



**MINUTES OF A MEETING OF MAWNAN PARISH COUNCIL HELD ON THURSDAY, 21<sup>ST</sup> NOVEMBER 2013 IN MAWNAN MEMORIAL HALL**

**PRESENT:** Cllrs Gibbons (Chairman), Sadler (Vice Chairman), Barnicoat, Mrs Lawry and Moyle

**ALSO PRESENT:** Ms S Willsher, Clerk; Cllr N Hatton and six members of the public.

The Chairman explained the safety procedures.

**1433/05 TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Miss George, Mrs Loomes, Lugg and Mrs Mason.

**1434/05 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**

There were no interests declared.

**1435/05 TO CONSIDER REQUESTS FROM COUNCILLORS FOR DISPENSATIONS**

There were no requests from Councillors for dispensations.

**1436/05 TO RECEIVE AND APPROVE THE MINUTES OF THE FULL COUNCIL MEETING HELD ON THE 19<sup>TH</sup> SEPTEMBER 2013 AND THE CHAIRMAN TO SIGN THEM**

It was proposed by Cllr Sadler, seconded by Cllr Gibbons and

**1436/05.2**                    **RESOLVED** that the minutes of the Full Council meeting held on the 19<sup>th</sup> September 2013 are received and approved with minute number 1426/05.2 being amended to read 'Proposed by Cllr Sadler, seconded by Cllr Barnicoat' and signed by the Chairman.

On a vote being taken the matter was approved unanimously.

**1437/05 TO REPORT MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA, FOR INFORMATION ONLY**

Cllr Sadler reported that he had spoken to Cormac who had requested a cheque on delivery on the scalpings.

It was agreed that the planning applications would be considered after public comments.

#### **1438/05 PUBLIC COMMENTS ON ITEMS ON THE AGENDA**

Members of the public wanted to comment on the planning applications, it was agreed to allow members to make comments on the planning applications prior to the Council considering each one.

#### **1439/05 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL BY THE DATE OF THE MEETING**

- i. PA13/09621 – Mr Johnathan Thornton, Querle, Budock Vean Lane, Mawnan Smith – T5 – Turkey oak – fell – due to domination of adjacent native trees on property. Please see supporting documents for details.**

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

#### **1439/05.2 RESOLVED** that the planning application for Querle is referred to the County Tree Officer.

On a vote being taken the matter was approved unanimously.

- ii. PA13/09825 – Mr Martin Barlow, Budock Vean Hotel, Budock Vean Lane, Mawnan Smith – Material change to previous granted permission PA13/02880. Proposal for 2no. residential holiday lets including associated car parking and landscaping.**

Members of the public made the following comments:

- They had had a lengthy telephone conversation with the planning officer and felt that the application should be postponed.
- On the face of it the changes seemed innocuous although there was a trend developing and the dwellings were being made more appealing as open market homes not holiday accommodation.
- There were technical deficiencies with the plans.
- Objections should focus on the manipulation of further applications being submitted when the dwellings can't be sold as holiday accommodation and they felt there would be applications to remove the holiday accommodation condition.
- There was inconsistency in the description of the properties – self-catering accommodation/holiday accommodation/holiday lets.
- Some of the reports in the application were outdated.
- The new appearances of the properties may not improve the look of them; it would be the worst of both worlds, they would not be separated enough to be individual and would have meaningless gaps between them.
- The gate lodge plans no longer showed any parking provision.
- The proposals were uninspired urban style properties.
- The application was extending the general uncertainty for the surrounding area.

- The properties were having a detrimental effect on the marketability of surrounding properties.
- They had arranged an extension for comments until the 5<sup>th</sup> December 2013.

It was proposed by Cllr Barnicoat, seconded by Cllr Mrs Lawry and

**1439/05.3**                      **RESOLVED** that there are no objections, it is very important that the Beech trees and their root systems are protected.

On a vote being taken the matter was approved unanimously.

