

13th April 2023



Dear Councillor,

You are summoned to attend a meeting of Mawnan Parish Council on 20th April 2023 at 7.30pm in the Mawnan Bowling Club.

There is a presentation with regards to a future planning application for (TBC) by Richard Collett of RTP Surveyors at 7.00pm. Councillors are invited to attend if possible.

Please find attached the agenda for our meeting. We ask that if any member of the public has issues they would like to raise that they contact the clerk prior to the meeting so that we can best manage them. Please remember that the time allotted for *Matters of Community Concern* is not a forum to discuss what has taken place during this meeting and that any matter raised here would likely be added to the NEXT meeting agenda for discussion.

Yours faithfully,

Lisa Clements, Clerk to the Council

Agenda

- 1) **TO RECEIVE APOLOGIES**
- 2) **MEMBERS TO DECLARE ANY INTERESTS IN ITEMS ON THE AGENDA OR REQUEST DISPENSATIONS.**
- 3) **PUBLIC COMMENTS ON ITEMS ON THE AGENDA ONLY**
- 4) **TO RECEIVE AND APPROVE THE MINUTES OF THE 16TH MARCH 2023 FULL COUNCIL MEETING**
- 5) **ANY MATTERS ARISING FROM PAST MINUTES NOT ON THE CURRENT AGENDA** (MMH office proposal fees proposal,)
- 6) **TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL BY DATE OF THIS MEETING**
Ref. No: PA23/00395/PREAPP Trebah Farm Trebah Helford Passage Mawnan Smith TR11 5JZ
 Pre-application advice for proposed change of use of land to a proposed seasonal camping/glamping/caravan.

Ref. No: PA23/02027 House In The Wood Budock Vean Lane Mawnan Smith TR11 5LQ
 Works to tress under a tree preservation order (TPO): T1 (BEECH) - To prune by approx. 2-3 metres. Crown raise small diameter branches by pruning back to secondary branches or central stems. Remove small self set suppressed and leggy stem growing through the middle of canopy. T2 (OAK) - Prune removing lowest branch on eastern canopy back to main stem. T3 (SYCAMORE) - Fell. T4 (OAK) - Fell. T5 (CYPRESS) - Fell. G1 3 OAK & 1 HOLLY - Crown raise group of trees by 2 metres. Prune branches back to main stem or secondary branches. T6 (OAK) - Fell. T7 (OAK) - Prune tree by removing lowest branch on Western Canopy back to main stem.

Ref. No: PA23/02527 Coth Bean Carlidnack Road Mawnan Smith TR11 5HD

The conversion of the garage to living space, with alterations to the roof and glazing; a new entrance and porch; and a new small single storey link extension

Ref. No: PA23/02528 Coth Bean Carlidnack Road Mawnan Smith TR11 5HD

Listed building consent for the conversion of the garage to living space, with alterations to the roof and glazing; a new entrance and porch; and a new small single storey link extension

- 7) **TO RECEIVE A LIST OF PLANNING DECISIONS MADE TO DATE BY CORNWALL COUNCIL – including any information in relation to pending Inspectorate Appeals**
- 8) **APPROVAL OF THE LIST OF PAYMENTS FOR APR 2023 & TO RECEIVE MAR 2023 (End of Year) BANK STATEMENTS AND RECONCILIATIONS**
- 9) **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.
- 10) **TO RECEIVE INFORMATION AND MAKE DECISIONS ON NOTED ENVIRONMENT ISSUES INCLUDING TRAFFIC, ROADS, FOOTPATHS AND CLIMATE CONSCIOUS MAWNAN.**
- 11) **REPORTS FROM OTHER GROUPS / INDIVIDUALS**
- 12) **REPORT FROM CORNWALL COUNCIL WARD MEMBER**
- 13) **TO RECEIVE INFORMATION ON CURRENT COUNCIL VACANCIES & POSITION OF NOMINEES FOR CO-OPTION** (including issues with the next O&F meeting – already rearranged for 10th May 2023 due to councillor availability and fixed date for External Audit process, to ensure it is quorate)
- 14) **ITEMS FOR INCLUSION AT THE NEXT MEETING**
- 15) **MATTERS OF COMMUNITY CONCERN**
- 16) **DATE & TIME OF NEXT MEETING: 18th MAY 2023 AT 7.30PM** - please be aware this meeting will be preceded by the Annual Parish meeting at 7pm.

