MINUTES OF THE ST NEOT PARISH COUNCIL MEETING HELD ON WEDNESDAY, 11TH NOVEMBER 2026 AT 7:30PM IN THE COMMITTEE ROOM, ST NEOT SOCIAL CLUB, ST NEOT

Present: Councillors T Thrussell (Vice Chair), M Rowe, G Rogers, C Ugalde, C Smith, J Williams, A Tamblyn, N Ball, R Saunders and H Bunt.

Matthew and Andrew Rowe

Sue Blaxley, Clerk and RFO.

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

Public Participation

Matthew Rowe spoke in respect of planning application PA26/06199 - Siting of a replacement 850 kw wind turbine with a tower hub height of 44 m and blade tip height of 70 m, with three blades and a rotor diameter of 52 m at Great Tredinnick Farm, Two Waters Foot. He said that the proposed development is to replace the existing turbine with a larger one as the farm is not currently self-sufficient for energy. The aim is to ensure that the business is sustainable for the future. He explained that the farm employees several local people and there are 3 households on the farm. He said that under a Section 106 agreement relating to the existing turbine, he donates £1000/pa to the community. He said that he would be prepared to enter into a new agreement replacing the current donation with 20 annual payments of £1500 following completion of the project or continue the existing payments of £1000 pa and donate a one off payment of £20,000 following completion of the project.

Councillor C Smith clarified the proposal stating that the existing turbine is 44m high and the proposed turbine will be 70m high. He said the rotation will be slower which should reduce the flickering. He said that the noise level will be the same and will give a better coefficiency, increasing the output by up to 50%. He said that it is a re-conditioned turbine from Poland.

1. Apologies

Apologies were received and accepted from Councillor T Hooper.

2. To confirm the minutes of the meeting held on Wednesday 14th October 2026

The minutes of the meeting held on Wednesday 14th October 2026, having been previously circulated, were agreed as an accurate record.

3. Declaration of interest in items on the agenda

Councillors H Bunt and N Ball declared an interest in item 16 on the agenda and Councillor M Rowe declared an interest in item 4 on the agenda.

Matthew Rowe left the meeting.

4. Planning Application

To receive and consider the following planning application:

PA26/06199 - Siting of a replacement 850 kw wind turbine with a tower hub height of 44 m and blade tip height of 70 m, with three blades and a rotor diameter of 52 m at Great Tredinnick Farm, Two Waters Foot

The Vice Chair said that Policies RE1, 16 and 23 of the CLP are relevant to this application. Councillor N Ball questioned whether noise readings for the existing turbine have been submitted. It was noted that the noise levels of the proposed turbine are included in the application, and they indicate that none of the neighbouring properties will be adversely affected. It was noted that one of the neighbours met with the Applicant to discuss the proposal but there are no public comments on Cornwall Council's Planning Portal.

Councillor T Thrussell commented that a taller turbine may affect bird life and bats which may be offset by the slower rotation. Councillor N Ball said that the proposed turbine will be visually much more intrusive. Councillor A Tamblyn commented that the visual aspect becomes part of the skyline in time. Councillor G Rogers said that there is very little difference in the noise levels to the existing turbine. Councillor C Smith said that the peripheral speed of the proposed turbine is the same as the existing turbine, but it will appear slower. He said that many turbines are being replaced by more efficient ones and that the proposed turbine will generate 75% of the farm's electricity as opposed to 50% now. Councillors R Saunders, C Ugalde and J Williams said that they support the application. Councillor G Rogers said that it should be noted that the proposed turbine will be in a slightly different position to the existing turbine. He said that the new turbine is required to maintain a viable business employing local people. Councillor H Bunt said that the positioning of the new turbine is only slightly different to the existing one in that the new pad will be adjacent to the existing one. He said that a traffic assessment has been undertaken in respect of transporting the turbines.

It was proposed by Councillor G Rogers and seconded by Councillor R Saunders that the application be supported. All councillors voted in favour of the application apart from Councillor N Ball who voted against.

