrace. As open market they will be naturally affordable without the mortgage impediment of 106 covenants. Future TDC approval contingent on Permanent Residency status. The primary reason for objection is inadequate infrastructure to support the development. The junction to Trewiston Lane requires upgrading. The increased traffic from these potential 6-9 properties and PA26/00873(9 properties) will be subject to inadequate splays and very poor sight lines, compounded by a future new junction opposite serving a potential 49 new properties.
119/2026	Planning Applications Decision by Cornwall Council – including any decision received after the agenda has been published. Information only. a. PA26/02852 To revoke the current Section 106 agreement dated 24.08.04 and enter into the Council's single dwelling template for lending requirements. 4 Broad Park Close St Minver Wadebridge Cornwall PL27 6JP b. PA26/01907 Demolition and replacement of two existing dwellings with associated car parking, access and landscaping. Ferry Cottage/Spindrift Rock Road Rock Wadebridge PL27 6LD c. PA26/00873 Application for Technical Details Consent (TDC) following Permission in Principle Approval (PA25/06472) dated 6th November 2025 for the development of 9no detached single-storey dwellings (bungalows). Land North East Of Trewiston Lane St Minver Pityme Wadebridge Cornwall PL27 6PZ
120/2026	Other Planning Matters a. Withdrawn Applications - None b. Appeals - None c. Licensing Applications - None d. Bodieve Development PA25/01422 – Developers and Planners are working on through Highways Planning Conditions. e. NPS & NDP - Revised quote to be returned from Mei Loci. Breakthrough Communications to quote. AR provided a summary of the meeting on 27 July and confirmed the importance of consultant involvement which will be funded 50:50. TGW and AM to attend Highlands next meeting.
121/2026	Clerks Report a. Monthly Accounts for Payment – July Schedule RESOLVED b. Audit – External Audit portal being tested. c. Training – Nimble Data protection training required. After JW completes the training and will report back. d. Grants submitted CHIP EOI for Trewint Painted Pavement rolled over into year 2 c/f e. Health & Safety – Litter Pick 26-27 September. Equipment booked. Link Article written. Hub needs to be manned over the weekend 10-4, members to take shifts. f. Policy Working Group – Acknowledgement to be signed by MB and BG b/f. Councillor Register of Interest to be resubmitted if address is to be removed. g. Emails shared not covered elsewhere Clerk to attend CALC Annual meeting 6 October.

122/2026	External reports – Member to RECEIVE reports on the following a. <i>Community Area Networks</i> Next meeting 21 September b. <i>Polzeath Village CIC</i> Update. JW provided an update on the planning application and funding. c. <i>Beach Ranger report</i> – https://www.polzeathvillage.co.uk/beach-ranger available online. Clerk to ask Cllr Moore for her suggestion as to how to deal with the pizza box waste. BMG date to move from 15th September as Clerk on leave 9-16 September.
123/2026	Sub Committees to REPORT to Full Council – a. <i>Trewint Playing Fields Working Group</i> - KM MB ND Not able to get a second quote from Taylor Design. Rhino should not be charging for work to the swings or boat. Rhino start date to be agreed for September. b. <i>Local Housing Working group</i> - KM GJ TGW Penmayne Development PA23/09056 Names offered Penmayne Fair/Close, Mobley's Corner. Trewiston Development PA26/00967 pending changes recommended by Cllr Moore c. <i>Tree Working Group</i> – PH - Nothing to report. d. <i>Cemetery Committee</i> – AM BG PH next meeting 28 September e. <i>Staffing Committee</i> – AM BG PH Clerk Appraisal in July recommended contractual point increase to 27 f. <i>Finance Committee</i> – BG AM JW PH next meeting will be for the budget in November g. <i>Footpath Working Group</i> – AR PH GJ TOR agreed and signed by Chair.. Permission being sought from The Point for the placing of the new signposts. Terms of References are being drafted
124/2026	Highway Matters – including any items received after the agenda had been published. a. Footpaths – Complaint regarding overgrowth on 13/8, 12/5, A1 cut as part of their agreed programme. b. Road Closures – 11-12th Nov Penmayne https://one.network/?tm=GB151351269 Circet UK Ltd 07971 142611 c. Infrastructure Project i) Highways reviewed Trewiston Lane and proposed widening the junction from the east with permission from the neighbours. Trewint Lane is pending due to a miscommunication. ii) yellow lines either side Pavillion 12m east & 6m west. This is to be extended to cover the white “Keep Clear” markings. The TRO is expected to be submitted in the autumn. iii) 4x VAS from elancity warrantee starts from order date. Highways proceeding to fit posts. PO issued. d. Bridge upgrade The Point/Shilla Mill feasibility study acknowledged. Quote at £68k, clerk to seek funding sources and check if it is a fixed quote. AR to contact DJ. e. ANPR Camera quotes being sought b/f
125/2026	Diary Dates and Administrative Matters - including any items received after the agenda had been published. a. CAP Meetings 21 September, 11 Jan 2027, 8 March 2027, 28 June 2027 b. St Minver Highlands Parish Council Meeting – 2nd Tuesday of the month 11 August 19:00 Perceval Institute.
126/2026	Matters to be taken forward to next meeting
127/2026	Closed Session Public Bodies (ADMISSION TO MEETINGS) ACT 1960 – Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it will be PROPOSED, SECONDED and RESOLVED that the public and press should not be present
128/2026	2026 Meeting Dates and apologies 7 September (Ap Cllr Webb and Roads), 5 October (Ap Cllr Gidley Wright), 2 November, 7 December
129/2026	Meeting Closed