



## **MINUTES OF THE PARISH MEETING HELD ON THURSDAY 24<sup>th</sup> JUNE 2021 AT 7.30PM, IN THE MAWNAN MEMORIAL HALL**

**Present:** Cllrs Aherne, Bate, Caunter, Sadler, Smeed & Toland

**ALSO PRESENT:** Mrs L Clements, Clerk + 2 members of the public

**3390.21 TO RECEIVE APOLOGIES – Cllrs Bradley, Haigh, Moyle & Whibley**

Cllr Sadler thought that this would be a good point for the new council members to provide a short introduction of themselves. Cllrs Bate, Caunter, Aherne & Smeed then did so.

**3391.21 MEMBERS TO DECLARE ANY INTERESTS IN ITEMS ON THE AGENDA OR REQUEST DISPENSATIONS. – none noted**

**3392.21 PUBLIC COMMENTS ON ITEMS ON THE AGENDA ONLY –** a resident wished to discuss the future development plans for Hotel Meudon and how they would affect the community. Cllr Sadler said that a discussion would take place only when there were plans on the table and they would be open to the public as normal. She then said there were proposals being circulated for 24 villas which were a planning issue – Cllr Sadler said that we had had a meeting with the hotel owner & manager and could say that these rumours were untrue. She then also asked why the full field was included within the licensing application – it was explained that this was under the advisement of the Licensing Officer, who filled in part of the application as part of the 'Licensing Direct Service' that county now provided and was thought to be more appropriate that having multiple event licences issued in the future. The clerk then explained that notes from the meeting that had taken place were going to form part of the minutes of this meeting and that it might be useful to wait and read them before and further comment was made.

**3393.21 TO RECEIVE AND APPROVE THE MINUTES OF THE 20<sup>TH</sup> MAY 2021 FULL COUNCIL MEETING + TO RECOGNISE THE 'VIRTUAL MINUTES' OF THE MAY 2021 MEETING & DELEGATED DECISIONS TAKEN**

It was proposed by Cllr Caunter seconded by Cllr Bate and

**RESOLVED** that the minutes of the Parish Council meeting held on 20<sup>th</sup> May 2021 be approved and signed by the Chair

It was then proposed by Cllr Toland seconded by Cllr Smeed and

**RESOLVED** that the virtual minutes of the Parish Council May 2021 meeting be approved and signed by the Chair

on a vote being taken both these matters was approved unanimously

**3394.21 TO REVIEW THE USE OF THE EMERGENCY SCHEME OF DELEGATION**

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

**RESOLVED** that the Emergency Scheme of Delegation adopted on 15<sup>th</sup> April 2021 be revoked

on a vote being taken the matter was approved unanimously

3395.21 **ANY MATTERS ARISING FROM PAST MINUTES NOT ON THE CURRENT AGENDA** – none noted

3396.21 **TO CONSIDER PLANNING APPLICATIONS RECEIVED AND RECEIVE A LIST OF PLANNING DECISIONS MADE TO DATE BY CORNWAL COUNCIL**

**Ref. No: PA21/04803** Higher Penpol Cottage Higher Penpol Mawnan Smith TR11 5JS

It was proposed by Cllr Toland seconded by Cllr Bate &

**RESOLVED** that Mawnan Parish Council support this application. We feel that the proposed repairs would benefit the long term status of this listed structure and give it a useful function, rather than it falling into ruin.

on a vote being taken the matter was approved unanimously

**Ref. No: PA21/04806** Kinvara Trelawney Close Maenporth TR11 5HS

It was proposed by Cllr Sadler seconded by Cllr Bate &

**RESOLVED** that Mawnan Parish Council support this application. This is on a large plot and utilises much of the existing footprint (including the area of outside patio). Much of the works look to take place on the rear of the building where there will be little visual impact from the surrounding properties.

on a vote being taken the matter was approved unanimously

**Ref. No: PA21/05597** Penavon Helford Passage Mawnan Smith TR11 5LB

It was proposed by Cllr Toland seconded by Cllr Caunter &

**RESOLVED** that Mawnan Parish Council support this application. We are pleased to see that the suggestion for the balcony glazing was incorporated and hope that the changes to the standard of glazing being used mitigates any out of character reflection onto the river.

