



DRAFT MINUTES OF AN EXTRA ORDINARY MEETING OF MAWNAN PARISH COUNCIL HELD ON FRIDAY, 26th JANUARY 2007 IN THE MEMORIAL HALL

PRESENT : Cllr M Dearnley (In the Chair), Cllrs Mrs M Briars, N Gilmore, P Moyle, R Sadler and R South.

PUBLIC COMMENT ON ITEMS ON THE AGENDA

There were no public comments on items on the agenda.

233/05 TO ACCEPT APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs D Gartside, C Hibbert, D Odell and C Stimson

234/05 DECLARATIONS OF INTEREST

a) In Items on the Agenda

There were no declarations of interest in items on the agenda.

b) Of gifts of a value of more than £25

There were no declarations of gifts of a value of more than £25.

235/05 AGENDA ITEMS

a) To agree response to the letter received from the Helford River Association, concerning breaches of Planning Control at Anna Maria Creek

Councillors had visited the Anna Maria Creek earlier in the morning, having received copies of letters sent to Kerrier DC's Planning Department.

Problems at Anna Maria Creek had been ongoing since 2004/05. A meeting had been held in Port Navas Village Hall on 1st March 2005, with all interested parties and statutory bodies (including Mawnan Parish Council) attending or presenting submissions. Further meetings were to be held, but this appeared not to have happened.

The Helford River Association letter had raised a number of legitimate issues :-

- Use of boats on the creek for residential purposes
- Use of vehicles parked alongside the creek for residential purposes
- Houses being extended and then being used solely for commercial purposes
- Wrecks, rubbish and pollution

During the visit, no evidence was seen of boats or vehicles being used for residential purposes. However, the council endorsed the view of the Helford River Association that enforcement action should be taken by Kerrier DC if/when the problem reoccurred.

Following consideration, earlier in the month, of the latest planning application in respect of "The Anchorage" (PA06/0236/F), the Clerk had written to the Planning Authority, asking what guidelines were being used for planning applications within the AONB.

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Following a lengthy discussion, and in recognition of the fact that this is the second time these problems have become so critical in only 2 years, it was recommended that a 3-point plan be adopted :-

- That Kerrier DC use its statutory enforcement powers in respect of any breaches of planning regulations
- Following this, that a general cleanup is instigated, with assistance from all interested parties
- That a method of ongoing “policing” be agreed by all parties, to prevent the situation occurring again in the future

It was proposed by Cllr Gilmore, seconded by Cllr South and

RESOLVED that the Clerk should write to all parties involved, with the above recommendations, and stressing the need to meet again, and come up with a long term solution.

236/05 PLANNING APPLICATIONS

a) To Consider Planning Applications Received From the District Authority

i) PA06/02165/F – Mr G Kent & Miss C Goodison, Chyvounder, Little-In-Sight, Mawnan Smith – Erection of extension to dwelling and erection of a double domestic garage

Councillors had visited the site earlier in the day, having received a number of letters from neighbours, concerning this application. The site had also been viewed from neighbouring gardens, and from the access lane.

A number of aspects of the proposal were discussed, including the length and height of the proposed rear extension, the need to contain any surface water within the plot, the proposed change of access and the fact that outline planning permission had previously been granted for the erection of another dwelling in what had previously been part of the rear garden.

OBSERVATIONS :

That the Parish Council **OBJECTS** to the application in its current form, due to the size and height of the rear extension, which it believes is **OVER-DEVELOPMENT AND UNNEIGHBOURLY**.

The length of the rear extension is more than is required for a double garage, and it is also set back from the existing gable end, in the direction of the neighbouring garden. It would be more appropriate for the rear of the extension to be in line with the gable end.

The height of the rear extension could be reduced, by stepping it down from the existing dwelling. The sloping nature of the land, which falls away to the rear of the house, means that the existing floor level is half a metre above ground level. At the gable end of the proposed extension, the land has sloped away further, so it would be possible to step down by a full metre, were the floor of the proposed extension at this level.

Additionally, the pitch of the existing house roof is extremely steep, with the proposal to mirror this on the extension. By reducing the pitch of the roof of the proposed extension, it might be possible to lower its ridge by a further metre, although this could

impact on the internal first floor layout. Overall, this might reduce the roof height of the proposed extension by up to 2 metres, which would significantly lessen its impact on the neighbouring property, as would consideration of a hipped roof.

The council also wishes to make an observation regarding ***SURFACE WATER DRAINAGE***. The existing dwelling discharges rainwater from the roof and gutters into the mains drains. This is an old property, and this situation would not meet current regulations. The planned resiting of the entrance, with a new driveway, would increase surface drain problems on the access lane. This is already problematic, and there are a number of properties further down the lane, which might suffer increased problems.

Were this, or a modified version of this planning application granted, the Parish Council recommends that a condition be placed upon it, such that all surface water from the property be contained within its boundary, using appropriate drains and soakaway.

237/05 DATE AND TIME OF NEXT MEETING

The next meeting will be held on Thursday, 15th February 2007, at 7.30pm.

COMMENTS FROM THE PUBLIC

- a) With respect to the planning application at Chyvounder, members of the public asked the council to consider the potential impact of a further dwelling on the plot which already had outline planning permission. The Clerk stated that the council could only take into consideration the existing outline permission, as it had not received any further application.

Signed : 15th February 2007
Chairman