



**MINUTES OF THE MAWNAN PARISH COUNCIL MEETING HELD ON THURSDAY 16TH FEBRUARY 2023
AT 7.30PM, IN THE MAWNAN BOWLING CLUB**

Present: Cllrs Brooksbank (Chair), Bate, Potter, Reid, Sadler, & Whibley

ALSO PRESENT: 31 members of the public

3712.23 **TO RECEIVE APOLOGIES** – Cllr Morris & Moyle

3713.23 **MEMBERS TO DECLARE ANY INTERESTS IN ITEMS ON THE AGENDA OR REQUEST
DISPENSATIONS** – none noted

3714.23 **PUBLIC COMMENTS ON ITEMS ON THE AGENDA ONLY** – none noted

3731.23 **TO RECEIVE AND APPROVE THE MINUTES OF THE 19TH JANUARY 2023 FULL COUNCIL
MEETING**

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

RESOLVED that the minutes of the Parish Council meeting held on 19th January
2023 be approved and signed by the Chair

on a vote being taken the matter was approved unanimously

3732.23 **ANY MATTERS ARISING FROM PAST MINUTES NOT ON THE CURRENT AGENDA**

Cllr Brooksbank explained that he and Cllr Reid had met with the MMH buildings committee last week and had agreed terms and a lease duration of 99 years. The next meeting needed input from M Hormann with some redesign issues needed. The clerk was going to arrange this as soon as possible.

Penwarne Road – overgrowing hedge. The clerk had reported this issue and been told it was not a highways maintenance issue and would be monitored– but the hedge appeared to have been flailed (savagely) over the intervening weekend. The clerk had copied into Budock PC.

3733.23 **TO RECEIVE INFORMATION ON CURRENT COUNCIL VACANCIES & POSITION OF
NOMINEES FOR CO-OPTION**

Cllr Brooksbank explained to the larger than normal audience that we were still short 2 councillors and that it would be helpful if they could consider taking up the roll, or asking anyone they might know if they were interested. Anyone with questions could contact the clerk for more info or come along to the next meeting in March.

3734.23 **TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL BY DATE
OF THIS MEETING**

Ref. No: PA22/11402 Meudon Hotel Maenporth Road Maenporth TR11 5HT

Cllr Brooksbank allowed the representative of the hotel's planning consultancy, Ben Read to start with a short summary of the changes and items noted in the public consultation before opening the floor to members of the public, with a final stage for parish councillors to raise any issues. The clerk had already been made aware that the public were asking about the possibility

of an extension on the due date for comments (officially 21st February) and had made a request for an extension on this that was pending consideration (the planning office being away at present)

Ben Reid (BR) – Black Box Planning

The expansion was necessary for the mid to long term viability of the hotel. Maintaining the current woodland and gardens is in itself costly and resource heavy.

This is a 2nd application, the first being refused on 3 points by Cornwall County: the effect on the AONB, Scale & SSSI mitigations and bat habitat impacts – these have all been addressed in the new application.

There is no dispute on the application in principle from Cornwall County – highways, drainage & noise requirements all being commented on as acceptable. How to address the perceived AONB impact still needs addressing if a balance is to be found. So far all of the buildings have come down to 2 storeys or less and a more traditional build style put forward for Bream house. A VIA from publicly accessible viewpoints shows that there will be little visual intrusion. A formal plan for the long term management of the valley woodland has /is being drafted as part of the overall business plan. A discussion on school usage of the new swimming pool has been favourable and the field would remain within the red line area with a condition giving it a period of 30 year protection. The transfer of the freehold rights on the access path to the Trelawney Close Management group has been proffered. The reaction at the most recent public consultation showed a more positive reaction to the new plans than before but that the field still remained an issue.

T Damer then read a statement which is included in the appendix documents.

C Bradley

Still has concerns about level & provision of parking – not just for the new units and additional staff but for the potential users of the leisure club & bar as well as those making access to the SWCP through the field. Parking is already happening outside Meudon Farm – a hazard on the blind corner – and often extends to Nansidwell, a blight in the summer months.

R Bradley

Accepts there has been good work done on the changes but that no true substance has been achieved. & new units in an AONB are being proposed (3 being replacements) why is this even being given consideration? The Pool is acceptable – but will be noisy as it is almost on his boundary. Other Kingfisher Group developments have also tried starting out as holiday lets and then made the move to residential units – is this likely here?

Why is the field still included in the boundary line? Why is the BNG only including ½ of the valley – would the field be unnecessary if the whole valley was included?

N Gilmore

Does the BNG meet all regulations? The statement 'it must be within the red-line' is not true- Cornwall County have already had instances of using a blue line boundary (or even an offsite area) in dealing with similar applications. Why can another way of doing this biodiversity net gain not be found/used? Why not transfer the whole field into the same ownership as the hotel / the Trelawney Close Residents/ Parish Council.

Plots 9 & 10 –from Treworgan to Bream are much lower down and closer to the sea.

M Mercer

Application hinges on viability of the hotel model, which has changed from a family run hotel to profit led.

What is the hotel's definition of 'medium to long term' and is this why the field come in – it is to cover future development potential? Is saying the hotel would be 'see a decline in business' without the proposed extensions just a form of community blackmail?

Parking – there is no way a bus with visitors & staff would be used. How many guests arrive by anything other than car?

The current staff are amazing – especially whilst dealing with these applications and should be mentioned.

The presented landscape views are confusing – they show a single seascape which is out of context and completely inappropriate.

P Glover

Visual impact – if, as the planning agent says, it will be almost invisible from public viewpoints – what is the complaint?

What is the financial gain to the village exactly? (response – B Read: some things within this line are obviously commercially sensitive but definitely would benefit the local supply chain, local attractions and visitor spending in the immediate area.)

Employment opportunities – how much is open/available and long term? (B Read: 31 full time jobs – permanent not seasonal)

Light Pollution – how much and what mitigations are in the plans? (B Read: dark skies modelling had been done from a bat perspective – especially on plot 8. Sensitive hedge trimming and screening/fenestrations to go in to support measures already stated in the application)

Parking/ travel by public transport – this is unlikely for guests so what can be done. (B Read: the travel plan would have to be self-regulating to a degree but there might be the opportunity to feed into the local transport network capacity)

B Read – responses to above

Change from hotel model to holiday units is incorrect – they will be holiday units managed by the hotel, not individuals. Facilities are being created by funding from this change.

BNG – no reason for red-line inclusion the Environment Act is in progress but Cornwall Council have already implemented legislation to agree a 10% BNG clause. The field is within the application to protect it and prevent development. Cornwall Council already have stronger protections in position that those going through.

Trelawney access – a transfer of the freehold to give assurances of it not being commercially used had been discussed with the Trelawney Close management Group.

Cllr Whibley

Comments/reports already back from highways (referencing the visibility splay); the Police concerns about a permissive open path to non-residents and the inclusion of CCTV for both car & cycle parking; and a request for a Phase 1 contaminated land assessment report. Has any consideration been given to the additional foul water runoff not associated with the units but the overflow from the swimming pool & hot-tubs? The Trelawney Close sewer **was** definitely not up to capacity – the Environment Agency are pushing to 'up the game' on rainwater catchment planning so there are still sticking points with the application.

Cllr Sadler

History of abuse of the red line/ blue line boundary differences to exploit the parish and increase the scale of developments. He fully expects this application to gain outline consent at some stage.

Cllr Potter

The environmental balance in the building phase will have impacts on the valley – simply by the amount of landscaping and building works traffic needed. What protections will there be at the

early stages that would not necessarily be covered by any construction management plans? If the parking/traffic system has no capacity now what will it be like in 10 years? Is the clientel being targeted by the hotel the sort likely to use the limited public transport system in the area?

Cllr Brooksbank summarised what appears to be the main points still on the table:
Objection to the scale & extend of the proposal – when taken as a whole and not just as relating to the number/scale of individual units there has been improvement but not enough. The replacement of 3 units is not objectionable but the 7 additional ones is.
The red line / blue line boundary around the field and the BNG questions
Parking – a full travel & transport plan is needed with long term prediction

He felt that the overall assumption is that our NDP support commercial business within the parish can be held but that the 'dwelling' potential of these holiday units errs on the side of an unacceptable housing development of 10 or more units and would not meet the criteria as 'small scale'.