on a vote being taken the matter was approved unanimously

**Ref. No.:PA21/05247** Boskensoe Farm Mawnan Smith TR11 5JP

It was proposed by Cllr Bate seconded by Cllr Sadler &

**RESOLVED** that Mawnan Parish Council support this application

on a vote being taken the matter was approved unanimously

**Ref. No: PA21/05437** Tregooan The Fairway Mawnan Smith TR11 5LR

It was proposed by Cllr Sadler seconded by Cllr Toland &

**RESOLVED** that Mawnan Parish Council support this application. We feel that the overall design is in keeping with the character of the dwelling and alterations make best use of the current building proportions.

on a vote being taken the matter was approved unanimously

**Ref. No: PA21/05281** Roskellan Bosanath Valley Mawnan Smith TR11 5LL

It was proposed by Cllr Bate seconded by Cllr Toland &

**RESOLVED** that Mawnan Parish Council support this application. However we would like to preclude any potential change of use into a separate dwelling (permanent or holiday let) and ask that a condition be included that this is ancillary space only and is not to be converted in any way to provide separate facilities.

on a vote being taken the matter was approved unanimously

**Ref. No: PA21/06452** Trevean Carwinion Road Mawnan Smith TR11 5JD

It was proposed by Cllr Sadler seconded by Cllr Toland &

**RESOLVED** that Mawnan Parish Council support this application

on a vote being taken the matter was approved unanimously

**3397.21 TO RECEIVE RECOMMENDATIONS FROM THE OFFICE & FINANCE COMMITTEE RE:**

It was proposed by Cllr Toland seconded by Cllr Caunter &

**RESOLVED** that the recommendations received from the Office & Finance Committee regarding end of year accounts; internal auditors report; budget amendments & updates; new office accommodations plans be accepted

on a vote being taken the matter was approved unanimously

The position where the vice-chair automatic becomes of Chair of Planning was discussed as it was felt that Cllr Caunter's strengths fell more towards O&F than planning. It was agreed to amend this so that the vice chair becomes either Chair of Planning OR Chair of O&F and include within Standing Orders (section 4) at the October review. There followed a discussion on the recommendation put forward (option 2 -create a planning committee, bringing recommendations back to each full parish council meeting.) where the number of councillors was agreed to be 5 (Cllrs Whibley, Toland, Aherne, Bradley & Sadler) but that all councillors would continue to receive emails planning applications as received so that they were aware of applications being considered prior to the full PC meeting.

It was proposed by Cllr Sadler seconded by Cllr Caunter &

**RESOLVED** that Mawnan Parish Council create a planning sub-committee to review planning applications in line with National Strategy & the draft Mawnan NDP and bring recommendations back to each full council meeting

on a vote being taken the matter was approved unanimously

Cllr Toland also added that the planning training sessions County had just undertaken were extremely useful and all the presentations were to be send on as accessible e-documents to the clerk. She asked if they could be forwarded to all members so that they could also review.

**3398.21 TO COMPLETE THE ANNUAL GOVERNANCE STATEMENT FOR THE YEAR ENDING 31ST MARCH 2020**

All questions were read and agreed by the council prior to the full document being signed by the Chair.

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

**RESOLVED** that the chairman sign the annual governance statement

on a vote being taken the matter was approved unanimously

**3399.21 TO RECEIVE AND APPROVE THE ACCOUNTING STATEMENTS FOR THE YEAR ENDING 31ST MARCH 2020**

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

**RESOLVED** that the accounting statement as presented show a true balance and should be approved

on a vote being taken the matter was approved unanimously

3400.21

**APPROVAL OF THE LIST OF PAYMENTS FOR JUN 2021 & TO RECEIVE MAY 2021 BANK STATEMENT AND RECONCILIATION**

It was proposed by Cllr Sadler, seconded by Cllr Aherne &

**RESOLVED** that accounts totalling £5984.35 (Inc. VAT) be approved for payment & duly signed

It was proposed by Cllr Sadler, seconded by Cllr Aherne &

**RESOLVED** that the statements of payments, receipts & bank reconciliation for the month of May 2021 be received & approved as a true record

on a vote being taken both the matters were approved unanimously

3401.21

**TO DISCUSS REVISIONS ON THE GRAVEYARD MAINTENANCE CONTRACT (ENDING 31/8/21) FOR IMMEDIATE PUBLICATION**

Cllr Moyle has expressed through the Chair an interest in tendering for this contract so will no longer be involved in discussions or considerations. (A Registrable Interest being declared in his absence.)