**iii. PA13/09944 – Mr D Morgan, Tamar, 3 Goldmartin Close, Mawnan Smith – Proposed Porch.**

It was proposed by Cllr Gibbons, seconded by Cllr Mrs Lawry and

**1439/05.4**                      **RESOLVED** that there are no objections to the planning application for Tamar.

On a vote being taken the matter was approved unanimously.

**iv. PA13/09818 – Mr Martin Barlow, Budock Vean Hotel, Budock Vean Lane, Mawnan Smith – Material change to PA13/01397 (Construction of 7 residential holiday lets including car park extensions and associated landscaping).**

It was proposed by Cllr Moyle, seconded by Cllr Mrs Lawry and

**1439/05.5**                      **RESOLVED** that the holiday lets should be tied to the hotel with a section 106 agreement which prevents residential use.

On a vote being taken the matter was approved unanimously.

**v. PA13/10163 – Mr John Schuttacker, Westcountry Land Ltd, Goldmartin Field, Off Sampys Hill, Mawnan Smith – Outline application for a cross-subsidy residential development comprising 42 dwellings (landscaping reserved).**

Cllr Gibbons spoke to a letter included within the planning application; it stated that the land behind the Memorial Hall would affect the landowners business if it was developed.

Cllr Moyle said that the land allocation had been misquoted in the planning application; it was grade 2 land not grade 3 as stated. Only 10% of the land in Britain was grade 2. He also suggested that there may be another land owner in the parish prepared to make land available for affordable housing.

Members of the public made the following comments:

- The land assessment completed by CSA Architects was produced within two days of the previous planning application being refused; can a robust land assessment report be completed in two days?
- There was an inconsistency in the planning application of the grade of the land.
- There were discrepancies within the planning application which undermined its validity.
- There should be an independent review of the land assessment.
- It was a major development.
- The previous application had the time for comments extended and they felt that this application should also have an extension of time for comments.
- The developer would not give up on this site lightly.
- There was an incorrect quote from Mawnan Parish Council on West Country Lands website; they suggested that the Council requested that it was removed.

Cllr Gibbons had extracted and commented on the validity of the report from the case officer to the Cornwall Council Planning Committee. He felt that it was full of generalisations; it was subjective and misquoted Mawnan Parish Council. The report was pro-development and biased.

It was noted that the landowner had planning permission to convert barns in their farmyard.

1 member of the public left the meeting at 8.09pm.

It was proposed by Cllr Barnicoat, seconded by Cllr Gibbons and

**1439/05.6**                      **RESOLVED** that an extension of time for comments was requested from Cornwall Council.

On a vote being taken the matter was approved unanimously.

It was proposed by Cllr Gibbons, seconded by Cllr Sadler and

**1439/05.7**                      **RESOLVED** that Mawnan Parish Council still have the same serious objections to the principles and design of this application. The council considered this new Planning Application along with the Agent's Assessment of Alternative Sites. The Council noted that the alternative site is a more acceptable site in the same land ownership and would be less intrusive on the AONB - will not affect a public right of way and the village car park would have access into the village hall and the centre of the village without having to cross the main road into the village.

The Parish Council has the same objections as the recent previous application namely –

- Goldmartin Field is a sky-line development within the AONB

- There has been no identified, demonstrated housing need for the size of a development on the scale proposed
- It is viewed as urbanisation of the parish in this prominent area particularly along the roadside edge
- The whole development is bordered by single storey dwellings and the proposals are still intrusive on neighbouring properties
- The Council believes that the proposals are an overdevelopment of the site particularly on the eastern and southern boundaries
- The parish council continues to have concerns about the ingress and egress to the site which is on the blind part of the hill just before the on-street parking at the entrance to the village; this is a recognised area for traffic safety issues
- The design of the traffic around the site and the position of the car park are an inappropriate design where there is no safe pedestrian provision
- We do not accept the statistics relating to flooding, the geography drains the site to Bareppa which suffers from extensive flooding; this high density development would exacerbate the situation
- In this highly visible site with historic trees, this proposal should not be considered without a proper planting scheme especially as the design of the site fails to provide an acceptable proposal to retain the footpath across agricultural land which could be achieved by diverting it into the neighbouring field

This is a major proposal for the village where there are in excess of seventy individual responses from the public. The plans are inaccurate and do not show an extension to a neighbouring property.