Further information & associated papers for this agenda
can be found on the parish council website

www.mawnan.org.uk

ASSOCIATED PAPERS-

Item 4 - Draft minutes of previous meeting (also available on parish website)

Item 5 – details of MMH draft architects costing;

Item 7 - Planning decision to date: Mar 23 to Apr 23

Items in red are summaries of conditions applied to applications, other than the conditions within 3 years & as to provided plans (Tree works are 2 years & to BS3998 standards)

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

Works to trees subject to a tree preservation order (TPO) - to remove trees on Site plan including Ash adjacent to boat shed.

Status: Approved with conditions (replacement trees as per plan – up to 5 years)

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

Erection of garden room to replace existing garden shed

Status: Approved with conditions (incidental use to dwelling only)

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

Proposed alterations to dwelling and replacement garage.

Status: Approved with conditions

Item 8 – Payments for Apr 2023 & bank rec. for Mar 23 (EoY)

Voucher	Code	Supplier	VAT	Total
1	Toilet - Cleaning & Materials	KC Payne	0.00	300.00
2	Clerks Salary (inc PAYE & NI)	clerk	0.00	1,108.76
2	Mileage & Parking	clerk	0.15	3.11
2	Graveyard Resources (Books/Forms/Travel etc)	clerk	0.08	1.62
3	Grass Cutting	R Sanders	0.00	0.00
4	Toilets - Utility Charges	EDF energy	0.00	11.00
5	Clerks Pension Contribution	Nest Pensions	0.00	38.19
6	Parish Pension Contribution	Nest Pensions	0.00	83.54
7	Office Rent (+Rates & Storage)	Cornwall Council	0.00	0.00
8	Telephone & Internet	PlusNet	5.40	32.40
9	Graveyard Maintenance/ Grounds	Robbie's Garden Services	0.00	484.00
10	Postages	Royal Mail	0.00	0.75
11	Office Supplies	Cartridgeland Inks Ltd	1.42	8.50
12	Office Rent (+Rates & Storage)	We Store Cornwall	39.60	237.60
13	Subscriptions	CALC	91.17	547.00
13	Subscriptions	CALC	0.00	104.70
14	Course/Conference fees	CALC	6.00	36.00
15	S19 - Junior Playing Field	ebay	0.00	16.99
16	Toilets - Utility Charges	WaterPlus	0.00	60.42
17	Subscriptions	SLCC	0.00	177.00
18	Office Rent (+Rates & Storage)	Ms Electrical	0.00	1,664.00
19	Toilets - Utility Charges	EDF energy	0.00	-57.66
20	Toilets - Utility Charges	EDF energy	2.75	57.66
TOTAL FOR PAYMENT			£146.57	£4915.58

Item 9- 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	22.3.23	Request for funds for community planting	Resident	pending	10
2	22.3.23	Request for dog bin @ Durgan junction	Resident	Clerk dealt	10
3	22.3.23	OUTGOING Meeting the Planning Session request (responses from Mabe & Budock PCs)	M Broomhead ,CC planning team	Clerk dealing	6
4	23.3.23	Complaint about 'fly tipping' @ Tank Road	Resident	Clerk dealt	10
5	23.3.23	Request for funding	Cornwall Cricket	Clerk dealt	
6	29.3.23	Request for streetlights throughout village – following on from Shute Hill survey (recurring)	Abbeyfield resident	Clerk dealt	10
7	31.3.23	Pre app presentation request	RTP / Richard Collett	Full Council	
8	3.4.23	Pre-App @Trebah Farm – public objection	Resident	Full Council	6
9	4.4.23	Coronation Flyer/poster printing info	WI	Clerk dealt	
10	5.4.23	Response to draft Fees proposal for MMH offices (planning permission query done 12.4)	M Hormann/ MMH team	pending	5
11	5.4.23	OUTGOING – Durgan parking proposals & public meeting request	V Bidgood, CORMAC	Pending	10
12	6.4.23	Durgan waste water treatment issue	G Lay – National Trust	For info	10
13	9.4.23	Works to pc noticeboard – issue noted	Contractor	Clerk dealing	
14	11.4.23	ONGOING – Carwinion house events noise	Resident	Clerk dealt	
15	11.4.23	Mannequins on telegraph pole (note issues sent 27.3.23 - 16 day response time)	PCSO Canvin		10

Explanation of actions:

Clerk dealt – clerk has replied/actioned *For info - forwarded to all councillors; no specific response necessary*
Full council – already on agenda *Pending –may need further investigation/discussion*

Item 11 –

Item 13 – 2 vacancies by co-option still open.

April O&F meeting date (24th) rearranged to 10th May with Cllr Whibley sitting back in (if agreed) to avoid the meeting being inquorate since this is the End of Year meeting, necessary for audit.



**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, 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 evens 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.

CLr 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

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

	Bank Reconciliation at 06/03/2023		
	Cash in Hand 01/04/2022		107,737.90
	ADD Receipts 01/04/2022 - 06/03/2023		59,750.56
			167,488.46
	SUBTRACT Payments 01/04/2022 - 06/03/2023		65,450.19
A	Cash in Hand 06/03/2023 (per Cash Book)		102,038.27
	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		
B	Adjusted Bank Balance		102,038.27
	A = B Checks out OK		

DRAFT

Mawnan Parish Council

Prepared by: _____ Date: _____

Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 31/03/2023			
	Cash in Hand 01/04/2022			107,737.90
	ADD Receipts 01/04/2022 - 31/03/2023			69,469.40
				177,207.30
	SUBTRACT Payments 01/04/2022 - 31/03/2023			76,595.37
A	Cash in Hand 31/03/2023 (per Cash Book)			100,611.93
	Cash in hand per Bank Statements			
	Petty Cash	01/05/2021	0.00	
	95 Day Saver Account - Nationwide	31/03/2023	41,500.26	
	Deposit Account - Lloyds	31/03/2023	56,722.46	
	Current Account - Lloyds	31/03/2023	2,893.80	
				101,116.52
	Less unrepresented payments			504.59
				100,611.93
	Plus unrepresented receipts			
B	Adjusted Bank Balance			100,611.93
	A = B Checks out OK			

Lisa Clements

From: lisa clements <mawnanpc@gmail.com>
Sent: 27 March 2023 09:42
To: Clerk
Subject: Fwd: Mawnan Environment

Flag Status: Flagged

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 22 Mar 2023 at 12:26
Subject: Re: Mawnan Environment
To: lisa clements <mawnanpc@gmail.com>

Hi
 Thanks for such a detailed reply.

Suggest that £100 would buy ten trees and in September sacks of good daffodils say £20 each, early and late season varieties. I would be happy to make up kilo bags for distribution or as others might suggest together with discussions on tree varieties.

Kind regards
 [REDACTED]

Sent from my iPhone

On 22 Mar 2023, at 12:14, lisa clements <mawnanpc@gmail.com> wrote:

Hi [REDACTED]

we also offered the chance of free trees (including ornamental and fruit) a couple of years ago across the parish but the take up was very low.

We have arranged some of the verges to be sown with wildflower seeds (the strip up the new pavement on Grove Hill should be done soon) but some areas specifically asked not to be planted with daffodil bulbs as it causes cutting/ walking problems later in the year; the strip under the cherry trees into the village and the green area by the school being two main ones where this was left. I think the WI had planted something up by the school last year on the central verge under the trees.

The Junior Playing Field is about to have a number of planters added to replace the sensory garden which we hope to initially fill with herbs and 'easy grow' vegetables that could be utilised by the community and have a group of potential volunteers in the wings who might take this further.

The parish council still has a small pot of funds left over from the tree planting and i would be happy to put forward your request for funding at the next PC meeting in April. Do you have any specific amount in mind?

ta

Lisa C

On Wed, 22 Mar 2023 at 09:07, [REDACTED] wrote:

Good Morning

Over the years I have suggested more planting of daffodils and fruit trees around Mawnan Smith. How well have we progressed and what plans are, or might be envisaged in the years ahead?

In history I obtained three sacks of daffodils (Fentongollen Bulb Farm) and numerous fruit trees (ex Aldi) subsequently distributed and would like to help create a repeat planting this year. Are there any Council funds - or could grants be obtained?

Mature trees, including ancient firs, will end their lives around the village and planning now with new planting will create benefits for future generations. If fruit trees then an added benefit to all. The conference pear and apple tree I planted by Carwinion Playing field now fruits every year.

Whilst a totally different environment please see in separate post an interesting article from Arizona USA. Food for thought - a living pantry so to speak.

Kind regards

[REDACTED]
[REDACTED]

Sent from my iPhone

Lisa Clements

From: Lisa Clements <clerk@mawnan.org.uk>
Sent: 03 April 2023 10:03
To: [REDACTED]
Subject: RE: WebsiteEnquiry

Hi [REDACTED]

This is the 2nd application for the same field - the first being last year (end of Dec 2021) for a seasonal winter boat storage within the confines of the barn area, which had no public comments made on it, and it was therefore approved.

