

Minutes of Morval Parish Council Meeting held at Widegates Village Hall on Wednesday 20 April 2026

Present: Councillors A Jackson, (Chair), D Kirkland, S Hutchins, J Kitson, R Liddle, T Patterson, B Pengelly, Parish Clerk

26/045 Apologies for Absence

Councillors S Murdoch, C Pearn, G Tamblyn, Councillor M Gibbons (CC)

26/046 Declarations of Interest on items on the Agenda

None

26/047 Open Forum/Public Participation

M Willmott Recently gave the following report. I had a face-to-face meeting with our local MP, Anna Gelderd, about concerns that I, and many other parishioners, have about problems which are associated with the various housing developments in Widegates. I explained to her that I thought it would be wrong to state that locals were against any form of new housing; housing that enhanced the local community was acceptable, but housing done to the detriment of the local community wasn't. However, if developers have the choice to make a reasonable profit or a higher profit, they will tend towards a higher one, whereas if the choice is making, or not making, a reasonable profit, they will tend towards making a reasonable profit. It is essential for there to be a framework that effectively holds developers to account.

We discussed the topics of agreed S106s being subsequently withdrawn (due to the developers having 'financial difficulties'), repeated problems of unacceptably low water pressure and sewage provision, and proposed levels of affordable housing being subsequently reduced. Having discussed these problems, we considered possible solutions that I suggested.

1) **S106** – One solution could be that when a developer includes an S106 with a housing development, the money associated with an S106 should be lodged as a financial bond (when work starts). This would only be released for work specified by the S106. (I also reported that I had subsequently spoken to a barrister who confirmed that such a legal arrangement is known as 'escrow').

2) **Low water pressure and excess sewage** – One solution would be to make the water utilities financially liable to pay compensation to local households for low water pressure and sewage disposal problems associated with new housing developments which they had stated would not have problems during the associated planning consultations. At this present time, the function of whatever statutory authority replaces Ofwat is being determined, so now is a good time for this sort of amendment to be considered. However, any such compensation should not be allowed to lead to consumer price rises. Rather, it should come from the 'bosses bonus fund', which would give the management the incentive to ensure that proper scrutiny is applied during the planning stage (especially if any bonus is specified as a percentage of this fund, rather than set amount)

3) **Changing the number of affordable houses** – when developers wish to appeal against council planning decisions, they know that councils are constrained by using taxpayers' money vs developers with backers with 'deep pockets', no matter how justified their concerns. One solution would be that when the appeal is to change the number or percentage of affordable houses, the developer is obligated to pay both parties legal costs, irrespective of the outcome. This means such action would be only undertaken by a developer when they were confident they would win, and that it would be worth the cost.

NDP - We also discussed the Morval NDP. When I mentioned it would last until 2030, she said that this was sufficiently into the future that it could be extended until 2050 if we wanted, subject to us fulfilling all the necessary requirements. It occurred to me that we still have the Morval NDP Steering Group, and further parishioner consultations might be needed, so setting up a Residents Association might be worth considering and undertaking.

The MP said that she would pass on my concerns and possible solutions to the appropriate departments, and I have had responses from the Ministry of Housing, Communities & Local Government.

PCSO D Billing confirmed there was one notable crime in March which was criminal damage. Residents are advised to watch out for rogue traders and report to the Police if spotted.

Councillor M Gibbons had sent in the following report. Overnight closures at Sandplace were required over several nights this month to remove trees that were obstructing the works. I liaised with Highways to minimise disruption.

Following the fly tipping of a large caravan at the entrance to Barratts estate I was able to persuade the Environmental Crime team to intervene and have it removed without the usual six week wait - given the state of the van and the safeguarding issues it presented I think this was a good result for residents.

I am awaiting the results of an inspection and pushing for action on the surfacing at Tregoad dip. I have also asked CC to write to the landowner(s) relating to fallen trees at the road side asking for their removal.

