

**MINUTES OF THE ST NEOT PARISH COUNCIL MEETING HELD ON
WEDNESDAY, 20TH MAY 2026 AT 7:30PM IN THE COMMITTEE ROOM, ST
NEOT SOCIAL CLUB, ST NEOT**

Present: Councillors T Hooper (Chair), M Rowe, G Rogers, C Ugalde, T Thrussell, A Tamblyn, H Bunt and N Ball.

Heather Taylor, Judith Taylor, Heather Saunders and Jamie Hancock.

Cornwall Councillor Sean Smith

Sue Blaxley, Clerk and RFO.

The Chair opened the meeting at 7:30pm and confirmed that no one was recording the meeting.

Public Participation

Heather Saunders said that various issues have arisen at Cott Yard, including parking, use of the communal area, privacy, rights of way and safeguarding. She said that clarification is required as to what is permissible. She said that privacy screening has now been installed on one of the doors into the salon which makes it quite dark. In addition, she said that domestic bins and large pot plants have been placed near one of the salon windows which makes it difficult to see her "open" sign from the road and makes it difficult for her to look out of the window.

Heather Taylor thanked the parish council for delineating the car parking spaces. She said that whilst the communal area is open to all users of Cott Yard, it is not always easy to know who is using the space. She said that the installation of a privacy screen on the salon door that opens into the communal area is appreciated as is the parish council's request for the tenant of the salon to keep the door closed. She acknowledged that access over Cott Yard is challenging as she is both the owner and the tenant. She commented that she did not appreciate Councillor C Smith calling at their home and berating her about the placement of her domestic bins. She said this was offensive.

Edit: following a review it has been determined that Councillor C Smith (accompanied by Sue Blaxley) acted in a genuine and light hearted manner and there was no intention to cause any offence in the conversation with Heather Taylor. The Parish Council is sorry if offence has been taken.

1. Apologies

Apologies were received and accepted from Councillor C Smith.

2. Election of Chairperson

It was proposed by Councillor M Rowe and seconded by Councillor G Rogers that Councillor T Hooper be elected as Chair. No other nominations were received. All

councillors voted in favour of the proposal except for Councillor N Ball who voted against. Councillor T Hooper was duly elected and took the Chair.

3. Election of Vice Chair

It was proposed by Councillor T Hooper and seconded by Councillor H Bunt that Councillor T Thrussell be elected as Vice Chair. There were no other nominations. All Councillors voted in favour of the proposal except for Councillor N Ball who voted against.

4. Election of Planning Committee

It was proposed by Councillor T Hooper and seconded by Councillor G Rogers that the following councillors form the Planning Committee: Councillor T Hooper (Chair), Councillor T Thrussell, Councillors C Smith, H Bunt, M Rowe and G Rogers. All councillors voted in favour of the proposal.

5. Election of Finance Committee

It was proposed by Councillor T Hooper and seconded by Councillor M Rowe that Councillor C Smith be elected as Chairperson. All councillors voted in favour of the proposal. It was proposed by Councillor H Bunt and seconded by Councillor G Rogers that the following councillors form the Finance Committee: T Hooper, T Thrussell, N Ball and A Tamblyn. All councillors voted in favour of the proposal.

6. Election of Representatives

a) Goonzion Downs Commoners

It was proposed by Councillor H Bunt and seconded by Councillor N Ball that Councillor M Rowe be appointed as the representative for the following year. The proposal was carried unanimously.

b) Village Hall Management Committee

It was proposed by Councillor N Ball and seconded by Councillor G Rogers that Councillor N Ball be appointed as the representative for the following year. The proposal was carried unanimously.

c) SE Cornwall CAP

It was proposed by Councillor N Ball and seconded by Councillor A Tamblyn that Councillor T Thrussell be appointed as the representative for the following year. The proposal was carried unanimously.

It was agreed that Councillor A Tamblyn would undertake the weekly inspections of the play and gym equipment in the playing field but that this would be reviewed in the Autumn.

It was agreed that Councillor N Ball would empty the litter and dog faeces bins.