We are not usually able to make comments on a pre-apps, as you can see stated on the County Planning Portal, but I have asked the planning officer responsible if he would be willing to accept comments from us after our parish council meeting on 20th April.

Thanks

Lisa C

Mrs Lisa Clements (Clerk)
Mawnan Parish Council Offices
MS Electrical
The Square
Mawnan Smith
TR11 5EP

Email:clerk@mawnan.org.uk
Tel: 01326 251022

Office Hours: Monday, Wednesday & Thursday 9am to 2pm

www.mawnan.org.uk & www.mawnanparish.co.uk

Any communications made with Mawnan Parish Council are considered to be in the public domain unless explicitly stated by the sender. As such they are subject to disclosure under a Freedom of Information Request.

Personal data will only be held long enough to allow us to make reasonable responses (6 months) and then removed from our systems.

This Email and any files transmitted with it are confidential and intended solely for the use of the individual or organisation to whom they are addressed. If you have received this email in error please notify Mawnan Parish Council and DESTROY the original email.

-----Original Message-----

From: [REDACTED]
Sent: 02 April 2023 12:58
To: clerk@mawnan.org.uk
Subject: WebsiteEnquiry

Hello Lisa

I was very concerned and dismayed to read about the proposed Camping/ glamping/ caravan site at Trebah Farm in the Falmouth Packet this week.

Following in from the objections to the Meudon hotel proposals, I cannot imagine anything more damaging than caravans and extra cars driving through our village to this proposed seasonal site. As well as being unsightly and totally unnecessary next to Trebah garden.

I wonder do local people know about this? Hopefully lots of objections are needed, just like Meudon.

Your thoughts would be appreciated in what we can do to stop this proposal.

Kind regards

[Redacted signature]

Sent from my iPhone

Monday, 13 March 2023



Hormann Architects

RIBA # arb Architects Registration Board

01326 761 290
 www.hormann-architects.com
 Falmouth, TR11 3PF

Fee Proposal Draft

Mawnan Memorial Hall, Sampys Hill, Mawnan Smith, Falmouth, Cornwall, TR11 5EW

The project is about creating a second entrance to the community hall with a ramped access as well as an office for the Parish on the north elevation of the hall. The location is used for storage at current and is a escape route. On a meeting with stockholders of the Memorial Hall as well as the Parish it was discussed that the work should include the change of the layout of the toilets and also improvements to the corridor and the roof above. The roof in-between the Meeting Roof and the Toilets is a flat roof and should be extended to the new parish offices and the entrance. We consider a warm roof construction and also to demolish the existing clockwork wall of the storage. If the floor and the foundations can be used needs to be tested by a structural engineer.

- We have the experience and skill to do the work
- We have a Professional Indemnity Insurance
- We are members of the ARB and RIBA and follow their Professional Code of Conduct
- We are impartial

RIBA Project Work Stages:			My hourly fee is £100 an hour ✓ = included
C	Consultancy	Not required	Hourly
0	Strategic Definition & Brief	Included	
1	Preparation and Survey		
		Third party measured survey of the site and house and elevations.	Provided by client
		Survey of sewage pipes in the ground	Provided by third party
		Relocation of Boiler	Third party specialist

Fee Proposal Short E-0267

Michael Hormann dipl.-ing. architect ARB / RIBA
 +44 (0) 01326 761290 / studio@hormann-architects.com
 VAT Registration Number 402 5280 38
 Company number 11367169



		Visit the site, inspect the roof and take photos.	£250
		Refine the written brief	✓
		Summary stage 1	£250
2	Concept Design	Initial meeting of 1-2 hours to develop sketch concepts based on the design.	Completed
		Analyse site and existing building and create a 3d BIMx model of the site allowing 3d views of concepts.	✓
		Concept design for Parish Office	Completed
		Refine the design including the toilet and possible entrance exit to the hall, floor etc.	£400
		Meeting with drawings and refine the ideas and concept. 2h.	£200
		Check the design with Building Control. Escape route and fire safety.	£100
		Summary stage 2	£700
3	Spatial Coordination	Prepare planning application. Location Plan, Site Plan, Elevations, Floor Plans and all required documents.	If required
		If planning is required would it make sense to add anything?	?
		Summary stage 3 (Planning Application if required)	£750
4	Technical Design & Tender		
		Building Regulations, Prepare and submit building regulations based on the planning drawings	As below