Matthew Rowe returned to the meeting.

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

Councillor J Williams said that the fallen tree on the road to the Holy Well has not been removed. Councillor M Rowe said that the verge belongs to Cornwall Council and that they are unlikely to remove the tree. It was agreed that the Clerk would write to the Environment Agency informing them that the fallen tree is interrupting the flow of the river and is a dangerous hazard. It was noted that the wall adjacent to the road to the Holy Well is in a poor state of repair and that Cormac were meant to be

inspecting it. In addition, they were meant to be inspecting the vegetation growing out of the bridge in St Neot.

6. To receive the Chairman's Communications

The Vice Chair reported that the fence on the A30 has now been repaired. He said that the defibrillator in Cott Yard has been used but is now fully functioning again. He said that he was waiting for a reply from SWW regarding their payment to site the monitoring equipment on parish council land.

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

Councillor N Ball said that a new defibrillator heated box has now been purchased for the defibrillator opposite the cemetery. Councillor A Tamblyn said that he would fix it to the wall of his garage.

8. To receive a report from the Clerk

None

9. Doorstep Green and Playing Field

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

Councillor C Smith reported that he has cleaned the bridge into Doorstep Green. He said that there are large trees either side of the bridge which require significant pruning or felling to reduce the leaf mulch, and hence slipperiness It was proposed by Councillor N Ball and seconded by Councillor A Tamblyn that Councillor C Smith undertakes the requisite work to the trees. All councillors voted in favour of the proposal. It was agreed that a clean-up in Doorstep Green is not required at the present time.

Councillor C Smith said that the zip wire has now been purchased. He said that the underground cable in the playing field will be delineated by National Grid. The suggested location for the zip wire was discussed. It was noted that it will not impede the playing of ball games or the carnival. Councillor C Smith said that the equipment was intended for ages 5+. He said that he will speak to the company who inspects the play equipment prior to installation. It was noted that the zip wire will have to be inspected yearly as does the other play equipment. Some discussion took place regarding the colour of the equipment. It was agreed that this could be changed later. It was proposed by Councillor G Rogers and seconded by Councillor C Ugalde that the zip wire be located as indicated in the photographs shown by Councillor C Smith, pending National Grid delineating the position of the underground cable. All councillors voted in favour of the proposal apart from Councillor N Ball who voted against.

Councillor G Rogers said that the bell has been removed from the train. Councillor C Smith said that he would replace it. It was noted that the gate at the far end of the

playing field has now been modified to become a 2-way swinging gate to allow for disabled access.

10. Shop and Community Hub

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

Councillor C Smith said that the light in the toilet is not working and that an electrician will attend to this matter.

In terms of the new roof for the community hub, Councillor C Smith explained that the ridge tiles and the hips are quite prominent. He said that either lead mops or concrete vented roof tiles could be used on the ridges and that either Brazilian or Spanish slate could be used as the roof covering.

Councillor C Smith detailed the 3 quotations he had obtained:

1. Brazilian grey green slate with cemented ridge tiles - £9,100 plus VAT; Spanish slate with cemented ridge tiles - £11,000 plus VAT; lead mop ridges - £1,600 plus VAT.
2. Brazilian grey green slate with cemented ridge tiles - £11,200 plus VAT; lead mop ridges - £1,400 plus VAT.
3. Brazilian grey green slate with cemented ridge tiles - £8,000 plus VAT; Spanish slate with lead mop ridges - £12,000 plus VAT.

Considerable discussion took place regarding the quotations. It was proposed by Councillor G Rogers and seconded by Councillor C Smith that Spanish slate be used as it is superior in quality to Brazilian slate and is more durable with a lead mop ridge as it is more visually pleasing. 7 councillors voted in favour of the proposal and 3 against. The proposal was, therefore, carried.