**The land assessment was not independent. The grading of the land is incorrect, the land is Grade 2 not 3 as stated in the application.**

On a vote being taken the matter was approved unanimously.

12 members of the public left the meeting.

## **1440/05 TO RECEIVE A REPORT FROM THE POLICE**

The Clerk spoke to the report received from the police. Since the last meeting in October 2013 there had been three crimes reported in the parish; a theft from a fishing boat from Helford Passage, a burglary in Old Church Road and a male was charged with possession of a class b drug at Durgan. There were four calls for police to the Mawnan Smith area; a cow in the road in Sampys Hill, a report of a missing person from an address in Budock Vein Lane, a road traffic collision in Carwinion Road and a call for a male making threats to damage property in Budock Vein Lane. With shorter daylight hours, drivers

were reminded that they should ensure that all the lights in their vehicles were in full working order. Many vehicles had been spotted in the area driving without lights when conditions were poor and during twilight hours.

**1441/05 TO RECEIVE A REPORT FROM THE CLERK ON HEALTH AND SAFETY AND AGREE FUTURE ACTIONS**

Work was ongoing.

**1442/05 TO RECEIVE A REPORT FROM THE CLERK ON THE PUBLIC CONVENIENCES AND BUS SHELTER, AGREE FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

The Clerk reported that she had met a contractor on site to discuss the condition of the public conveniences and bus shelter. Both buildings were structurally sound although there were some works that needed to be completed. The contractor was drawing up a specification list of works needed and draft costings. Cllr Gibbons said that the deadline for an application for the Cornwall Councillors community chest was the 4<sup>th</sup> February 2014.

It was proposed by Cllr Gibbons, seconded by Cllr Sadler and

**1442/05.2 RESOLVED** that the Chairman and Vice Chairman work with Cllr Hatton to complete and application for the community chest grant.

On a vote being taken the matter was approved unanimously.

**1443/05 TO LIST TREES OF VALUE TO THE PARISH AND CONSIDER WHETHER TO APPLY FOR TREE PRESERVATION ORDERS**

It was proposed by Cllr Moyle, seconded by Cllr Mrs Lawry and

**1443/05.2 RESOLVED** to apply for a Tree Preservation Order for the trees on both sides of Sampys Hill. The Chairman and Vice Chairman would complete the application form.

On a vote being taken the matter was approved unanimously.

**1444/05 TO RECEIVE THE PROJECTED YEAR END BALANCES FOR THE YEAR ENDING 31<sup>ST</sup> MARCH 2014**

Cllr Sadler thanked the Clerk for her work compiling the figures.

Cllr Hatton left the meeting.

It was proposed by Cllr Gibbons, seconded by Cllr Mrs Lawry and

**1444/05.2 RESOLVED** that the projected year end balances for the year ending 31<sup>st</sup> March 2013 are received.

On a vote being taken the matter was approved unanimously.

**1445/05 TO RECEIVE THE DRAFT BUDGET PROPOSALS FOR 2014/2015 PREPARED BY THE CLERK**

It was proposed by Cllr Gibbons, seconded by Cllr Sadler and

**1445/05.2 RESOLVED** that the draft budget proposals for 2014/2015 prepared by the Clerk are received.

On a vote being taken the matter was approved unanimously.

**1446/05 TO SET THE BUDGET FOR THE FISCAL YEAR 2014/2015**

It was proposed by Cllr Gibbons, seconded by Cllr Sadler and

**1446/05.2 RESOLVED** that the budget for the fiscal year 2014/2015 will be set at £45,830.

On a vote being taken the matter was approved unanimously.

**1447/05 TO SET THE PRECEPT UPOPN CORNWALL COUNCIL FOR THE FISCAL YEAR 2014/2015**

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

**1447/05.2 RESOLVED** that the precept set upon Cornwall Council for the fiscal year 2014/2015 will be £44,064.

On a vote being taken the matter was approved unanimously.

