

# Carwinion Playing Field Trust

Carwinion Road, Mawnan Smith, TR11 5JA  
Registered Charity 1173925

**Public meeting of the Carwinion Playing Field Trust held on Monday 9<sup>th</sup>  
February 2026 at 7.00pm at Mawnan Memorial hall- Rendlesham Room.**

**Present: Cllrs Stabbins, Whibley, Biggin, Mason and Clerk**

## Minutes

1. To receive apologies for absence- Cllrs Morris and Potter
2. Discuss with Kevin Bate new arrangement for works needed to MCA (prev rent offsetting)

Mr Bate briefly ran through a history of the field and MCA to date including the strain and ill feeling that was created when the rent went from £5 to £3000 per year in 2020 and how that impacted the running of the charity.

The rent offsetting was a result of a £2000 cleaning allowance granted by the parish council so the cost of cleaning was taken on by the MCA (rather than the parish council) and because the lease was a internal repairing lease, the MCA agreed to carry out repairs needed as a way of offsetting the remaining £1000.

After a discussion with Mr Bate it was agreed that the MCA management committee would produce a budget for the year ahead, detailing all predicted outgoings and income. Included in this will be expected building repairs and maintenance, taking into account the 'pavilion' part of the building (from the kitchen to the end of the changing rooms).- which is the property of the parish council. Based on this budget any shortfalls can be highlighted and the trust can then ask the parish council to set a grant for the year based on need to the MCA. This grant would be for specific items in the MCA budget. This would then be paid in instalments- frequency to be decided. Mr Bate will produce a quarterly report on the budget at each Trust meeting. Over time a long term 3 year forecast of the MCA so the building could stay in good repair and be improved.

**Proposed Cllr Mason, Seconded Cllr Biggin, RESOLVED to working with the MCA to produce an annual budget to be considered as part of the precepting process and to agree shared costs and grant funding for the financial year 2026- 2027. We ask the MCA to come up with a draft budget for the next trust meeting and based on the outcome the trustees will make an appropriate grant application to the parish council to cover any shortfall. All in favour.**

Mr Bate also highlighted a number of issues with potholes in the car park and asked for a full check of the trees on the boundary after the recent storms. There is no one fully maintaining the

outside of the building. Is there a need for a field management group with the MCA and parish council?

**Proposed Cllr Mason, Seconded Cllr Whibley, Resolved for Mr Bate to fix a wooden timber on an external wall and make safe any nails. All in favour.**

**ACTION: Clerk to send Kevin Bate a calendar of Trust meetings.**

**ACTION: Clerk to arrange full check of boundary**

3. Approve minutes from previous meeting

**Proposed Cllr Stabbins, Seconded Cllr Biggin, agreed to accept the minutes with a few minor corrections. Cllrs Mason and Whibley were not present so couldn't vote.**

4. Review outstanding actions from previous meeting

- a. Clerk to get a legal quote for work required on the trust governing documents and to ask CALC how other parish councils deal with trusts.
- b. Register land at Land Registry to the CPFT, check pending applications.

**Proposed Cllr Mason, Seconded Cllr Biggin, Resolved to defer the legal work and Cllr Mason will look into the governing documents.**

5. Review Masterplan & agree next steps:

- a. Support PC to obtain the field, contact Cornwall Council
- b. How would ownership work with regards to new fields?
- c. Impacts on current tenants- (income)
- d. Structure? Fields in Trust

Clerk stated that decisions on b-d don't need a decision today but the trust needs to start planning for the future. Cllrs discussed and the priority is for the Parish Council to, now the CCF project has concluded and the masterplan produced along with survey results, present the plan to Country Farms and discuss how the Parish Council can acquire the land. Cllr Mason will contact the devolution team at Cornwall Council to see if the land can be devolved as opposed to purchased.

**Proposed Cllr Biggin, Seconded Cllr Stabbins, Resolved that Cllr Mason will contact the devolution team in Cornwall Council. All in favour.**

**Proposed Cllr Whibley, Seconded Cllr Stabbins, Resolved that the trust will ask the parish council continue to work towards acquiring the adjacent field. All in favour.**

6. Review Accounts

Cllr Mason pointed out it would be a good idea to include the costs of the repairs the MCA committee carried out on the building on a new worksheet within the budget as a record of costs incurred against the income the trust would have received.

**Proposed Cllr Stabbins, Seconded Cllr Biggin, Resolved to accept the completed accounts for 24-25 but going forward with an offsetting worksheet and the associated report. All in favour.**

**ACTION: Clerk to put offsetting record within budget.**

7. Items for next meeting
  1. Review masterplan
  2. Progress report from parish council regarding field
  3. Boundary check
  4. Cllr Mason to report back on Trust governing documents
  
8. Date and time of next meeting  
Monday 11<sup>th</sup> May, 7pm, Rendlesham room

X

*J.A. Whibley*

*for*

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Manice Stabbins  
Vice Chair

Date: