



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

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

ALSO PRESENT: 9 members of the public

3747.23 **TO RECEIVE APOLOGIES** – none noted

3748.23 **MEMBERS TO DECLARE ANY INTERESTS IN ITEMS ON THE AGENDA OR REQUEST DISPENSATIONS** – none noted

3749.23 **PUBLIC COMMENTS ON ITEMS ON THE AGENDA ONLY** – none noted

3731.23 **TO RECEIVE AND APPROVE THE MINUTES OF THE 16TH FEBRUARY 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 16th February 2023 be approved and signed by the Chair

on a vote being taken the matter was approved unanimously

3750.23 **ANY MATTERS ARISING FROM PAST MINUTES NOT ON THE CURRENT AGENDA**

A meeting about the potential office in the MMH had taken place with Michael Hormann, the architect and a schedule of fees from him should be coming through soon which will allow further more detailed actions to be prepared.

Shute hill Lighting – the clerk explained that after this item being raised at the last meeting she had done a straw poll of the 6 residents she had email addresses for – but this had snowballed into a much larger number with visits to the office taking place. She had then decided to write and ballot all 47 residents, rather than use the 'my neighbour / the lady across the road' information she was getting. To date 38 residents have responded, 5 wishing the lights be left on, 15 that they be dimmed, 17 that they be switched off... with one asking for all the options, spaced over time. She would pass this information onto County highways for inclusion when they risk assess Shute Hill for upgrading the current lights to LEDs and changing the timings.

3751.23 **TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL BY DATE OF THIS MEETING**

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

Further discussion on this application following the meeting held by Cllrs Brooksbank, Whibley and Reid with Mark Ball (Planning Officer) was undertaken. Cllr Whibley noted that it appears he was leaning towards supporting this application but that several significant consultees, including the AONB team, SWW and the tree officer had not yet logged responses. It was also noted that the Planning Officer's consideration of 'scale' related to the square footage and not to the number of dwellings within the plan, which the Councillors disagreed with, urging that

scale was the whole development, not just size of each unit. The 5% increase in footage alone was enough for us to be concerned. Cllr Reid once again stated that the field and its use to offset biodiversity net gain was not following guidelines and in itself the implied change of use from agricultural warranted a refusal of the planning application. Disposal of the waters associated with the swimming pool and hot-tubs had not been sufficiently explained and he felt that the noise from the outdoors pool's location and the chemicals required to service it had not been correctly investigated.

Cllr Brooksbank had provided a set of draft comments from the PC which was circulated and it was agreed that any amendments discussed tonight would be included in a revision tomorrow for submission by Monday lunchtime, as had been agreed. (see appendix document)

It was proposed by Cllr Brooksbank, seconded by Cllr Whibley &
RESOLVED that Mawnan parish Council object to this application for the reasons stated in the attached comments document (pending minor updates for Monday).

on a vote being taken the matter was approved unanimously

It was also made clear to County Councillor Bastin that the parish would be asking that this application be decided by committee as had previously been noted, should a 5 day notice appear for it, and his support for this was requested, to which he agreed.

Ref. No: PA23/01311 Penhale Maenporth Road Maenporth TR11 5HR

It was proposed by Cllr Whibley, seconded by Cllr Brooksbank &
RESOLVED that Mawnan Parish Council support this application

on a vote being taken the matter was approved unanimously

PA23/01786 Fowlers Landing Budock Vean Lane Mawnan Smith TR11 5LQ

It was proposed by Cllr Brooksbank, seconded by Cllr Morris &
RESOLVED that unfortunately Mawnan Parish Council do not feel that we can support this application. We did support an application for other significant tree works on this property approx. 3 years ago as 'woodland management' - we would not expect such a large scheme to be seen again so soon.
There is almost no mention of poor tree health - enhancement of views, the impact the trees have on the applicant's property (Trees T1-3), increase to light & safe access to a pontoon seem to be the reasons behind this application. Being a creekside location works to these trees would be highly visible to the river users and from the opposite banks (Porth Navas) and we feel it should be limited in scale. We defer to the expertise of the tree officer in this case, however this is based on them making a site visit/ assessment and provided that the neighbour, Mr J Roberts, is consulted and happy with the works on his property.

on a vote being taken the matter was approved unanimously

PA23/01789 South Hill Bar Road Helford Passage Hill Mawnan Smith

It was proposed by Cllr Brooksbank, seconded by Cllr Morris &
RESOLVED that in principle Mawnan Parish Council support this application, given that the majority of the works will be facing the rear of the property and replacing other structures.

Whilst we welcome the inclusion of a 'green roof' as a nod towards environmental sustainability we ask if - in line with the general feeling towards dark skies in our area - that a condition is made to limit/ reduce any sky lights including through the

use of blinds (or similar) in line with our NDP to avoid unnecessary light pollution and ask that all efforts be taken to minimise the effects of any velux, roof or ceiling lights

on a vote being taken the matter was approved unanimously

3752.23 TO RECEIVE A LIST OF PLANNING DECISIONS MADE TO DATE BY CORNWALL COUNCIL – including any information in relation to the 2 Inspectorate Appeals (Penmorva PA22/00939 & The Old Boatyard PA21/07293)

The lists, including 3 extra late inclusions was read out.

The clerk then read out the extra comments submitted to the Inspectorate in association with PA22/00939 (as attached) based on the discussion at the last meeting. When discussing the appeal for the Old Boatyard the clerk explained that we were the only group to support this application, with Cllr Whibley asking this original decision now be reviewed as she felt she had changed her mind. Since this could not happen at this stage it was agreed to stand with the submission already made as part of the planning process, with no extras, rather than submitting further comments.

3753.23 TO RECEIVE ANY FURTHER INFORMATION ON THE PARISH CORONATION CELEBRATIONS IN MAY 2023

The WI had reluctantly cancelled the garden Safari portion of their events as a number of garden owners didn't feel there would be enough of interest in their gardens in early May to entertain visitors. It was agreed to move until a date in July. A banner for the Coronation has been designed and printed and is ready to go up next week, paid for by the PC, with smaller sets of flyers/ leaflets still to be agreed upon if necessary.

3754.23 APPROVAL OF THE LIST OF PAYMENTS FOR MAR 2023 & TO RECEIVE FEB 2023 BANK STATEMENTS AND RECONCILIATIONS - includes notification of ongoing Trusts signatory issues

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

RESOLVED that accounts totalling £11226.51 Inc. VAT be approved for payment in March 2023 & duly signed

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

RESOLVED that the bank reconciliation presented totalling £102038.27 (of which £32,763.84 is retained Solar Grant Fund) for the month of February 2023 be received & approved as a true record.

on a vote being taken both the matters were approved unanimously

The clerk then explained that she remained at a standstill updating the Trust signatories as Cllr Moyle's signature was still an issue. Although he had gone to the bank to update/verify his signature he did not take the mandate reference details along with him, so nothing was actually joined up at the bank, leaving the September changes still undone. A note was enclosed with his agenda requesting his attendance tonight to sign another set of forms, following his absence at the recent Trusts meeting, but with his absence the only option open was the previously discussed official resolution letter removing him as a signatory to allow Cllrs Brooksbank and Bate to be added.

The clerk made it clear that this was solely a signature issue and it was no reflection on the conduct or any other actions of Cllr Moyle, who had done nothing improper. It would also not affect his status as signatory on the parish council accounts.

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

RESOLVED that official resolution letter requesting the removal of Cllr Moyle and addition of Cllrs Brooksbank & Bate to the Trusts bank accounts be signed and sent

on a vote being taken the matter was approved unanimously

3755.23 TO AGREED RESPONSES REQUIRED TO ANY CORRESPONDENCES not already made by clerk

Please be aware that items listed under 'Correspondences' could be addressed as part of the relevant Agenda item given in the Associated Papers during the full council meeting.

Item 1 – the clerk explained that the chairman had been passed a note at the last meeting about the green space to the rear of Shute Hill. We had agreed previously to provide an annual grant to support the maintenance of this area, on request and without the need for further agreement, to facilitate the grass cutting here as it was on private land. The issue now raised about encroaching brambles was in the same fashion a request to undertake works on private land – something that the PC still could not do. The grant however remained available should it be requested.

Item 3 – it appeared that a 'meet the team' session with planning might still be available – the clerk would ask the other parishes locally if they would like to attend should we manage to arrange something.

Additional items - the clerk had also contacted CORMAC following a notice going up at the churchyard saying they were undertaking headstone checks; something CORMAC had no rights to be doing as we retained maintenance rights once the churchyard had closed and had written to them confirming this on several occasions.. She was awaiting a reply.

There was also a suggestion tabled, following on from the sending round to councillors of the last Clean Ocean newsletter, that the parish council offer ongoing support as we do for the HMCG. Steve and the team continue to work on removing plastic and litter from the river and shoreline and it was thought that us giving funding to this on an annual basis might be seen as a positive action in combatting this issue as well as keeping ties for future initiatives.

It was proposed by Cllr Morris, seconded by Cllr Potter &

RESOLVED that Mawnan Parish Council support Clean Ocean Sailing with an annual grant of £100

on a vote being taken the matter was approved unanimously

3756.23 TO RECEIVE INFORMATION AND MAKE DECISIONS ON NOTED ENVIRONMENT ISSUES INCLUDING TRAFFIC, ROADS, FOOTPATHS AND CLIMATE CONSCIOUS MAWNAN.

Cllr Bate reported that the parish Speedwatch group was now well underway with 7 sites in the area identified and Ok'd for use by the Police with 2 more pending, so a few more volunteers were needed so we can have 3 active groups going out. Currently letters have been sent out to those doing over 25mph caught by the groups in action. Cllr Sadler said that there were cars were still going well over 50mph through the village but that the visible sign of speedwatch volunteers and the 20mph limit did seem to be slowing the majority of cars down. Cllr Whibley added that the new Perran-ar-Worthal average speed cameras were now active and had already resulted 40-50 cases going to court with risk of lost licences as well as fines.

Vandalism at the JPF – the headteacher at Penryn College was also looking into this as reports were that students were in uniform at the time causing this mischief. Feelers are also out in Constantine as there was a trail of red paint headed in that direction.

Cllr Potter brought up the plan he had drafted in relation to the ongoing parking issues at Durgan and the 3 options that he thought best covered local needs; he once again explained that the residents were looking for a viable option to stop access being blocked by cars parking without care along the road and in designated passing places and were not looking to stop the public being able to get down to Durgan or the slipway. After discussion it was agreed to try for another meeting (possibly a public meeting?) with Viv Bidgood where the 3 options could be better discussed from a Highways standpoint.

There were questions raised about exactly where CORMAC/Highways thought their control began and ended, it was stated that 'tarmac does not automatically mean it's highways responsibility', since it appears to have changed over living memory without any actual notification.

Cllr Whibley said that several beach cleans had taken place with another one at Helford on 26th March, then one organised with the staff at Hotel Meudon on 4th April. She was also looking forward to attending the CNP climate change group next month.

3757.23 REPORTS FROM OTHER GROUPS / INDIVIDUALS

Cllr Morris had attended the AGM for the HMCG, which included a talk from Matt Slater of Cornwall Wildlife Trust on the amazing life of the Helford & Manacles - a call has gone out for not only a new chair but also more volunteers to help with the increasing yearly timetable of events. The highlight of the year remains the summer evening cruise.

Cllr Morris also represented the parish at the Integrated Care Forum session, which brings together the stakeholders of the 4 local GP practices to discuss and consult on future plans, innovations and outcomes as well as giving local feedback on services. She asked that the work of the Health Hub at The Dracaena Centre be recognised. A member of the Penryn Surgery team has offered to come along to a PC meeting to talk about what is happening in our community now and in the future.

Cllr Whibley reported on the CNP meeting: a manned public enquiry desk at Falmouth Police Station is now open Monday to Saturday 10am to 3pm. A reminder about Armed Forces Day, which had the 100 day countdown launched today with a flyby and abseil down Pendennis Castle, in June. The event itself will see military processions, equipment viewing opportunities and the Red Arrows filling Falmouth and the surrounding area. It seems there is up to £10K available for events taking place – but this needed to be applied for by 25th.

There was also a presentation on the Good Growth Fund (clerk to forward slides when sent). There is funding available from the Prosperity Fund to each of the CAP areas (Fal & Penryn £390K) and the team will hopefully be offering training sessions in applying for grant funding (Cllr Whibley wished to attend this and feed back to members of the MUGA group in particular). Additionally funding of £9.2 million is available through the Levelling Up scheme.

3758.23 REPORT FROM CORNWALL COUNCIL WARD MEMBER

County Cllr Bastin was keen to highlight that there were concerns about transport / parking provision in the wider Falmouth area for the weekend of celebration events marking Armed Forces Day and the capacity of the infrastructure to manage the greater weights of equipment (like challenger tanks) being brought in.

Cornwall & Isles of Scilly Local Nature Partnership Summit on 19th May (booking via Eventbrite) focussing on the commitments made (or planned) by the local community to address and tackle the declared ecological crisis.

He was sorry that he had not managed to make the meeting with the planning office about Hotel Meudon and was grateful for the update from Cllr Brooksbank - - he would make it clear

to the Planning Officer we would be asking it be taken to committee for a decision should he be looking to approve it under delegated powers.

3759.23 TO RECEIVE INFORMATION ON CURRENT COUNCIL VACANCIES & POSITION OF NOMINEES FOR CO-OPTION

Still no further interest in the 2 vacant positions.

3760.23 ITEMS FOR INCLUSION AT THE NEXT MEETING

None noted above any already stated

3761.23 MATTERS OF COMMUNITY CONCERN

There was a question as to why we were only looking at seasonal parking at Durgan – problems are taking place all year and both school ½ terms and the Easter holidays were outside of the ‘May to September’ current restrictions.

Cllr Sadler wanted it noted that the tree at Bareppa overhanging the stream that had caused so many issues in previous years had now finally been removed after being marked with a blue cross several months ago.

3762.23 DATE & TIME OF NEXT MEETING: 20th APRIL 2023 AT 7.30PM

The meeting finished at 9.35pm

Signed: _____ 20th April 2023
(chair)

Item 3751.23 –parish comment on PA22/11402

There was significant public interest in this application with 6 (out of the 31) members of the public speaking against the application and a Planning Consultant for the applicant speaking for the submission. All but 2 members of the public left the meeting immediately after discussion of this application was completed.

As of 15 March 2023 there were only 11 consultee responses out of the now 21 expected (19 expected previously) via the Cornwall Council portal.

Noting that the new application does have a number of minor improvements on the first application received, but the Parish Council objects to this application (PA22/11402) on the following grounds –

- 1) The previous rejection (PA21/11384) by Cornwall Council on 26 September 2022 cited a number of reasons for refusal but included reference to scale and design. The applicant, whilst reducing the scale of a number of the individual units in terms of height, has not reduced the overall scale of development including number of units and bedrooms, which is considered excessive. In particular, the continued inclusion of plots 9 and 10 being the closest units to the sea (and beyond the existing build line of Bream House) are not supported. Planning Officer's report to earlier refusal includes "the scale and extent of development should be limited in AONBs, with development sensitively located and designed to minimise adverse impacts" and in the original pre-app response Hotel Meudon was advised to consider reducing the "number of units". The Parish Council remains convinced the extent of development is excessive. The CPRE also advised that "the scale of this proposal is both excessive and out of character with Cornwall's natural environment.....at a time when we are aware as never before, of the value of nature and that Cornwall's greatest assets are its natural assets, this bit by bit erosion by development is no longer appropriate". The CPRE also raised concerns about the assertion that economic viability is threatened without the development.
It is noted that the nett area of the proposed development is now 1,615 m2 against the previous 1,540 m2 which is c5% greater in extent. The Parish Council considers this proposal to be excessive and inappropriate in scale of building size and number of units for this important location. In particular the continued inclusion of Plots 9 & 10 adjacent to Bream Field are of particular concern.
- 2) The application details vary in their description of the development regularly referring to residential, dwellings and houses which leads to concern as to the nature of this development.
- 3) The proposed redevelopment of Bream House with a new dwelling of a significantly larger volume than the existing dwelling, fails to reflect the Chief Planning Officer's advice that replacement dwellings in the countryside should be broadly comparable to the scale of the original dwelling. This advice applies to any location in the countryside, but in this particularly sensitive location within the AONB, the Council should surely require the advice to be followed with far greater care.
- 4) Note that building E.4 appears to be retained with no identified plans to address this poor quality structure which would be close to both Amenity building and Plot 1. This would likely be used as a basis for a further unit to be provided later. A photo of this building is included in our objection to show the state of this building against the proposed new units. It is not clear why this has been omitted from the development proposals.
- 5) The Bio Diversity Net Gain (BNG) proposal is of concern noting that the land which is Agricultural Grade 3 has been included within the red line of the development. The Council is concerned that the inclusion of the field within the red line could lead to a proposal for further development. There are other instances in Cornwall of BNG being provided on other land belonging to the

applicant (within blue line ownership) and see no reason why this cannot be the case in this instance.

Additionally, the Parish does not understand why the red line virtually bisects the Hotel Meudon valley and leaves the southern section of the hotel grounds out of the application area. Then on the other hand, the applicant has included Bream Field to satisfy its BNG obligations. Why isn't the proposal based on the whole valley site and why can't the additional Biodiversity requirement be met from elsewhere within that site? The inclusion of the BNG field is considered to be more of an afterthought rather than a well-planned solution to this requirement and reinforces that this is an excessive development of this site. Obviously, the extent of biodiversity net gain requirement would be reduced if this development was of a more appropriate scale in terms of number of units and their sizes.

Overall, we consider that the applicant has failed to follow Cornwall Council's Biodiversity Hierarchy (Policy G2) as they have not demonstrated that other options have been considered, particularly the use of the remainder of the Hotel Meudon site. The Proposed planting for the Bream Field appears to have mainly wild flowers and the Parish Council questions why the tree 'belt' at the SW corner of the field cannot be provided within the Hotel Meudon site.

The Parish Council also believes that the inclusion of Bream Field should be a reason for refusal itself as the proposal includes a change of use of that field. The Parish Council received an email from Mr N Chapman (Director of Meudon Vein Ltd) indicating the proposal is to use the land as a hotel amenity, i.e. a garden, which would be a change of use from current agricultural allocation. The inclusion of Bream Field would also significantly increase the size of the hotel grounds. This would be contrary to planning policy and be particularly significant in such a sensitive part of the AONB.

In the meantime, it is noted that the field designated for BNG has been left unattended by the applicant and is now allowing Ragwort to become invasive in this location. This is a highly poisonous plant that needs to be treated urgently no matter the outcome of this application.

- 6) Trees- it is understood that a request for a Tree Preservation Order was rejected by the Tree Officer on the basis that the Meudon Valley did not have trees have sufficient quality to require this. The Parish Council has identified Hotel Meudon and its valley as a non designated heritage asset noting that the ornamental valley gardens of circa 9 acres are of outstanding landscape and historic interest. The Hotel Meudon was featured in Home & Garden Aug 22 referencing the exotic gardens, stunning array of giant flora, magnificent plants and trees that reach a size not encountered anywhere else in the country, mature native beeches, giant bay trees, ash and oak. They specifically refer to a Wollemi Pine on the Tower House Walk, once thought to have become extinct. The hugely important landscape environment of this area of Cornwall needs protecting.
- 7) Ecological Impact – Mawnan Parish is fortunate to have a highly qualified Biologist – Mrs S Berthes, who has submitted detailed comments on the Planning Portal objecting to this application. There are serious issues raised about the efficacy of the data used and the conclusions reached by the applicant's consultant which we consider need to be substantially challenged to avoid undue harm to the local flora and fauna. The comments note that no sufficient bird survey has been made. An owl survey hasn't been done at all and that the methods used in this case were inadequate for this project. Serious concerns are raised that the amount of breeding pairs found in this census doesn't even come close to the reality. This project definitely needs a fully qualified bird survey, including owls, to get a decent base for a sufficient and responsible assessment, as this project would be massively affecting ancient woodland and therefore is of high importance to the area. The bat survey, although extensive at a glance, is widely simplifying the impact that the project would have on the bat population. It seems to be

clear that the survey work was inadequately carried out. It is hard to see how it can be used in order to identify the potential for harming the wildlife: birds and bats in particular.

- 8) Parking – noting the proposed Travel and Transport Plan – the Parish Council remains concerned that there will be insufficient parking for guests, visitors and staff that will lead to on street parking causing traffic hazards. The proposal doubles the number of bedrooms at Meudon but only increases parking by 11 additional spaces on top of the existing 43. We are aware of existing parking issues around Meudon at times and when the applicant adds in a pool, restaurant and small gym, the additional parking impact will be huge. A reduced scale of development would mitigate some of this impact. Any improved access to the South West Coast Path and Bream Beach may also lead to greater demand for parking in this location.
- 9) Infrastructure – foul and surface water drainage is a serious concern and the Parish Council would suggest that on site surface water retention and discharge should be required allowing for Climate Change. Foul sewage and the impact on pipework through Maenporth is also a major concern. The discharge from the swimming pool and the hot tubs associated with each proposed dwelling should also be factored in to the impact on drainage. Surface Water should be retained on site to soakaway. It is understood that pipework is intended to connect in to the Trelawney Close sewer – how is this to be maintained and is the network of sufficient capacity?
- 10) Drought management and surface water run off – South West Water has a continuing Drought Order including a hose pipe ban in place for residences in Cornwall, how can a hot tub for each unit and a swimming pool be consistent with the ongoing water shortage experienced in the County. Also the regular drainage of these elements will need to be contained on site to avoid negative impact on the environment.
- 11) Although the Mawnan NDP 2021-2030 Policy 8 supports small scale rural businesses, the extent of the proposal remains excessive and inappropriate for this importance non designated heritage asset.
- 12) AONB – we await further comments from the AONB team, however this hugely important site within the AONB requires the most careful consideration and safeguarding to avoid later degradation.
- 13) The Proposed development fails to conserve and enhance the landscape character and natural beauty of the Cornwall Area of Outstanding Beauty, which is a highly sensitive location. The introduction of a significant number of “holiday units” (or residential dwellings!) into this wooded valley garden is to the detriment of the natural qualities of this tranquil setting, due to their scale, design, siting, access, parking, engineering works and increased light pollution.
- 14) Hazardous Chemicals – although the application suggests no hazardous chemicals will be stored on site, this cannot possibly be the case to maintain the pool and the hot tubs. Where is this storage to occur and how will it be handled? It is understood that the Environment Agency would expect soakaways for the pool and hot tubs which may well have an impact on the roots of remaining trees.
- 15) Noise particularly from the swimming pool is likely to be a disturbance for adjacent users/residents. In peak times there could be in excess of 30 people using the pool area which will create significant noise impact.

- 16) Sustainability measures – the application refers to sustainability and on site energy generation but there are no details to identify how this would be provided – if solar panels are proposed it is important to identify where these would be located and how they would not adversely affect the landscape character of this area.
- 17) Ownership – the application ownership certificate indicates that the whole site is in the ownership of the applicant – Meudon Veau Limited. The Parish Council believes this may be incorrect based on information stated by hotel management that the land forming the BNG was in separate ownership. This needs to be clarified.
- 18) Construction Management Plan together with ongoing commercial vehicle impact – the Parish Council is very concerned that the impact of construction would be extremely negative for the local residents and the highway network. Restrictions on vehicle size, hours of operation, routing of traffic and such like should be conditioned and carefully managed as part of any approval process (noting the general objection to this development). Additionally, future deliveries to the hotel would increase traffic if this application is approved and should also be conditioned in relation to size of vehicles, hours of operation etc.
- 19) The application fails to meet the aims and intentions of Policies 2, 3, 12, 21 and 23 of the Cornwall Local Plan Strategic Policies 2010-2030, Policies 4 and 5 of the Mawnan Parish Neighbourhood Development Plan 2021-2030 (Referendum Version January 2022 and Made 23 June 2022), advice contained within the Cornwall Design Guide 2021 and paragraphs 8, 126, 130, 131, 174, 176 and 185 of the National Planning Policy Framework 2021. The application fails to address the reasons for refusal of the original application.

The Parish Council also noted concerns raised that the initial 2 public comments on the Cornwall Council planning page were actually from people with a close connection to the Hotel Meudon business, even though they did not identify themselves as such. Any such lobbying is considered inappropriate if not transparently made.

Out of the 165 public comments received by 15 March 2023, 155 of them are objections which reflects the strong feeling of the community against the extent of this development and the Parish Council's objections reflect those concerns. There can be no credible reason for allowing a development of this scale.

Item 3752.23

Penmorva Inspectors Appeal additional comments – PA22/00939

Since our original submission in February 2022 our Neighbourhood Development Plan (NDP) has gone through the final stages of ratification and was officially been 'MADE' by Cornwall Council in June 2022.

As such we would like to draw attention to the negative impact this development would have as it relates to:

- Policy 4: Design Principles - in that does not recognise or support the distinctive character of the immediate area, nor is it well integrated with the surrounding landscape and would have an obvious intrusion into the valued landscape of the Helford Passage area. Little consideration or attention seems to have been given to the Parish Design Guide document/appendix;
- Policy 5: Conserving & Enhancing Our Valued & Designated Landscapes & Seascapes – being well within the AONB this development would see a house out of context with its surroundings and position in the landscape. The increase of glazing by 12% would have a marked increase the reflections seen by the users of the Helford River and, as a knock-on, increase light pollution in what is a predominately dark-skies area.