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	Setting out drawing All floor plans 1:50 and 1:25 including setting out and foundations. Sections 1:25 Basic Details 1:10 / 1:5 / 1:2 Basic Specification of Materials Windows and Door Schedule Electrical and lighting Layout	Amount and quality drawings to be agreed Good drawings clarify all issues and reduce difficulties and risk of cost changes and mistakes on estimating construction cost. Estimated	£1500
		Tender documents with specification, Level of detail for tender documents to be agreed. Estimated 7h.	750
		Meeting or additional requests to be agreed	Hourly
		Summary stage 4 (Estimated)	2250
		Summary stage 1-4 if planning required	3950
		Summary stage 1-4 if planning not required	3200
5	Construction		
		Site inspections and meetings. If required this is usually on a project a few hours	Hourly
6	Handover & Close Out		
		Architects Certificate? 1h	Hourly
7	In Use	Is not often required hourly. It means visiting the site and staying in contact.	Hourly

After the consultancy design process has been completed any significant changes to the brief, the design or the intended stages of work should be discussed and agreed before starting any work. The fees for applications, expenses or disbursements are not included. Any deviations or changes to the schedule of work need and the Brief need to be communicated to the client and agreed. The same applies to additionally work such as communication and meetings with Local Authorities, additional meetings and additional work.

With the completion of a concept design at Stage 2 the amount of information and drawings, schedules, level of detail and required schedule of work can be projected and it is possible to agree a fixed price for the Stages 4 to 7. The cost for stages 4 - 7 is as an indication less than the cost for Stage 0 - 3. However often on smaller projects not all stages are provided by an architect and stages will be covered by the client themselves or the contractor for example. If there are any queries please let me know.

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Professional fees:

My hourly rate is £100 (plus VAT) for a full ARB and RIBA accredited Architect.
<http://architects-register.org.uk/architect/073830A>

Expenses and disbursements (Reviewed annually):

Mileage: £0.45 per mile
 Parking at cost

Printing:

A1 £9.00 (blackwhite)
 A2 £7.5 (blackwhite)
 A3 £1.50 / £2.00
 A4 £0.10 / £0.25

In addition it is possible to protect and laminate A1 drawings in a sleeve for £9 per sheet.

Postage: At cost

Method of Payment:

Generally, fees will be invoiced monthly and will be related to the proportion of completion of the service at the end of each stage.

Settlement of invoices related to planning applications, building regulation and other statutory applications is expected in advance of the application being deposited. In other cases settlement of invoices should be made within 7 days.

Exclusions:

Other services offered by the agreement are not included currently:

The following services and associated fees are excluded from this agreement:

Surveys and assessments relating to:

topographical, environmental, contamination, mining, asbestos, water interest, flood risk, structural conditions, owls, bats, archaeological, arboricultural, disabled access, acoustic performance and energy performance.

Preparation of special artwork.

Fees for applications to statutory authorities, e.g.. Planning, Building Control, Environment Agency consent to discharge, etc.

Services required as a result of errors by the Contractor, sub-contractors, other Consultants or by utility services providers.

Other consultants;

Recommendations for the appointment of other consultants will be made if appropriate for the project.

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These may relate to the services of a quantity surveyor, a structural engineer, a services engineer, a planning consultant, a party wall surveyor, a landscape architect, a drainage consultant, an acoustics consultant, or others.

Construction (Design & Management) Regulations:

Your current project as detailed above must comply with the new CDM2015 regulations. If you do not comply with the regulations you are liable to prosecution under H&S Law.

Therefore, I advise you to read the attached HSE document 'Managing health and safety in construction' L153, (please follow this link; <http://www.hse.gov.uk/pubns/priced/l153.pdf>) in particular the sections relating to the duties of the 'Client' and also the sections that deal with the appointment of the 'Principal Designer'.

By signing this fee proposal you confirm you are aware of your duties as a 'Client' and would like to appoint Hormann Architects as your 'Principal Designer'. You also acknowledge that Hormann Architects has provided evidence of the correct qualifications, experience and training to carry out the roles, as required under CDM2015, with respect to health and safety management of your project.

We would like to reassure you we have engaged a CDM Advisor who is also a construction H&S consultant who is well qualified, experienced and trained. Therefore, If you require any further information regarding CDM2015 please contact us prior to signing this contract.

Client:

Signature:

Date:.....

Architect: Dipl.-Ing. Michael Hormann

Signature:

Date:

Fee Proposal Short E-0267

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