Minutes of the Meeting of St Just in Roseland Parish Council held on Monday 2nd November 2026 in the Millennium Rooms, St Mawes The meeting commenced at 7.00pm.

Committee Councillors Present: A Fordham (Chair), K Ives, C Williams, K Warren, E Andrew, P Salter, R Baylis, A Marchant, P Hare-Scott, S Goldsmith
Also present: H Couch (Parish Clerk), R Fordham (Parish Administrator) and four members of the public

1. To accept apologies for absence – Cllr Giles, Cllr German

2. Declaration of Interest:
a) Disclosable Pecuniary Interest - None
b) Non-Registerable Interest - None
c) Of gifts to the value of more than £25 -None
d) To consider requests for dispensation on items on the agenda -None

3. Public Participation:
Request from the St Mawes and St Just Community Land Trust (formally known as the SMART Trust)
The St Mawes and St Just Community Land Trust requested that the Parish Council support a resolution to assist their planning application number PA26/03701 which is for the proposed 17 domestic affordable homes on the site of the current school playing field. The proposed resolution for the Parish Council to vote on is:

St Just in Roseland Parish Council:
a. Notes that both RNDP Policy SF4 and the list of 'Open Spaces Used by the Public' buried in Endnote 11 include 'use by the public' as key criteria and SF4 only covers Open Spaces currently used for sports and recreation (which the site is not)
b. Records, based on consideration of evidence of use, that the School Playing Field has not been available for use by the public for over 10 years, since the School joined ASPIRE in 2016, and is surplus to requirements not least in view of the open space now in use by the School on its Main Site

c. Values that land much more highly for 100% Affordable Housing delivered by St Mawes & St Just CLT Charitable Incorporated Organisation than designated an 'Open Space'

d. Acknowledges that it cannot and does not seek to change the adopted Plan but:

(i) notes that the focus of SF4 is on land 'currently used' as Open Space by the public for sports and recreation
(ii) notes that the wording of the list of 'Open Spaces Used by the Public' buried 4 clicks below the Plan recorded the position in 2015 when the Plan was adopted
(iii) records that the School Playing Field has not been accessible for Use by the Public since ASPIRE Academy Trust took over the School in 2016
(iv) records that the Plan and its References did not fix the use of any land – including the School Playing Field – for all time, but is to be read and applied having regard to the current and likely future use of such land
(v) considers that the correct approach under the Plan and related policies is to align the description of the use of the School Playing Field with its actual and likely future use, which is not - and has not for many years - been Open Space used either by the Public or for sports and recreation

e. Regards the wording of SF4 as explicitly granting authority to the Parish Council to designate Open Spaces 'during the lifetime of the Plan'

f. Exercises that authority to formally remove the School Playing Field's designation of 'Open Space Used by the Public' from the list (buried within) Endnote 11 of the RNDP on the ground that it is not used for that purpose, has not been used for that purpose for over 10 years and is not likely to be used for that purpose in the future

g. Urges Cornwall Council to approve PA26/03701 without delay on the grounds that

(i) 'the benefits of approval substantially outweigh any adverse effects' - see NPPF2026 S5 Para 1 j
(ii) there is overwhelming public interest support for this 100% Affordable Housing scheme – to be developed 100% not for profit – and
(iii) further delay is against the public interest.

Questions were asked of the committee and then it was agreed with a show of hands that Agenda Item 11, under Parish Issues/Concerns would be discussed now, following the presentation.

It was proposed that the resolution in full be agreed and that our comments are sent to Cornwall Council Planning in support of St Mawes and St Just Community Land Trust. This was proposed by Cllr Peter Hare-Scott and Cllr Andy Fordham. This was unanimously agreed by a show of hands. Clerk to contact Cornwall Council with our decision.

Clerk was also requested to contact our Cornwall Councillor Julian German to request that he adds support to the application and help ensure that the Parish Council's resolution, the evidence it has considered concerning the former school playing field, and the community benefits of the proposal receive full consideration by Cornwall Council. It was

recognised that the application must be assessed against the relevant planning policies and material considerations, and ask that he supports a timely decision that gives appropriate weight to the opportunity to deliver 100% affordable housing for St Mawes.

4. Confirmation of the minutes of the Parish Council Meeting held on 5th October 2026.
The Council **RESOLVED**, by a show of hands by those who had attended, that the said minutes be approved.
All in favour and they were duly signed by the Chairman.
Matters Arising:
CCTV in St Mawes Car Park/Public toilets
It was confirmed that an additional camera was being installed within the next couple of weeks. Additional signage will be reviewed following the installation.
Confirmation of land ownership in St Just in Roseland between the Bowling Green and the Roseland Centre
Clerk still investigating
Overhanging oak tree on main road in St Just in Roseland
No contact from owner – Clerk to chase
Rising Sun Christmas Fun Run
Following conversation with the Clerk, the Rising Sun have decided not to pursue this idea due to Health and Safety considerations. They will consider an event next year, now knowing the Health and Safety issues involved.
South West Water – water leaks in St Mawes car park
Clerk still in conversation with South West Water regarding the continual need for remedial works. The councillors requested that Cllr German should assist in taking action on behalf of the Parish. Clerk to action.

