

## ST GERMANS PARISH COUNCIL

### MINUTES OF THE MEETING OF ST GERMANS PARISH COUNCIL HELD ON MONDAY, 5<sup>th</sup> JANUARY 2026 AT THE POLBATHIC HALL AT 6.30PM.

**Present:**

**Tideford Ward:** Cllr. A Hodge  
**St Germans Ward:** Cllrs. R Elliott, B Skelton, J True  
**Polbathic Ward:** None  
**Bethany Ward:** None

**Also attending:** Mrs J Hoskin (Parish Clerk)  
Cllr K Ewert (Cornwall Council)  
Five members of the public

**1.. Chairman to open the meeting followed by the public session.** The Chairman opened the meeting, wishing everyone a Happy New Year and invited the members of the public to address the Council, if they so wished.

Residents expressed their views and concerns in relation to planning application PA25/03300 (agenda item 5a) along with recent changes to the field and the impact any development would have on the surrounding areas. The history of the field was noted. Comments were noted by Councillors.

Cllr Ewert had received communication indicating this application may be withdrawn and amended although this had not yet happened.

The public session closed at 7.00pm

**Cornwall Council Report** - Cllr Ewert had spoken to South West Water about the number of emergency road closures within her ward and why some related to long term leaks.

Cllr Ewert reported on the review of administration charges for the Tamar Bridge tags and hoped this would remain at 80p per month and not increased to £2.00

The Housing Revenue Account (HRA) and this impact on the Councils budget were explained.

The Community Network Highway Scheme was open for applications through the Community Area Partnership and Cllr Ewert encouraged the Parish Council to submit an application.

Cormac had cleaned the surface of the footpath from Trerulefoot to Polbathic.

Incidents of graffiti had appeared overnight during Christmas Eve on pubs walls in Polbathic, Crafhole, Widegates, Seaton and Dowerderry.

Cllr K Ewert left at 7.30pm to attend another meeting.

**2. Apologies for absence** were received and accepted from Cllrs. P Chilton, T Hooper and T Price.

**3. Declarations of interest relating to matters on the agenda.** None declared at this stage of the meeting.

**4. Vice Chairman until the AGM in May 2026.** It was proposed by Cllr Elliott, seconded by Cllr Skelton and unanimously agreed Cllr Hodge be elected as Vice Chairman until May 2024. Cllr Hodge accepted.

**5. Planning applications –to discuss the following planning applications and any other applications received between the publication of the agenda and the meeting.**

**a ) PA25/03300 Land West of St Germans Railway Station, St Germans – Construction of two dwellings, car park and associated works.** The Clerk confirmed the Parish Council had been given an extension of time to submit their comments on this application.

It was proposed by Cllr Skelton, seconded by Cllr True and agreed Councillors take a few days to draft and agree a response to the CC planning department. This will then be submitted by the Clerk. It was agreed that the Clerk contacts the Applicants Land Agent for confirmation on the status of this application asking if it was being withdrawn.

The comments submitted were:

There are a number of points St Germans Parish Council would like to raise regarding Planning application number PA25/0330.

1. On the application form the answer to question "loss of habitats", the applicant has answered NO when in actual fact the answer should have been YES, as there has been commercial dumping on this site since April 2025. A previous Environmental Consultant's report section 7.2.11, states that slow worms and common lizards are present on this site. Also at the time of this application, Planning Enforcement were investigating a potential breach of change of use from agricultural land to utilities compound exceeding 28 days.
2. On the application form under the question re. Pedestrian and Vehicle access roads and rights of way, the applicant has answered NO to this question when it should be YES. This is because it is proposed to enlarge the entrance to the field in order to provide access to the proposed car park, which fronts directly onto the station access road/highway. This is a narrow road/lane with no footpath and vehicles already speed down the lane to the station.
3. The proposal to use an existing gate entrance to the field, albeit enlarged, will increase the traffic on this narrow access road to the station. There are unsighted pedestrian entrances to the houses which open directly onto the road. In addition school children and commuters use the road as there is no footpath, for pedestrian access to and from the station. This danger has been reported to Cornwall Highways in the past and we were advised that there was no money to address the safety concerns. This proposal makes it potentially even more dangerous to users and residents. The entrance should be on the main road.
4. In the road area adjacent to and opposite the existing gate and proposed entrance, vehicles are often parked whilst dropping off and waiting for trains to arrive. This proposal would make it potentially more dangerous to users and residents.
5. Delivery vans, royal mail and oil tankers delivering to the houses and railway maintenance staff all park or wait along or around the access road from time to time, which would block access to the proposed car park.
6. Any entrance to the proposed car park and proposed houses should therefore be sited with access directly from the B3249 opposite the entrance to Lower Fairfield with the possible inclusion of a small roundabout which would help maintain the new 20 MPH speed limit within St Germans village.
7. The Parish Council do not accept that there is a need for a "paying" carpark. Over the last few years parking around the station has reduced due to: a) The closing of the under 5's

pre-school in the "Old telephone exchange". b) Less commuting due to the fact that more people are working from home. c) Reduction in the number of trains and times of trains that stop at St Germans.