As a parish council we received many comments from the local neighbours to this proposed development on the impact that the sheer massing and scale would have. This echoes comments received to support

Policy 4 of our NDP where the overall community feeling was that safeguarding the character of the area (Mawnan Smith) is of paramount importance.

Worries about replacement dwellings which are out of context with the surrounding site led to the inclusion in our NDP of an expectation that (8.3.33) ... it is expected that a replacement dwelling development should take up a similar footprint to the existing dwelling ... or demonstrate no increase in visual prominence. Proposed replacement dwellings should respect the proportion of the plot occupied by existing and neighbouring dwellings." Unfortunately this cannot be said of the current application.

Item 3754.23 – Payments for Mar 2023 & bank rec. for Feb 23

Voucher	Code	Supplier	VAT	Total
290	Land Registry Searches	land registry	0.00	9.00
291	Course/Conference fees	SLCC	12.00	72.00
292	Office Supplies	Hobbycraft	1.17	7.00
293	Toilet - Cleaning & Materials	KC Payne	0.00	300.00
294	Graveyard Resources (clerk	0.05	1.08
294	Clerks Salary (inc PAYE & NI)	clerk	0.00	1,106.36
295	Weeds	R Sanders	60.00	360.00
295	Grass Cutting	R Sanders	20.00	120.00
295	S19 - Carwinion Playing Field	R Sanders	33.00	198.00
295	S19 - Junior Playing Field	R Sanders	15.00	90.00
296	Toilets - Utility Charges	EDF energy	0.00	11.00
297	Clerks Pension Contribution	Nest Pensions	0.00	38.19
298	Parish Pension Contribution	Nest Pensions	0.00	83.54
299	S19 - Junior Playing Field	Junior Playing Field Trust	0.00	
300	Clerks Salary (inc PAYE & NI)	HMRC	0.00	270.86
301	Parish NI contribution	HMRC	0.00	233.73
302	Telephone & Internet	PlusNet	6.74	40.42
303	Graveyard Maintenance/ Grounds	Robbie's Garden Services	0.00	684.00
304	Toilets - Utility Charges	WaterPlus	0.00	53.97
305	Course/Conference fees	CALC	6.00	36.00
306	Footpath Repairs	Roy Broad Haulage Ltd	37.49	224.92
307	Land Registry Searches	land registry	0.00	3.00
308	S19 - Carwinion Playing Field	Carwinion Playing Field Trust	0.00	1,707.71
309	S19 - Junior Playing Field	QVC UK	0.00	189.84
310	Jubilee Celebrations	In Print Litho	12.00	72.00
311	Office Supplies	Viking	2.46	14.75
312	Postages	Royal Mail	0.00	8.71
313	burial fees	R Trewin & Sons	0.00	25.00
314	Graveyard Maintenance/ Grounds	Robbie's Garden Services	0.00	484.00
315	Graveyard Contingency	Robbie's Garden Services	0.00	450.00
316	Weeds	R Sanders	97.52	585.18
316	Grass Cutting	R Sanders	-5.86	-35.18
316	S19 - Carwinion Playing Field	R Sanders	18.47	110.80
316	S19 - Junior Playing Field	R Sanders	116.87	701.20
317	S19 - Junior Playing Field	R Sanders	66.00	396.00
317	Weeds	R Sanders	79.67	478.00
317	Grass Cutting	R Sanders	80.00	480.00
317	Miscellaneous Expenses	R Sanders	52.13	312.80
317	S19 - Carwinion Playing Field	R Sanders	132.80	796.80
TOTAL FOR PAYMENT			£843.51	£11226.51

A	Bank Reconciliation at 06/03/2023		
	Cash in Hand 01/04/2022		107,737.90
	ADD Receipts 01/04/2022 - 06/03/2023		50,750.56
	SUBTRACT Payments 01/04/2022 - 06/03/2023		167,488.46
			65,450.19
	Cash in Hand 06/03/2023 (per Cash Book)		102,038.27
B	Cash in hand per Bank Statements		
	Petty Cash 01/05/2021	0.00	
	95 Day Saver Account - Nationwide 01/08/2022	32,763.84	
	Deposit Account - Lloyds 01/03/2023	68,690.04	
	Current Account - Lloyds 01/03/2023	584.39	
			102,038.27
	Less unrepresented payments		
			102,038.27
	Plus unrepresented receipts		
			102,038.27
	Adjusted Bank Balance		102,038.27
	A = B Checks out OK		