Cllr Sadler asked that the cutting areas shown on the provided map be changed, with Section B (Meadow) now including the area at the front of the church and amendments made to the wording within this section as he felt that early cutting was destroying wildflowers.

It was agreed that Cllr Sadler and the clerk would arrange to redraft this section without further discussion with the council and arrange for it to be circulated to existing contractors, past applicants, put on the parish websites & Facebook pages and an advert in the West Briton arranged for next week.

It was proposed by Cllr Sadler seconded by Cllr Bate &

**RESOLVED** that Cllr Sadler's amendments to the contract be accepted and the tender issued asap

on a vote being taken the matter was approved unanimously

3402.21

**CORRESPONDENCES (LIMITED LIST)**

Item9 – cutting at Shute Hill junction had been done by Cormac to open visibility however there were thoughts that the entire hedge had grown out up to 2m and needed a more significant trim back to prevent lateral growth.

There were also comments about growth over pavements in this general location of brambles etc. The clerk was to log these issues with County, along with the overhanging trees between Carne & Mawnan Reach which are affecting the bus stop.

3403.21

**PARISH UPGRADING WORKS – any further information on previously discussed works to toilets, benches & water fountain**

It was agreed that Cllr Sadler, Aherne & Toland make an evening visit to the toilets to see what works needed doing and price up works.

The replacement benches ordered for under the Chestnut tree had been cancelled by the supplier as they had been notified of delivery delays until the autumn which meant that our pro-forma order had been cancelled. It was thought that all the benches needed was to be thoroughly cleaned and then replacement assessed. It was still hoped to re-site one of the existing benches to the JPF.

The position of the water fountain was to be reconsidered, provided that visible signage was procured to make sure that its position was visible to passing foot traffic on the main road.

3404.21

**TO RECEIVE INFORMATION ON NOTED ENVIRONMENT ISSUES including Traffic, Roads,**

### **Footpaths and Climate Conscious Mawnan**

A report from Cllr Whibley was received after the meeting and is attached.

Cllr Toland reported back on her lunch meeting as Police Liaison, with Alison Hernandez, Cornwall's Police & Crime Commissioner. She was very much in favour of the '20 is plenty' campaign for rural villages. It was mentioned that our current speed sign – on the downhill beyond the school junction – is wrongly positioned as it cannot be seen until you were around the corner and almost on the junction. Moving this sign, in light of the new crossing, was to be discussed with CORMAC.

A request for a second speed visor to go on Sampy's Hill was made – the clerk said that she had asked Cormac about the costs of a signs showing number plates (as at Rosudgeon/ Ashton) and was given a quote of £41,000 to install.

The clerk then suggested that Stuart Douglas, the Speedwatch co-ordinator for Perran Ar Worthal, be invited to present at our next meeting in July to try to get a scheme going in the village. She would talk to Cllr Bradley about this as he had tried before without much success but though that piggybacking it with the '20 is plenty' campaign might be more successful in recruiting volunteers.

#### **3405.21 REPORTS FROM OTHER GROUPS / INDIVIDUALS**

A report from Mr Damer (via Cllr Whibley) on the state of the NDP's progress was received after the meeting and is attached.

#### **3406.21 REPORT FROM CORNWALL COUNCIL WARD MEMBER**

Cllr Bastin was unable to attend

#### **3407.21 ITEMS FOR INCLUSION AT THE NEXT MEETING**

Parish grants 2021/22

#### **3408.21 MATTERS OF COMMUNITY CONCERN**

The Same resident from item 3392.21 asked to have the future development plans for Hotel Meudon and how they would affect the community put onto a future agenda.