Although a motion was tabled and seconded at this point before it was voted upon it was agreed that a meeting with the Planning Officer, Mark Ball, would be advantageous to discuss the conflicting information on the field. If this, or the extension to the comments deadline, was not possible then a separate vote would be taken ~~and~~^{cut} a new meeting.

Ref. No: PA23/00581 Gateacre Budock Vean Mawnan Smith TR11 5LJ

It was proposed by Cllr Whibley, seconded by Cllr Brooksbank &

RESOLVED that Mawnan Parish Council support this application but we would like assurances that the capacity of the current/ additional septic tanks are sufficient for the additional bedroom & services

on a vote being taken the matter was approved unanimously

Ref. No: PA23/00632 The Quillet Carlidnack Lane Mawnan Smith TR11 5HE

It was proposed by Cllr Brooksbank, seconded by Cllr Whibley &

RESOLVED that Mawnan Parish Council support this application but - in line with our NDP and the general parish feelings towards the 'dark skies' initiative within the area - we would like to avoid unnecessary light pollution and would ask that all efforts be taken to minimise the effects of any velux or ceiling lights.

on a vote being taken the matter was approved unanimously

Ref. No: PA23/00682 Tranquebar Budock Vean Lane Mawnan Smith TR11 5LH

It was proposed by Cllr Brooksbank, seconded by Cllr Whibley &

RESOLVED that Mawnan Parish Council will support this application based on the comments of the Tree Officer, in that a full plan of the proposed replacement trees needs to be provided.

on a vote being taken the matter was approved unanimously

Ref. No: PA23/00337 Passage Cove House Bar Road Helford Passage Hill TR11 5LE

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

RESOLVED that Mawnan Parish Council are supportive of this application however we note the additional 'outward facing' light sources (the roof lantern) proposed and ask if - in line with our NDP and the general parish feelings towards the 'dark skies' initiative within the area - we would like to avoid unnecessary light pollution and would ask that all efforts be taken to minimise the effects of any velux or ceiling lights.

We would also like to ask that non reflective glass be used on any south/river facing

windows to prevent glare or reflection having an adverse effect on river/ coastal users.

on a vote being taken the matter was approved unanimously

- 3735.23 TO RECEIVE A LIST OF PLANNING DECISIONS MADE TO DATE BY CORNWALL COUNCIL**
6 received to date read and noted. An Inspectors Appeal for PA22/00939, Penmorva, Bar Road had been lodged and it was agreed that any additional comments would be drafted by Cllr Brooksbank & Whibley for circulation & submission by the deadline of 10th March.
- 3736.23 TO RECEIVE ANY FURTHER INFORMATION ON THE PARISH CORONATION CELEBRATIONS IN MAY 2023**
The clerk explained that she had sent a further communication to the 28 community groups she had on her mailing list asking if they were holding any events or would like to be involved in a larger organised event but had only had 4 responses, 3 of which were negative. The WI were intending to top & tail the weekend – starting with a school with a royal themed Dress-Up-Day event with a processions at the end of the school day to the Memorial Hall for a high tea. This may or may not include a children’s drawing competition (with prizes) or just a chance to have these posters/ drawing put up for display. A floral display (for the tables/ for auction) was also going to be arranged to coincide with the teas.
Sunday was being left as a blank day as it was nationally proposed to be the day set aside for community lunches but Monday was intended that the garden safari take place with sticker entry and a WI tea later in the afternoon for paying visitors.
They have suggested a wider village call to decorate with bunting, planters etc but that encouragement to take part and ‘get in the vider’ is still needed. Funding & help for printing programmes for the weekend events might be needed (from the clerk).
- 3737.23 PARISH TOILET UPGRADING WORKS - TO AGREE SPECIFICS FOR A SCHEDULE OF WORKS**
It was agreed that Cllr Brooksbank & Reid further liaise with the clerk to create a works specification from the job list they already have. The clerk was frustrated that works did not seem to be progressing and that information she had sent out appeared to be disregarded.
- 3738.23 TO RECEIVE RECOMMENDATIONS FROM THE OFFICE & FINANCE COMMITTEE RE: Annual reviews of Internal Financial Controls, Financial Risk Assessment & H&S update**
It was proposed by Cllr Sadler, seconded by Cllr Brooksbank and
RESOLVED that the annual reviews of Financial Controls & Risk Assessment be accepted – with Cllr Brooksbank becoming the named councillor to assist on in-year reviews

on a vote being taken the matter was approved unanimously
- 3739.23 APPROVAL OF THE LIST OF PAYMENTS FOR FEB 2023 & TO RECEIVE JAN 2023 BANK STATEMENTS AND RECONCILIATIONS**
It was proposed by Cllr Brooksbank, seconded by Cllr Whibley &
RESOLVED that accounts totalling £3943.63 Inc. VAT be approved for payment in February 2023 & duly signed