5. Cornwall Councillor Report
Cllr German sent his apologies and requested that any questions be forwarded to him.

6. Clerk's Report
The Clerk, Cllr Warren and the Parish gardening contractor recently attended the South West in Bloom Awards in Newquay, where St Mawes won a Silver award in the Pennant Village Category, having entered the competition for the first time this year. This is a very impressive result, and paves the way for further entry into the competition next year, with hopefully wider input from the community. Cllr Warren reported that the idea of South West in Bloom is very different from the perceived idea of municipal planting, flower beds and hanging baskets, and is aimed towards sustainability and community. Ideas for the future include involving the village hotels, some private gardens, voluntary groups and the school who may be able to take on an aspect of growing within the community.

7. External Committees, Training & Local Representatives
Harbour Lights Committee
Cllr Ives reported that new lights have been ordered and should be arriving next week. These have the correct safety specification.

8. Correspondence
The Clerk has received a letter from a St Mawes resident who has written to National Grid asking that they consider including remedial work on five overhead wires in their area of the village, which are uninsulated. These wires bang together during high winds, causing a fuse to blow in the sub-station in St Mawes Car Park. The request is that the National Grid either insulate the wires or replace them with one thick one. The resident requests that the Parish Council raise this issue with the National Grid as well. Clerk to action.

9. Accounts and Finance
The Council was asked to note the following payments during October:

Direct Debits/Debit Card/ Standing Orders shown as paid in October	£34,915.33
Salaries for October	£ 8,110.30
Income shown as received during October	£40,678.05

The car park income for October was noted.

	Pay & Display	**Pay & Display**	**Permits**	**Permits**	**Total**
	Monthly	**Cumulative**	**Monthly**	**Cumulative**	**Cumulative**
Oct – 25	15,992.15	200,468.55	4,300.00	45,146.70	245,615.25
Oct – 26	17,969.40	220,531.10	0.00	42,215.00	262,746.10
Oct **2026 comparable with 2025**					
Up	1,977.25	20,062.55			17,130.85
Down			4,300.00	2,931.70	

This includes £17,169.00 (gross) taken on card payments.
Acceptance of the accounts was proposed by Cllr Baylis. Seconded by Cllr Marchant. All in favour.

Grant application received from St Mawes School for London residential course in 2027

It was agreed that this would be discussed in detail at the next meeting of the Finance Committtee on Monday 16th November at 5.00pm.

10. To note Committee Meetings held since last Full Parish Council Meeting and discuss recommendations:

- Planning Committee Meeting on 12th October 2026 - noted

- Personnel Committee Meeting held on 21st October 2026

Recommendation to move to CALC payroll

This is an additional paid service available exclusively to member councils. The cost is £240.00 per annum.
Cllr Warren proposed to adopt this service. Seconded by Cllr Williams. All in favour.

Update regarding walkaround in St Mawes Car Park

Cllr Salter reported that a walkaround had pinpointed remedial works necessary in St Mawes Car Park this year, including line painting and surface repairs. The yearly cut of vegetation will take place on January 11th 2027.

11. Parish Issues/Concerns

Update on arrangements for Parish Carol Concert – Saturday 12th December

This year the Harbour Lights Committee and the Parish Council will combine their Christmas events into one evening on Saturday 12th December. The Christmas Tree lights procession will start at the Memorial Hall in St Mawes at 5.30pm, walking down to the Christmas tree outside St Mawes Arcade. The lights countdown and blessing of the tree by the Reverend will take place, the children will sing a carol, and then the Parish Carol Concert will start at 6.00pm in St Mawes Memorial Hall. Mulled wine and mince pies will be available for all before the concert, which will feature St Mawes School pupils singing three carols, and an appearance by some members of the Singing 4 Fun group under the direction of their musical director, who is also playing the piano throughout the event. There will also be community carols.

Remembrance Service – Sunday 8th November

As Chair of the Parish Council, Cllr Fordham is unable to attend the Remembrance Service due to work commitments. Clerk to find replacement representative.

St Mawes Cashpoint

A concern was noted about the frequent error messages displayed by the cashpoint in St Mawes Car Park, following the recent attempt by Barclays to remove it. It has now been confirmed that they are unable to do this without an alternative provider having been found, but the service is now unsatisfactory. Clerk to continue in talks to find an alternative provider.

Defibrillator at St Just in Roseland Church

The Clerk confirmed that the offer of a defibrillator to be installed on the outside of the Interpretive Centre had been gratefully received by the Parochial Church Council. This will be, as usual, be provided in partnership with the Roseland Surgeries Patient Group. Clerk to action.

Footpath 322/4/1 – Jasmine Cottage (St Just in Roseland) to Lower Tregorland

The deteriorating condition of this footpath has been a cause for concern, and been reported before, but it has got worse. Administrator to request the Cormac Countryside Officer assess the footpath as a matter of urgency. The Clerk confirmed that there is a grant available to help with necessary repairs.

12. Future meeting dates, road closures and extra information:

- Planning Meeting to be held on Monday 9th November at 5.00pm
- Millennium Room Management Committee meeting on Wednesday 11th November at 6.00pm
- Finance Committee Meeting on Monday 16th November at 5.00pm.
- Car Park Meeting on Monday 16th November at 5.45pm.

13. Any other business that the Chairman considers to be of urgency - None

CONFIDENTIAL

15. Enforcement – None

16. Personnel Issues - None

There being no further business, the meeting closed at 8.13pm.

The next meeting is on Monday 7th December 2026 at 7.00 pm in the Millennium Rooms, St Mawes.

Signed as a true record……..Chairman