**3409.21 DATE & TIME OF NEXT MEETING:** 15th July 2021 at 7.30pm - similar Covid precautions will still be in place.

The meeting finished at 8.55pm

**Item 3400.21** - payments for Jun 21

Voucher	Code	Supplier	VAT	Total
47	Postages	Royal Mail	0.00	1.32
48	Postages	Royal Mail	0.00	2.28
49	NDP - Grant Funding	1&1 Ionos	2.00	11.99
50	Grass Cutting	R Sanders	30.00	180.00
51	Telephone & Internet	BT	10.64	63.87
52	S19 - Carwinion Playing Field	R Sanders	60.40	362.40
53	S19 - Junior Playing Field	R Sanders	26.00	156.00
54	Maintenance/ Grounds	R Sanders	105.00	630.00
55	Office Supplies	Complete Business Solutions	43.07	258.42
56	Toilet - Cleaning & Materials	Complete Business Solutions	4.29	25.75
57	Miscellaneous Expenses	We Store Cornwall	39.60	237.60
58	Graveyard Contingency	R Sanders	195.00	1,170.00
59	Toilet - Cleaning & Materials	KC Payne	0.00	206.00
60	Clerks Salary (inc PAYE & NI)	clerk	0.00	1,000.51
61	Inland Footpaths	R Sanders	127.08	762.49
62	Postages	clerk	0.88	5.28
63	Toilets - Utility Charges	EDF energy	0.00	11.00
64	Clerks Pension Contribution	Nest Pensions	0.00	34.39
65	Land Registry Searches	land registry	0.00	3.00
66	Parish Pension Contribution	Nest Pensions	0.00	75.24
67	Clerks Salary (inc PAYE & NI)	HMRC	0.00	119.42
68	Parish NI contribution	HMRC	0.00	139.86
69	Future Office Costs	Hormann Architects	0.00	500.00
70	H&S	onBuy	0.00	12.99
71	Inland Footpaths	R Sanders	127.08	762.49
			<b>771.04</b>	<b>6732.30</b>

**Item 3402-** Correspondences.

	Rec'd	Description	From	actions	Agenda
1	20.5.21	20 is plenty campaign	Various	Pending	15
2	28.5.21	Thanks for Elgin Close planning deliberation	Resident	For info	
3	2.6.21	Permission to use info provided to support Solar Grant funds in wider media	GreenNation	Clerk dealt	
4	4.6.21	CRHA (rural housing) board member vacancy	CRHA	For info	
5	5.6.21	CNP reminder of dates (18/6)	N Drewitt – localism	Cllr Toland/Smeed	
6	7.6.21	SLCC National Forum minutes	C Drake – local rep	For info	
7	8.6.21	Clean Ocean sailing newsletter	CoS	For info	15
8	10.6.21	Open Spaces contract – storage request	R Sanders	Pending trusts	
9	11.6.21	Hedgerow issues – shute hill - various	Resident & Cormac	Clerk reported	15
10	11.6.21	Start of complaint about Meudon Hotel licensing issue	Various - although		
11	14.6.21	Agreed road projects update	Cllr Bastin	Full council	15
12	15.6.21	Season tickets at Helford carpark	Non resident	Clerk dealt	
13	15.6.21	Parish contracts & Register of interest changes (question from Chair)	S Mason CALC	To chair	
14	15.6.21	Making space for nature – photo competition	E Richmond –CC localism	To facebook	
15	17.6.21	Tank track reopening	Non-resident	Clerk dealt	15
		Various G7, Cornwall Council & CALC bulletins & info received during this period,			

**Item 3404** Environmental Issues report – From Cllr Whibley

- Footpaths: Tank track: I now think it might be an idea for the parish Council to apply to get it listed on Cornwall Council's Definitive Footpath Map. The subject is still raised with me by members of the public so I am of a mind to get this done.
- Traffic: There was an accident near the Penwarne entrance gate on Monday 21st June. Another example of why we need to get on with the speed control measures on that stretch.