It was proposed by Cllr Sadler, seconded by Cllr Potter &
RESOLVED that the bank reconciliation presented totalling £105,272.34 (of which £32,763.84 is retained Solar Grant Fund) for the month of January 2023 be received & approved as a true record.

on a vote being taken both the matters were approved unanimously

3740.23 TO AGREED RESPONSES REQUIRED TO ANY CORRESPONDENCES not already made by clerk

These were read out with some matters being covered under other parts of the agenda. Cllr Potter noted that the NT had yet to spread the gravel that had been delivered to Durgan junction but the clerk said that this was delivered earlier than expected and resources weren't available.

3741.23 TO RECEIVE INFORMATION AND MAKE DECISIONS ON NOTED ENVIRONMENT ISSUES INCLUDING TRAFFIC, ROADS, FOOTPATHS AND CLIMATE CONSCIOUS MAWNAN. (inc Durgan traffic fundraising; speedwatch & speed signs)

Cllr Bate explained that speedwatch had stalled because suitable police insurances were not in place. However she was aware that there had been an impact from the sessions that had already taken place with resident receiving letters noting speeding infractions.

Cllr Potter had information from a canvas of the Durgan residents about fundraising to cover the £6500 costs for traffic order changes. It was though that the National Trust might be willing to put something in if there was a more thought out plan of what was being expected/ requested on the table. Cllr Potter would look into writing something up to include maintaining public access rights.

Cllr Whibley noted footpath issues on Fine & Brave Lane, and thanked Cllr Sadler for removing dropping tree limbs. She was pleased that the path between Shute Hill & Carwinion was being looked at but felt that the recurring gully at Galamata Give needed to be passed onto the National Trust to see if they could remedy long term, rather than seasonally.

The WI also has their annual Green Hearts week in relation to tackling Climate Change – this year using recycled or reused hearts to form this display outside the Memorial Hall. She mentioned that actively lobbying of local and national MPs on climate change issues was something that this was encouraging.

Beach clean on 19th Feb at Bosveal carpark. Cllr Potter also said that he had spoken to the NT / Glendurgan about some kind of extra bin at Bosveal carpark as he way regularly picking up overnight rubbish there. It was felt by them that this would encourage overnight stays so an upping of the frequency of the litter picking schedule would be looked into instead.

3742.23 REPORTS FROM OTHER GROUPS / INDIVIDUALS

Cllr Whibley stated that the Cornwall Deal event at Falmouth Maritime Museum was not that well attended and info did not appear to have been widely spread about what happened next – she asked Cllr Bastin to clarify. He explained that this was not a referendum, nor would it lead to one, but was a consultation exercise with 'headlines' from each event going back to cabinet to make a decision, which then goes to Full Council. He know that this is not though of favourably by a number of sitting councillors as there is very little information on specifics – such as who could stand for mayor and who/what his advisory team would look like going forward. She also reported on the last advisory meeting of the Helford Marine Conservation Group – water overflows, foul water management and outfalls being on the list of discussion points since an Environment Agency representative was present. 11th March sees the AGM from lunchtime in Gweek with M Slater from Cornwall Wildlife Trust the speaker.

3743.23 REPORT FROM CORNWALL COUNCIL WARD MEMBER

Cllr Whibley asked why the meetings were not taking place face to face – and if there was a chance for occasional ones to be held as they supplied a networking opportunity the online didn't. Cllr Bastin was to look into.

Cllr Bastin reported that session on Enforcement Training had been taking place with 2500 cases being reported in Cornwall each year. 40% of these a triaged out at the early stages. Cornwall

is one of the top 5 authorities for issuing enforcement notices in the UK last year, however the criteria for enforcement will be changing in 2024.