8. It is considered that any charge made for carparking would result in cars still parking on the highway, unless there were no parking zones for a considerable distance surrounding the station. The questions then arise that residents along the access road would have nowhere to park their vehicles and who would enforce the no parking zones.

9. This planning application is within an Area of Outstanding Natural Beauty, a Conservation area and the proposed car park would be fronting onto three Listed buildings, all of which require statutory duties and considerations by Cornwall Council.

10. The proposed area is currently a natural and historical green space within the centre of the village. This proposal would be clearly visible on entering the historical village and is out of character with the conservation area and AONB. The ANPR machine and proposed lighting would cause light pollution in a currently dark area of the village, harming residential amenity and character of the Conservation area.

11. The Parish Council do not support the need for the proposed open market houses in this area. There are a number of empty houses within the village requiring renovation which should be a priority before further development is agreed. It is felt that any proposed dwellings on this site should be "affordable housing" for local people.

12. There has been ongoing dumping of inert waste material onto this land over a period of months and this has already impacted on the site which changes the applicant's answer "NO" to the question "Has there been any loss (or degradation) of any onsite habitat, resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated". This is especially relevant as it is not clear what they include as "urban" in their calculation.

13. The parish council highlight the negative score on the biodiversity net gain calculation. While it says hedges are positive, the habitat remains negative, and so overall there is a biodiversity loss, which the applicant states will have to be balanced through the purchase of 1.07 offsite units from a third party provider.

14. The ecological survey dates back to 2023 and flags the need for more detailed surveys when detailed plans are available. There are statements in the Green Infrastructure statement about the development being nature positive, but these are not substantiated with any detail.

15. It is good the plans intend to keep all existing trees, and that they do not mitigate the loss of habitat to a large extent with the additional trees included in the planning, the landscaped areas and the biodiversity buffer. The use of permeable surfacing and a sustainable drainage system should ensure that surface water is managed within the site. The plans also state that no external lighting is proposed and that any lighting will switch off shortly after the time of the train.

**6. Cornwall Council Planning decisions and reports to be noted:** Noted.

a) **PA25/06259** Land South of Clover Park, Tideford Cross – Temporary agricultural workers

dwelling – APPROVED.

**b) PA25/05900** Agricultural shed, Tideford Cross Lane – Erection of a single self-build dwelling. APPROVED.

**c) PA25/06689** Land North West of Orchard Close, Tideford Cross Lane – Change of use from agricultural land to Sui Generis to use as a dog walking field. The field will remain a level meadow and have fencing of 1.8m utilising current hard standing and buildings. APPROVED.

**d) PA25/07097** The Coach House, Nut Tree Hill, St Germans – Redevelopment of existing workshop , internal and external amendments, addition of solar panels. AWAITING A DECISION.

## **7. Finance**

**i) to note and approve current financial position on all accounts.** The bank reconciliation was noted and bank accounts verified by the Chairman.

**ii) to approve and authorise the payment of accounts for December 2025.** It was proposed by Cllr Hodge, seconded by Cllr True and unanimously agreed the accounts be paid.

Staff & HMRC	Salary & PAYE	1024.91		1024.91
Tamar Accounting	Monthly fee	20.00	4.00	24.00
Polbathic Recreation Room	Room hire 05.01.2026	20.00		20.00
Western Web	Renewal cloud email acc	72.00	14.00	86.40
Clerk – Expenses	Lap top case. Phone top up	59.99		59.99
Parish Magazine Printing	December edition	221.76		221.76
Duchy Defibrillators	Annual fee	820.00	164.00	984.00
Pear Technology	Tech support	95.00	19.00	114.00
SSE	Tideford street light	85.35	4.27	89.62
Lloyds Bank	Charges Nov/Dec	6.75		6.75

**iii) to approve the Precept for the 2026/2027 financial year.** Having received the recommendation from Finance Committee members and the Clerk / RFO the council unanimously agreed to request a precept of £58,000 for 2026/2027. This being no increase on the current financial year. Proposed by Cllr Elliott and seconded by Cllr Hodge.

## **8. Nut Tree – to nominate the Clerk /a Councillor to write a report for the next parish magazine.**

The Clerk will submit a report for the February edition.

Cllr True had attended a meeting of the Nut Tree committee.

## **9. Urgent Matters: To report any matters the Chairman considers urgent matters for this meeting. Items for the next agenda.**

Cllr Skelton reported the grass at the cemetery and Tideford Play Park needed cutting. The contractor to be asked to carry out this work as soon as the weather permits.

Cllr True reported on damaged pipe for the mains water system in the Newport area of St Germans that left some properties without a supply.

## **10. Date of next Parish Council meeting – Monday, 26<sup>th</sup> January 2026 at the RBL, Tideford.**

**11. To close the meeting.** There being no further business the meeting closed at 8.15pm.