**Item 3405** – report from T Damer, NDP Chair

- Cornwall Council's public consultation has been running from May 20 and will conclude on July 29. It is mostly directed to statutory consultees, local businesses and people who have commented in the earlier consultation, but anyone is entitled to comment at this stage. Up to now there have been just two comments lodged on CC's website, both from statutory consultees (South West Water and the Highways Agency, both of whom were neutral to the NDP in the absence of specific development proposals - at which stage they would doubtless wish to be consulted further). Before it ends CC intends to agree with the Parish Council and the NDP team the appointment of a mutually agreed independent examiner with the intention that the examiner would be able (work load permitting) to start work almost immediately. This offers the hope that the referendum on the NDP could be conducted in the late autumn.
- In view of the number of new members of the PC, and the possibility that some will be less familiar with the content and detail of the NDP than ongoing councillors, it has been agreed with the PC chairman that the NDP team would conduct an induction and explanation session for all councillors, possibly in late July. It would broadly cover the evolution of the NDP, the outcome of local consultation with the Parish, the key policies the NDP contains and how to apply these to consideration of planning applications. We would hope to provide some easy to use guides for use by councillors, as the documentation for the whole NDP is rather extensive!

Anyone can currently request a free copy of the NDP documents (most of them) via Cornwall Council at the moment, as it says on the posters around the village. Just email the request to [neighbourhoodplanning@cornwall.gov.uk](mailto:neighbourhoodplanning@cornwall.gov.uk).

**Summary notes from meeting with Nigel Chapman, Hotel Meudon. 23<sup>rd</sup> June 2021**

**Present:** Parish Council – Cllr Sadler, Toland, Caunter & Bate + clerk

Hotel Meudon - Nigel Chapman & Sam Banks (General Manager)

Cllr Sadler introduced himself and explained what the general premise of the meeting was about. The rest of the attendees also introduced themselves before Mr Chapman explained a bit about himself and his history to outline the current state of the hotel. He explained that he has come to hotels about 32 years ago as a Chartered Accountant with the purchase of the Woolley Grange Hotel and had been buying and building a range of hotels since then. A number of those hotels in the UK were either had listed building status or were heritage buildings themselves (e.g. Ickworth House & Thornbury Castle) and he was used to working in sensitive locations. He stated that the Hotel Meudon was not a corporate hotel and was unlikely to ever be such – it was more geared towards the leisure market where individuals who were paying from their own pockets would find a 'very nice' hotel experience.

The purchase of Hotel Meudon was for a project close to home that Nigel could personally be involved in – he lives on one of the properties adjoining the Enys Estate in Penryn and had tripped over Meudon Hotel whilst out dog walking – taking the time to walk back through the hotel grounds - and had bought it up as soon as it came on the market in 2020 with a long term development plan in mind.

The original hotel was built in the mid 60s and is of that era but the decision has been made to work with the current bones of the building, rejigging, refurbishing and modernising throughout as it goes along - they are trying to

balance the old but to give it a lift with a new refurbishment. Nigel thought that much of the work being done would have gotten Harry Pilgrim's seal of approval and would have been what he would have tried with a bit more professional input all those years ago. Many of the existing statement furniture pieces remain; the Ercol chairs on the bridge have been reupholstered and refinished; the dining chairs have all been kept and many of the Parker Knoll bedroom seats have been retained.

The hotel is currently too small at 30 keys to be financially viable in the longer term, unless self run, and does lack modern facilities. The plan is to establish the hotel and its kitchens as a destination venue within the immediate area.

There have been discussions with the Trelawney Close residents about the future of the field space and the development of the hotel. The residents appear to be focused on the access rights through the strip of land that leads out to Trelawney Close. 'Bream Field' was part of the original site owned by Mrs Pilgrim which started to be sold off piecemeal – it was purchased along with the hotel in an effort more to protect it as an amenity site than to release any kind of development potential. A strip of land remains in the hands of the Pilgrim family to allow them access, with a non-development covenant put in place. Richard Sneesby (BSc MA CMLI Chartered Landscape Architect) who teaches garden design at the Eden Project & judges RHS Chelsea designer gardens, has been asked to come up with an innovative garden design for the field to unlock its potential as amenity space. Bream House currently stops any direct vehicular access from the grounds of the hotel to Bream Field – their only way in is through the Trelawney Close access strip.