It was proposed by Councillor N Ball and seconded by Councillor A Tamblyn that quotation 1 be accepted as the parish council knows the quality of workmanship by this contractor. 8 councillors voted in favour of the proposal and 2 against. The proposal was, therefore, carried.

Councillor H Bunt said that the gutters on the shop require cleaning. Councillors A Tamblyn and C Smith said that they would attend to this matter. Councillor H Bunt said that, on occasions, the heater in the community hub has been left on overnight.

11. Cott Yard

To receive and consider matters arising relating to Cott Yard

Councillor C Smith reported that the current tenant in the upstairs suite in Cott Yard vacates the premises on 30th November 2026. The Clerk said that she has asked Martin Eddy if the archive would use the suite temporarily. It was proposed by Councillor T Thrussell and seconded by Councillor A Tamblyn that Jefferies be

instructed to market the suite at a cost of £750 when it is let. All councillors voted in favour of the proposal.

12. Toilets and Car Park

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

Councillor C Smith said that he has replaced the toilet seat. He said that some of the tiles in the toilet have lifted which Colin Alford will attend to.

13. St Neot Orchard

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

It was noted that the new car parking area is being used.

14. stneot.org

To receive and consider the management of stneot.org

Councillor J Williams said that Matt Williams will take over the management of stneot.org

15. To receive reports from -

a) Cornwall Councillor

None. It was noted that he had sent his apologies for not attending Remembrance Sunday.

b) Goonzion Commoners

Councillor M Rowe said that the verges have now been trimmed. It was noted that rubbish had been dumped in a mine shaft on the moor which councillors cleared. Councillor T Thrussell said that an address was found in the rubbish and that he will email Cormac regarding this matter.

Councillor M Rowe said that cattle have been reported on Tripp Hill. It was agreed that the gate at the cattle grid requires inspection. The Vice Chair thanked Councillor R Saunders for putting up the fly tipping posters.

It was agreed that JR Agriculture have done excellent work at Crowpound and that a day's trial using this contractor to pull and burn a section of the football pitch was agreed at the last meeting.

Councillor T Thrussell said that there is a pet burial on Goonzion which has recently been decorated with plastic flowers. It was agreed that these could be dangerous to grazing animals. After some discussion, it was agreed that Councillor T Thrussell

would erect a polite note at the grave asking for the plastic flowers to be removed and only biodegradable materials be used on the grave.

c) SE Cornwall CAP

None

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

Cornwall Pension Fund (Pension for Clerk - £260.77
Julie Ball (Toilet cleaning) - £165.23
Sue Blaxley (Backpay) - £333.39
Source for Business (Water for Toilet) - £167.79
St Neot News (Newsletter Expenses) - £792.00
EDF Energy (Parish Lighting) - £181.87
Thomas Thrussell (Laminated Signs) - £62.04
Sue Blaxley (Poppy Wreath) - £27.50
Cornwall Council (Rates for Community Hub) - £576.00
Defib Warehouse (Batteries and Pads for Defibrillator) - £428.40
Karen Bunt (Commuity Hub cleaning) - £56.00
J R Agriculture (Works on Goonzion) - £950.00
St Neot News (Advertisement) – £20.00
Lanhydrock Gardening Services (Grass Cutting) - £328.80

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

To authorize the signing of orders for payment for maintenance of council assets, including –

Christian Smith (Toilet Seat) - £25.88

It was proposed by Councillor T Thrussell and seconded by Councillor N Ball that the above order be authorized for payment. All councillors voted in favour of the proposal, apart from Councillor C Smith who abstained from voting.

17. Finance Report

To receive a current assessment of the accounts

The Clerk reported that income in July 2026 comprised £622.92 from Country Lane Enterprises as rent for the shop and that the accounts balanced on 30th September 2026 at £70, 630.71.

18. Date of next meeting

To confirm the date of the next Parish Council meeting on Wednesday 9th December 2026.

The date of the next meeting was confirmed as Wednesday 9th December 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 9:20pm.