The Falmouth CNP area will remain the same in the upcoming shake-up. Strategic Area Plans are being discussed/ drafted.

3744.23 **ITEMS FOR INCLUSION AT THE NEXT MEETING** – Shute Hill green space


3745.23 **MATTERS OF COMMUNITY CONCERN**

A resident has asked about turning off the streetlights at Shute Hill once again. The clerk through she had sent something onto him form a recent County newsletter about Led changes and introduction of dimming ... but would verify.

3746.23 **DATE & TIME OF NEXT MEETING: 16th MARCH 2023 AT 7.30PM**

Meeting finished at 9.50pm

Signed: _____



16th March 2023
(chair)

Item 12 - payments for Feb 2023 & bank rec. for Jan 22

Voucher	Code	Supplier	VAT	Total
274	Donations/ Grants	Helford River Gig Club	0.00	350.00
275	Donations/ Grants	Citizens Advice (Cornwall)	0.00	350.00
276	Subscriptions	ICO	0.00	35.00
277	Toilet - Cleaning & Materials	ebay	0.00	27.50
278	Office Supplies	SmartInks ltd	0.00	34.16
279	Toilet - Cleaning & Materials	KC Payne	0.00	300.00
280	Clerks Salary (inc PAYE & NI)	clerk	0.00	1,357.45
280	Office Supplies	clerk	0.00	5.00
280	Mileage & Parking	clerk	0.28	5.54
280	Graveyard Resources (Books/Forms/Travel etc)	clerk	0.06	1.08
281	Grass Cutting	R Sanders	20.00	120.00
281	S19 - Carwinion Playing Field	R Sanders	33.00	198.00
281	S19 - Junior Playing Field	R Sanders	15.00	90.00
282	Toilets - Utility Charges	EDF energy	0.00	11.00
283	Clerks Pension Contribution	Nest Pensions	0.00	50.59
284	Parish Pension Contribution	Nest Pensions	0.00	110.67
285	Telephone & Internet	PlusNet	6.69	40.12
286	Graveyard Maintenance/ Grounds	Robbie's Garden Services & Fencing	0.00	433.35
287	Toilets - Utility Charges	WaterPlus	0.00	60.43
288	Graveyard Resources (Books/Forms/Travel etc)	ebay	0.00	5.99
289	Postages	Royal Mail	0.00	7.75
TOTAL FOR PAYMENT			£75.03	£3943.63

Item 13- Correspondences. If councillors wish to see any more information on individual items this will need to be requested from the clerk.

	Rec'd	Description	From	actions	Agenda
1	25.1.23	Response to Penwarne/ No-Mans land tree encroachment report	Highways		14
2	26.1.23	Change of 30mph zone – Lowenna Fields	V Bidgood- Highways	pending	14
3	26.1.23	Police Area allocations info (following on from CNP mtg)	E Richmond – CC Localism	For info	
4	27.1.23	Response to Lowenna Pavement news x 6	Residents	Clerk dealt	14
5	1.2.23	County Deal meeting success – Luxulyan PC	C Wilson – clerk		5
6	2.2.23	Problem with HRMCG website – contact with clerk??	Resident/user	To D Thomson - chair	
7	2.2.23	OUTGOING - Architect contact for MMH/ new PC offices project	Clerk to M. Hormann	pending	5
8	2.2.23	OUTGOING – sea-changers Coastal Fund application	To grant funder	pending	10
9	4.2.23	Contract for new gardener at Budock Vean – history request	D Konik	To history group	
10	6.2.23	Solar Grants – annual notification	J Thompson- Greennation	Clerk dealt	12
11	6.2.23	OUTGOING – request for parish Coronation events info/assistance (3 responses to date)	Clerk to community group mailing list		9

12	6.2.23	Homeowner comment, Ridifarne PA22/10012	Homeowner	pending	8
13	8.2.23	Request to advertise- Hospice shop volunteers	H Finch, hospice SW	To website	
14	8.2.23	Notification of NT path resurfacing @ Carwinion Lane/ Shute Hill	C Watts – NT	Clerk dealt; To school as info	14

Explanation of actions:

Clerk dealt – clerk has replied/actioned necessary Full council – already on agenda investigation/discussion

for info - forwarded to all councillors; no specific response

Pending –may need further