Nigel feels that whatever development eventually completes at the Hotel Meudon it will be beautiful and incorporate itself into the area but it does need to be developed and facilities extended. The 1 spa room currently on offer is not enough for a hotel that it is anticipated will now run all year – no closing down overwinter for the Hotel Meudon! He also hopes to put in local memberships for use of facilities once they come online and views the immediate residents of the parish all as potential customers of the hotel and is keen to get them in to have a look round. They have thoughts about replacing the current Bream House with 'something outstanding' – currently it is underused with only staff making the most of its ample parking. The beach is privately owned – and surprisingly this ownership extends to the low water mark. Rights were bought by Lady Worley from the Duchy in the 50s. Nigel has no intention of gating off or restricting the current access to the beach with the exception of private functions where the user express a requirement for privacy – then restricting back to the immediate SWCP only. Although designated as private there is no restriction on anyone using the hotel or its facilities, wandering the gardens as part of their hotel experience, so anyone is welcome to have a coffee and explore the gardens and this will remain.

Any events that are run by the hotel and take place on the beach will be policed and the area cleaned up after then – a new bin shelter is awaiting delivery for down there. The current permissions already allow for 'off-licence' sales which allows for the purchase of alcohol from the hotel for consumption off site.

Wording changes requested in the new license application are to bring this into line with national frameworks – the license itself has not been updated in a significant period as was very out of date – as well as being incorrect in relation to the areas used within the hotel for sales. The Cornwall Licensing agent completed much of the new application under their 'Licensing Direct service' and it was at their suggestion the whole site was placed under 1 application, rather than a staggered process. Nigel & Sam are both aware of the local consternation that this appears to have caused but do not feel that amending the application simply for the sake of it and to bow to the misinformation being circulated in relation to it is appropriate.

As for future development – when plans are actually at a stage to be discussed they have every intention of involving the wider community – starting with a presentation to the members of the parish council. Hopefully this could happen before the end of the summer. They would then listen to our comments before having a community wide exhibition to let the public of the parish see what they have in mind for the hotel's next iteration.

Issues noted by Cllr Sadler:

A 'Marketing Presentation' document on behalf of the Kingfisher Group (Hotel Meudon) / Armstrong Capital seeking investment for 24 luxury holiday lodges was being circulated within the parish and this was influencing many of the objections that were being raised. What was the reasoning behind creating this if, as we were just assured, there are no



plans for development in the field as anything other than amenity space?

Nigel was clear that this was a proposal that was never taken up and was in reality to be seen as 'someone messing around' since the document they put out made some statements that do not reflect what is now planned re: the next stages of what happens to create a long term sustainable hotel business here at Hotel Meudon. Nigel then said unequivocally that these plans will not include building 24 villas and that they were not yet ready to talk through our plans – but would do so as soon as we were.

Cllr Toland:

Problems with parking on the bend outside the hotel : – it should only be a couple of smaller cars from nowon, since works have finished. Most of the staff are parking at Bream House.

Green building & development inclusions – building regulations are already tightening up on these issues and everything done will try to adhere to them. It is likely that, should plans for a covered/outside pool go ahead solar power will be used on this. Currently ecological surveys by the armload are being done – bats,trees, ecology ...

Cllr Caunter:

He felt that there had been so little community interaction done to let show the good things that have already taken place that the public were more than happy to reply on negative rumours. Why hasn't there been more local advertising done about the hotels reopening? Sam explained that there was a social media presence but, thanks to covid restrictions still in place, it has been hard staging a full and proper reopening with limited capacity. Currently it is pretty much booking only for dining and afternoon teas but hopefully when restrictions lift a more active presence will be felt in the parish. She restated that a public presentation was intended where the community would be able to view future development ideas once finalised.

The meeting concluded with a short tour of the public areas of the hotel – which all look fantastic. Included in this was the newly reinstated Freddie's Bar - cocktails and small plates available!