7. To confirm the minutes of the meeting held on Wednesday 8th April 2026

The minutes of the meeting held on Wednesday 8th April 2026, having been previously circulated, were agreed as an accurate record.

8. Declaration of interest in items on the agenda

Councillors N Ball and H Bunt declared an interest in item 21 on the agenda.

16. Cott Yard

To receive and consider a report on any matters arising relating to Cott Yard

Councillor T Hooper explained that there had been considerable correspondence with the tenants as well as a formal letter of complaint from one tenant.

She clarified that on the Title Deed, the yellow area is not to be obstructed to allow free passage for pedestrians and vehicles and there is to be no storage on the land coloured yellow. To this effect, the memorial bench has now been moved and the pot plants, rubbish bags and bins must be moved outside the yellow area. She said that the hatched brown area on the Title Deed refers to the car parking spaces, on which no more than four vehicles can be parked and no commercial vehicles other than on the rare occasions when contractors might be attending to repairs in Cott Yard. She said that the four car parking spaces have now been clearly delineated on the ground and allocated to tenants.

In terms of safeguarding, the Chair explained that, as landlord, the parish council does have a responsibility. She referred everyone to the parish council's safeguarding statement on the website. She said that, to protect tenants, there are strict property safety requirements and a duty of care to identify and report concerns regarding safeguarding to Cornwall Council. She said that the parish council has installed privacy screening on the door from the salon into the communal area to protect clients from being observed. She emphasized that safeguarding is everyone's responsibility but that the safeguarding of children and vulnerable adults is the responsibility of the tenant. She said that the parish council has fulfilled its responsibility. Councillor M Rowe said that all users, including tenants and clients, have a right to use the communal area and to feel safe and comfortable and that the tenants must ensure that their clients are protected. It was agreed that the parish council, as landlord, is satisfied that our safeguarding responsibilities continue to be fulfilled.

The Chair said that, in terms of light and ventilation, each tenant has requirements in accordance with the service they provide. She said that anyone can open the external windows to allow for airflow. She said that whilst the installation of privacy screening on one of the doors in the salon might have reduced light, this is minimal. She explained that it was agreed to install shutters in the glass panel adjacent to the door from the salon into the communal area which will allow air through so that this will mitigate the need for that door to remain open when it is very hot. Councillor M Rowe questioned why it is an issue if the door is left open. Councillor T Hooper said

that keeping the door closed is to ensure the safeguarding of children and vulnerable adults so that they cannot be observed. Councillor N Ball said that the parish council cannot insist that doors are not kept open to suites. He suggested installing a small air conditioning unit in the suite currently used as a salon. It was agreed that options would be explored regarding the installation of a small air conditioning unit and they would be discussed with the tenant.

In conclusion, it was proposed by Councillor N Ball and seconded by Councillor T Hooper that the terms and conditions will be amended to include the covenants and the rules which are expected to be adhered to. All councillors voted in favour of the proposal.

The Chair said that this discussion has given the parish council the opportunity to reflect on how we operate as a landlord and hope that there will be a cordial relationship with all parties going forward.

9. To receive a report on any matters arising from the previous meeting

It was reported that Councillor H Bunt has not yet advertised the surplus furniture for sale from Cott Yard. The Chair said that SWW has repaired the car park and thanks were extended to Derek Fairhall, on behalf of the parish council, for instigating the works. She said that a sign had been erected by Councillor C Smith at Linkindale Woods saying "Unmanaged Woodland". Councillor T Hooper thanked those who attended the Doorstep Green Working Party and she said that, in the newsletter, she has asked parishioners to report dangerous trees to the Clerk. The Chair said that as the FIPL funding is now open, she has submitted an ROI on behalf of the parish council.

