



**MINUTES OF THE EXTRAORDINARY MEETING OF MAWNAN PARISH COUNCIL HELD ON THURSDAY, 15<sup>TH</sup> AUGUST 2013 IN MAWNAN BOWLING CLUB**

**PRESENT:** Cllrs Gibbons (Chairman), Sadler (Vice Chairman), Barnicoat, Miss George, Lugg, Mrs Mason and Moyle

**ALSO PRESENT:** Ms S Willsher, Clerk; Cllr Hatton, Cornwall Council and twenty two members of the public.

The Chairman explained the safety procedures.

**1372/05 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Mrs Lawry and Mrs Loomes.

**1373/05 MEMBERS TO DECLARE DISCLOSABLE PECUNIARY AND NON-REGISTERABLE INTERESTS (INCLUDING THE DETAILS THEREOF) IN RESPECT OF ANY ITEMS ON THE AGENDA AND ANY GIFTS OR HOSPITALITY EXCEEDING £25**

Cllr Sadler declared a non registerable interest in the item relating to the Goldmartin Field planning application as he owned land in the village.

**1374/05 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS**

There were no requests from Councillors for dispensations.

**1375/05 PUBLIC COMMENTS ON ITEMS ON THE AGENDA**

It was agreed to take comments from the public when the planning applications were considered.

**1376/05 TO RECEIVE A REPORT ON OFFICE ACCOMODATION, APPROVE FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

The Clerk spoke to the email received from MS Electrical regarding office space available for the Council to rent. Further to discussion:

It was proposed by Cllr Mrs Mason, seconded by Cllr Miss Georeg and:

**1376/05.2 RESOLVED** that the offer of office space in MS Electrical is accepted initially for a period of 12 months at £60 per week.

On a vote being taken on the matter there were 6 votes FOR and 0 votes AGAINST.

It was proposed by Cllr Mrs Mason, seconded by Cllr Miss George and:

**1376/05.3 RESOLVED** that the Clerk, Chairman and Vice Chairman are given delegated power to negotiate and sign the lease.

On a vote being taken on the matter there were 6 votes FOR and 0 votes AGAINST.

It was proposed by Cllr Mrs Mason, seconded by Cllr Sadler and:

**904/05.4 RESOLVED** that once the surveys are received from the surveyor the Office and Finance Committee would meet as necessary to progress the plans to build an office by the toilets.

On a vote being taken the matter was approved unanimously

**1377/05 TO RECEIVE AMENDED PLANS FOR THE GOLDMARTIN FIELD PLANNING APPLICATION AND AGREE A RESPONSE**

Cllr Gibbons spoke to an email he had printed from the Cornwall Council website which had been sent from the architect to the Cornwall Council planning officer.

Members of the public made the following comments:

- The amendments to the original plans seemed minor alterations;
- The Councils previous comments should be maintained;
- There would be a negative impact on infrastructure;
- There were concerns about overlooking neighbouring properties;
- There was not a roof height analysis completed;
- The development would have a major impact on the village and neighbouring properties;
- It was not clear in the plans if the height of the dwellings was being reduced on the western boundary

Cllr Gibbons said that there was a similar application in Porthleven and due to the number of objectors Cornwall Council planning committee had attended a public meeting and held a site visit prior to the Cornwall Council Planning Committee meeting.

The meeting was suspended at 7.40pm to allow a further inspection of the plans.

The meeting was reconvened at 8.00pm.

A member of the public offered to measure the height difference between the neighbouring properties and the application site.

It was proposed by Cllr Mrs Mason, seconded by Cllr Sadler and:

**1377/05.2 RESOLVED** that this item is deferred to the end of the agenda.

On a vote being taken the matter was approved unanimously

Three members of the public left the meeting at 8.05pm.

**1378/05 TO CONSIDER PLANNING APPLICATION PA13/06457 – MRS DONNA LLOYD, 12 ELGIN CLOSE, MAWNAN SMITH – FELL ONE OAK TREE AND CONSIDER A RESPONSE**

It was proposed by Cllr Sadler, seconded by Cllr Barnicoat and:

**1378/05.2 RESOLVED** that Mawnan Parish Council supports the tree officers comments and objects to the felling of the oak tree at 12 Elgin Close.

On a vote being taken the matter was approved unanimously.

**1379/05 TO RECEIVE AMENDED PLANS FOR THE GOLDMARTIN FIELD PLANNING APPLICATION AND AGREE A RESPONSE**

Members of the public made the following comments:

- The plans were not accurate, there had been an extension added to a neighbouring property which was not shown on the plans; they believed that this would bring the proposed dwellings within the 21m distance;
- They asked why the proposed dwellings adjacent to Carlidnack Road were not in a straight line;
- The imposing nature of the proposed properties was quite striking;
- They felt that Mawnan Parish Council should ask for an extension to the comments deadline as they felt that the developers were taking advantage of the recess period and the public being on holiday; Cllr Mason explained the planning rule and said that extending the deadline would give the councils comments less weight, she felt that the council needed to make comments now;
- They felt that the architect should be invited to attend a meeting to explain the plans;
- The hedge should be on the property of the proposed dwellings;
- The hedge should be a maximum of 2m high;
- The hedge should be hawthorn or whitethorn;
- There was an offer for members of the council to visit a property along Carlidnack Road to get an idea of the heights;
- There was no landscaping plan;
- The gradient of the field rose sharply from the boundary;
- It was the wrong development in the wrong place;
- The public footpath would be diverted into the proposed development which was not a good substitute;

Two members of the public left the meeting at 8.25pm.

Cllr Sadler felt that the number of dwellings needed to be reduced. The dwellings along Sampys Hill were too close to the hedge. He was concerned

about water run off and associated flooding; the water must be contained within the site or adequately drained from the site to prevent flooding. He felt that the developers should contribute towards water management at Bareppa. Cllr Barnicoat felt that the narrowed south eastern corner of the site needed to be addressed. There was concern regarding the maintenance of the green buffer between the houses along Carlidnack Road and that if the proposed dwellings were sold the owners could remove the buffer. If trees were planted along the boundary they would block light from the properties along Carlidnack Road.

Cllr Hatton explained the reasoning behind the amended plans. If there were major amendments to the plan the developer would have to withdraw the application and resubmit the amended application. This application was scheduled for the 23<sup>rd</sup> September 2013 Cornwall Council planning committee meeting. The timetable for public meetings, pre-meeting reports etc was tight.

Further to an indepth discussion:

It was proposed by Cllr Mrs Mason, seconded by Cllr Sadler and:

**1379/05.4 RESOLVED** that the Clerk and Cllr Mrs Mason draft the Councils response based on the discussion; the response is displayed on the notice boards and emailed to members for approval and sent to the Cornwall Council planning officer early next week prior to the deadline.

On a vote being taken the matter was approved unanimously.

**1380/05 DATE AND TIME OF NEXT MEETING**

The next meeting would be held on Thursday 19<sup>th</sup> September, 7.30pm in Mawnan Memorial Hall.

**1381/05 COMMENTS FROM THE PUBLIC**

Members of the public made the following comments:

- The road safety aspect of the proposed Goldmartin Field development must be from the proposed site all the way to the shop; the volume of traffic attending Trebah and Glendurgan Gardens.
- It was difficult to understand the need for such a large development when there were unlive in, unwanted and unfinished dwellings at Elgin Close.

There being no further business the Chairman closed the meeting at 9.06pm.

Signed: ..... 19<sup>th</sup> September 2013  
Chairman