**1448/05 TO NOTE PLANNING DECISIONS RECEIVED FROM CORNWALL COUNCIL**

The Clerk spoke to the planning decisions received from Cornwall Council:

- PA13/04668 – Westcountry Land, Goldmartin Field, Off Sampys Hill, Mawnan Smith – Outline application for a cross-subsidy residential development comprising 42 dwellings (landscaping reserved) – REFUSED
- PA13/06838 – Mr G Lord, Cob Cottage, Carlidnack Lane, Mawnan Smith – Renew existing patio doors and replace with timber joinery doors to match double glazed for better insulation to kitchen – APPROVED

**1449/05 TO NOTE PLANNING ENFORCEMENT COMPLAINTS RECEIVED FROM CORNWALL COUNCIL**

There had not been any planning enforcement complaints received.

**1450/05 TO NOTE ANY PRE-APPLICATION MEETINGS HELD SINCE THE LAST MEETING OF THIS COUNCIL**

There had not been any pre-application meetings held since the last meeting of this Council.

**1451/05 TO CONSIDER DEFERRING MAINTENANCE OF THE NEW GRAVEYARD UNTIL THE NEW YEAR**

Cllr Sadler said that he had concerns regarding the condition of the ground and it being too wet and getting churned up by machinery. The local undertaker thought that there was only about four spaces left in the churchyard. The new graveyard needed to be cared for.

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

- 1451/05.2** **RESOLVED** that the committee of churchyard representatives is reformed; members would be Cllr Lugg, Mr Penrose, Cllr Sadler, Cllr Mrs Lawry and Cllr Gibbons; the committee would be early in the new year.

On a vote being taken the matter was approved unanimously.

**1452/05 TO RECEIVE CORRESPONDENCE AND AGREE RESPONSES IF APPROPRIATE**

The following correspondence had been received:

- Cornwall Council – Landscape guidance for wind & solar development training – 4<sup>th</sup> December 2013, 7-9pm Camborne One Stop Shop
- Cornwall Air Ambulance – request for a donation
- Letter from Mr & Mrs Lloyd re speed limits
- Anonymous letter re the public meeting held by Cornwall Council regarding the Goldmartin Field planning application
- Letter from Mr Glover regarding weed spraying
- Glow Cornwall – new partnership to help people throughout Cornwall save energy
- Cornwall Council – free dog micro chipping

It was proposed by Cllr Mrs Lawry, seconded by Cllr Gibbons and

- 1452/05.2** **RESOLVED** that the Clerk asks Mr Payne to remove the weeds at the entrance to Shute Hill and in the vicinity of the school.

On a vote being taken the matter was approved unanimously.

Members asked the Clerk to chase Cornwall Council regarding the reinstatement of the dragons teeth.

**1453/05 TO RECEIVE AND APPROVE THE STATEMENT OF PAYMENTS, RECEIPTS AND BANK RECONCILIATION FOR THE MONTH OF OCTOBER 2013**

It was proposed by Cllr Sadler, seconded by Cllr Gibbons and

**1453/05.2**                    **RESOLVED** that the statement of payments, receipts and bank reconciliations for the month of October 2013 are received and approved.

On a vote being taken the matter was approved unanimously.

**1454/05 TO APPROVE THE PAYMENT OF ACCOUNTS IN NOVEMBER 2013**

It was proposed by Cllr Gibbons, seconded by Cllr Sadler and

**1454/05.2**                    **RESOLVED** that accounts totalling £2,737.43 plus £97.75 for the scalpings (including VAT) are approved for payment in November 2013 (a list of accounts are attached to these minutes).

On a vote being taken the matter was approved unanimously

**1455/05 REPORTS FROM COMMITTEES AND REPRESENTATIVES**

**Mawnan Memorial Hall Committee Meeting**

The Clerk spoke to a report from Cllr Mrs Loomes. A date had yet to be set for the unveiling of the plaque thanking people for their contributions towards replacing the roof. New hand driers had been installed in the toilets. The meeting was attended by Mr & Mrs Glover to update and discuss the proposed arrangements for the exhibition commemorating World War I. The committee would clear and decorate the back entrance to the Rendlesham Room so that posters may be hung there. People would have access to the exhibition from the main hall. Although the craft fair would have started, it was only to be in place on the first Monday and Tuesday. It might be possible to do teas outside if the weather was good. It was proposed to hold a quiz night organised by Mr Allday on the 26<sup>th</sup> February 2014. New fire alarms had been installed. There was no meeting in December.