10. To receive the Chairman's Communications

The Chair said that David Glanville had sandblasted the gates to the war memorial. Thanks were expressed, on behalf of the parish council, to David Glanville for undertaking this task. In addition, thanks were expressed to Councillor C Smith for clearing the fly tipping on Goonzion. Councillor T Hooper said that she had received correspondence from a resident at Golitha Falls regarding the parking which was reported to the Police but was not considered not to be an issue on this occasion. Councillor G Rogers confirmed that he and Cornwall Councillor Sean Smith were pursuing the matter of the broken fence adjacent to the Council flats. Thanks were expressed to Councillor H Bunt for purchasing new picnic tables and benches. It was noted that Councillor T Thrussell had circulated details of a bus conference on 24th June 2026. The Chair said that a resident was concerned about the potholes on the road between Wenmouth Cross and Treverbyn Farm. She said that she would report this to Cornwall Council. The Chair reported that she has received concerns from a parishioner regarding the yellow gate in the playground opening outwards as the parishioner considers this to be dangerous. Councillor G Rogers said that the gates to playgrounds are designed this way to stop dogs from getting in and it is easy for a child to escape from the playground if they feel that their safety is threatened.

11. To answer any questions from Councillors, previously notified to the Clerk

None

12. To receive a report from the Clerk

None

13. Doorstep Green and Playing Field

To receive and consider a report on any matters arising relating to Doorstep Green and the Playing Field

It was noted that the contractor has attended Doorstep Green and cleared one section of Doorstep Green. It was noted that this area will need seeding with grass. It was proposed by Councillor A Tamblyn and seconded by Councillor T Thrussell that Councillor G Rogers be authorised to purchase some bedding plants for the planters around the gazebo. All councillors voted in favour of this proposal. Councillor H Bunt reported that the pedestrian gate onto Lampen Road has a rotten post. Councillor N Ball suggested replacing the wooden post with a steel one. It was proposed by Councillor H Bunt and seconded by Councillor M Rowe that Councillor C Smith asks Colin Alford to have a look at this with a view to repairing it. All councillors voted in favour of the proposal.

14. Shop and Community Hub

To receive and consider a report on any matters arising relating to the shop and community hub

It was noted that kitchen has been re-painted. The Clerk clarified that all users of the Community Hub are to be charged the agreed rates. It was noted that the shop owners are unhappy about having to pay to use the facility for the Gentlemen's Breakfast. The Chair said that she would advertise the facility for hire in the newsletter.

15. Toilets and Car Park

To receive and consider a report on any matters arising relating to the toilets and car park

Councillor G Rogers reported that the grey mini in the car park which is untaxed and uninsured has been removed and replaced with a Vauxhall Astra. It was agreed that works to repair the sections of the car park not repaired by SWW should go ahead with the agreed contractor.

17. St Neot Orchard

To receive and consider a report on any matters arising relating to St Neot Orchard

It was noted that Colin Alford will look at the provision of a car parking area adjacent to the orchard as soon as possible. The Chair said that the scouts have enquired about the area of the orchard that is to be set aside for their use and have sought clarification as to what it can be used for. It was agreed that Councillors G Rogers and C Ugalde would visit the site and report to the next meeting.

18. Weed Control

To discuss matters arising relating to weed control in the village

It was noted that there has been considerable correspondence regarding the use of glysohate and that it would not be a good idea to spray the weeds in the village with the product this season. It was proposed by Councillor G Rogers and seconded by Councillor A Tambllyn that a working party of councillors and volunteers takes place on Thursday 18th June at 6pm to manually weed the village. All councillors voted in favour of this proposal. It was agreed that if no one attends the working party from the community, consideration will be given to the use of glysohate next year.

19. Farmer's Market

To receive a report from the councillor who attended the farmer's market on 2nd May 2026

Councillor N Ball said that he attended the market but there was nothing to report. Councillor G Rogers asked when BT intends to paint the telephone box in the village. Cornwall Councillor Sean Smith said that he will pursue this matter.

20. To receive reports from -

a) Cornwall Councillor

Cornwall Councillor Sean Smith said that a year has passed since he was elected and that he hoped that he had helped to facilitate and achieve some matters. He thanked all parish councillors for their dedication and commitment and extended special thanks to Councillor D Glanville, who has now resigned from the parish council and to Councillor G Rogers, who is now the outgoing Vice Chair. In terms of the use of glysohate, he explained that a motion was passed at Cornwall Council to stop the use of glysohate and it was going out to public consultation. It was noted that if parish councils opted out of the use of glysohate by Cornwall Council, they will be fully responsible for the weeds on highways and that this maybe a problem as insurance is not available for voluntary workers. Cornwall Councillor Sean Smith said that insurance is available if the parish council is registered with Volunteer Cornwall.