The application for the redevelopment of Millendreth was approved, with conditions, by the planning officer at the start of the month. Both St Martin's and LTC worked hard to ensure that a substantial and challenging application was in the public interest, and I supported, in the background, throughout - running through multiple iterations of his report with the Planning Officer ahead of publication to ensure Parish and Town Council concerns were addressed. So while not every concern was carried through exactly as requested, both Councils played a significant role in improving the final outcome, particularly in securing recognition and protection for the historic coastal features.

Cornwall Council is developing a Public Realm Recovery Programme to tackle declining standards on parts of the urban highway network since routine Council-funded weed management stopped in 2013.

The programme is intended to improve safety, accessibility and the condition of the highway asset through a mixed approach: increased manual and mechanical clearance in the worst-affected areas, improved management of amenity and environmental areas (including verge management), and partnership working with town and parish councils and community volunteers. Alongside these measures, the Council is proposing a limited, carefully controlled use of glyphosate on hard urban highway surfaces (principally kerblines and channels), only where weeds are present, using Controlled Droplet Application to minimise drift, and excluding weed-free streets, grass verges and wider greenspace (except invasive species control). My position is that this is a laudable and necessary initiative to address a long-running problem residents raise regularly, and I support the overall direction and the emphasis on a combined programme rather than relying on a single method.

However, I have serious concerns about how the proposals have been communicated and rolled out, which has led to predictable misinterpretation and public backlash, and has not given town and parish councils sufficient time or clear written detail to consider their options properly within normal meeting cycles.

I am pressing for clearer, more accessible public information to address genuine concerns, firm boundaries on what is and is not included, and a realistic, workable approach for town and parish councils that need time to defer decisions or pursue alternative arrangements.

26/048 Minutes of the meeting held on the 16.3.26

It was resolved to approve the minutes of the meeting held on the 16.3.26 which were confirmed as a true and correct record.

26/049 Planning

Applications

Councillors are concerned about the proximity of the proposed building to the play area which will decrease the buffer zone. The applicant has raised concerns about balls going over. The Parish Council have undertaken proactive and substantial measures well beyond minimum standards to eliminate this and there is already a 3m high ball stop rebound fence plus another 1m high net on top of it at the perimeter and a 2m high timber fence:-

- PA26/00382/PREAPP 1 Farriers Way Widegates Pre application advice for proposed garden room for the benefit of the occupants and also to act as a privacy screen against the overlooking and intrusion of the adjoining play park

26/050 Finance

- It was resolved to approve the latest Financial Statements and payments of £2920.72.

26/051 New Lydcott Farm Cottage, New Lydcott, Widegates

Councillors Liddle and Murdoch had undertaken a site visit of the asset. Other than serving as a residence there were no alternative uses identified. Given the high cost of refurbishment and the challenges the Council would face as a landlord, no further action was proposed.

26/052 Emergency Planning

A Facebook post requesting volunteers for Emergency Planning had been posted. A number of volunteers had come forward. It was agreed to defer any further action until the next meeting.

26/053 Councillor emails

It was agreed to send a reminder from the Chair to Councillors who were not accessing their Council emails, confirming that doing so is necessary for conducting Council business.

26/054 Correspondence for action

- R Liddle booked on Code of Conduct training 19 May 2026
- Councillors who had not yet listened to the COC training were reminded once again.

26/055 Clerk's Report

- Nothing to report

26/056 Correspondence for information (Circulated to all)

- Anna Gelderd MP's Weekly Update
- Anna Gelderd MP's Easter Update
- 2026 Off Street Parking Order- Feedback
- Town and Parish Council Newsletter: 13 March/10 April 2026
- Draft Belonging in Cornwall strategy consultation
- Invitation from Anna Gelderd MP: Beach Clean at Seaton
- South East Cornwall Community Area Partnership Meeting - Tuesday 7 April
- Safe 38 Meeting
- Tamar Tag consultation - Liskeard drop-in session
- National Highways: A38 Saltash Tunnel update (March 2026)
- Cornwall Cultural Strategy Consultation
- Tamar Tag Fee consultation
- CPRE centenary celebrations
- Local Plan and Local Councils involvement
- Liskeard CSW Group – Widegates update

26/057 Time, Date and Venue of next Parish Council Meeting

7.00pm on Monday 18.5.26 in Widegates Village Hall