**Christmas Lights**

The Christmas lights would be lit up on the 29<sup>th</sup> November 2013 at 6.30pm; there would be a countdown from 6pm.

There would be a Christmas Lights Christmas Disco on the 6<sup>th</sup> December 2013 at the MCA, there would be a Christmas jumper competition, entry was £4 per person.

There was also a competition to 'make your house dazzle for Christmas'.

**1456/05 REPORT FROM CORNWALL COUNCIL WARD MEMBER**

There was no report.

**1457/05 DATE AND TIME OF NEXT MEETING**

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

**1458/05 COMMENTS FROM THE PUBLIC**

Members of the public made the following comments:

- What was happening with the zip wire? The Clerk reported that the contractor had been having difficulties with a supplier which had now been resolved. She would chase and confirm a start date for the works.
- The pavement opposite Abbeyfield was covered in leaves, slippery and dangerous. The Clerk reported that Mr Payne had been asked to clear the leaves and detritus.
- They felt that the land at No Mans Land was in the parish of Budock not Mawnan.
- There were people in the village who could, couldn't and wouldn't clean outside their houses.

**1459/05 TO CO-OPT A MEMBER ONTO THE COUNCIL**

It was agreed to defer this item until the December meeting.

**1460/05 THAT THE COUNCIL RESOLVES UNDER THE 1960 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT, TO EXCLUDE THE PRESS AND PUBLIC DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE DISCUSSED**

It was proposed by Cllr Gibbons, seconded by Cllr Barnicoat and

**1451/05.2** **RESOLVED** that under the 1960 Public Bodies (Admission to Meetings) Act, that the press and public are excluded due to the confidential nature of the business to be discussed.

On a vote being taken the matter was approved unanimously.

**1461/05 TO REVIEW STAFFING ARRANGEMENTS, AGREE FUTURE ACTIONS AND ANY ASSOCIATED EXPENDITURE**

Cllr Gibbons reported that the Clerk had given three months' notice of her resignation from Mawnan Parish Council. He appreciated all of the preparation she had completed for tonight's meeting.

It was agreed that an advertisement would be placed in the West Briton, Falmouth Packet, on the Council's notice board and website and with the SLCC

and CALC. Cllr Gibbons would draft the advert and there would be a meeting of the Staffing Committee to agree all of the necessary paperwork.

There being no further business the Chairman closed the meeting at 9.10pm.

Signed: ..... 19<sup>th</sup> December 2013

Chairman

<b>Accounts for Payment - November 2013</b>					
<b>Cheque No</b>	<b>PAYE</b>	<b>Expense</b>	<b>Nett Total (exc VAT)</b>	<b>VAT</b>	<b>Total (inc VAT)</b>
2187	S Willsher	Salary & Expenses	£606.51		£606.51
2188	D Gibbons	Expenses	£46.50		£46.50
2189	A1 Health and Safety	Health and Safety Audits	£250.00		£250.00
2190	Illogan Parish Council	50% conference fees and trainin	£471.09		£471.09
2191	Martin Luck	Printer & stationery	£447.98	£89.60	£537.58
2192	Camborne Town Council	Postage	£9.00		£9.00
2193	South West Water	Water & Sewerage for toilets	£193.45		£193.45
2194	Tracey Rickard	Website	£155.00		£155.00
2195	K C Payne	Cleaning Duties & Maintenance	£180.00		£180.00
2196	M S Electrical	Office Rent	£240.00		£240.00
DD	Brtish Gas	Electricity for toilets	£46.00	£2.30	£48.30
	<b>TOTAL FOR PAYMENT</b>		<b>£2,645.53</b>	<b>£91.90</b>	<b>£2,737.43</b>