In terms of planning issues, Cornwall Councillor Sean Smith reported that the application at Elliot Barn, Colliford Lake is now proceeding as the Applicant has submitted a revised application omitting the velux windows and replacing the 3 sets of bifold doors on the front elevation with one set of bi fold doors and two windows. He said that he was concerned about development that is taking place at Colliford Lake as further land levelling and alteration has taken place and that land is

reportedly being marketed with consideration for two houses, additional farm buildings and potential further development. He explained that the caravan positioned on the site is currently considered by Enforcement Officers to be a welfare unit for the farmer.

He said that he attended the Farmers' Market and spoke with residents and that he continues to investigate issues with Biffa regarding road sweeping. He said that he has raised concerns with Cornwall Housing regarding the broken fence adjacent to the Council flats and that he will continue to pursue this matter. In terms of the ongoing parking issues at Golitha Falls, he said that Cornwall Council are reportedly considering a future plan and it is important that the parish council specifies what would be an acceptable solution.

He congratulated the parish council on the fantastic work done on Goonzion. He also said that a motion was raised at Cornwall Council regarding overcrowding on the Callywith College buses and proposed a "one ticket, one seat" policy but the proposal was not supported.

b) Goonzion Commoners

Councillor M Rowe reported that the cattle grid at Luna has now been cleaned. Councillor C Ugalde said that a dog had been bitten by an adder on Goonzion. Councillor T Hooper said that there is a foal on the moors with an inverted lip and that she will report this to the owner.

c) SE Cornwall CAP

Councillor T Thrussell said that he attended the Transport Working Party where the ongoing issues regarding the Tamar Bridge were discussed.

21. To authorise the signing of orders for payment, including –

Cornwall Pension Fund (Pension for Clerk) - £242.09
Julie Ball (Toilet cleaning) - £165.23
Sue Blaxley (Backpay) - £333.39
James Hallam Council Guard (Flood Cover for Pavillion) - £22.86
Corserv Solutions Ltd (2 bags salt and grit bin) - £784.42
Ed's Cornish Timber Products (Picnic Tables) - £540.00
Western Web (Accessibility Audit) - £54.00
LJC Bookeeping Services (Internal Audit) - £225.00
EDF (Parish Lighting) - £222.37
Lanhydrock Gardening Services (Grass Cutting x 2) - £657.60
St Neot News (Newsletter Expenses) - £477.00
Cornwall Council (Business Rates for Community Hub 25/26, 24/25, 23/24 and 1st installment for 26/26 - £1899.68
Christian Smith (assorted items for Community Hub and Cott Yard) - £154.28
Karen Bunt (Pavillion Cleaning) - £48.00
Source for Business (Water for Pavillion) - £65.42
Andrew Davy Electrical (Emergency Lights) - £570.80

It was proposed by Councillor A Tamblyn and seconded by Councillor M Rowe that the above orders be authorized for payment. All councillors voted in favour of the proposal, apart from Councillors N Ball and H Bunt, who having previously declared an interest, abstained from voting.

22. Finance Report

To receive a current assessment of the accounts

The Clerk reported that income in April 2026 comprised: £622.92 from Country Lane Enterprises as rent for the shop, £143.75 for use of the Community Hub and £24,678.00 from Cornwall Council as the first half of the precept. She said that the accounts balance at £62,313.53.

23. Co-option

To consider applications for co-option onto the parish council

None

24. Date of next meeting

To confirm the date of the next Parish Council meeting on Wednesday 10th June 2026.

The date of the next meeting was confirmed as Wednesday 10th June 2026 in the Committee Room, St Neot Social Club, St Neot commencing at 7:30pm.

There was no further business and the meeting was closed at 9:40pm.