



**MINUTES OF THE MAWNAN PARISH COUNCIL MEETING HELD ON THURSDAY 16<sup>th</sup> NOVEMBER 2023  
AT 7.30PM, IN THE MAWNAN BOWLING CLUB**

**Present:** Cllrs Potter (chair), Morris, Reid, Sadler & Whibley

**ALSO PRESENT:** clerk + 6 members of the public

**3882.23 TO RECEIVE APOLOGIES** - Cllr Bate

**3883.23 MEMBERS TO DECLARE ANY INTERESTS IN ITEMS ON THE AGENDA OR REQUEST  
DISPENSATIONS** - none noted

**3884.23 PUBLIC COMMENTS ON ITEMS ON THE AGENDA ONLY** – none noted

**3885.23 TO RECEIVE AND APPROVE THE MINUTES OF THE 19<sup>th</sup> OCTOBER FULL COUNCIL MEETING**

It was proposed by Cllr Reid seconded by Cllr Whibley and

**RESOLVED** that the minutes of the Parish Council meeting held on 19<sup>th</sup> October 2023  
be approved and signed by the Chair.

on a vote being taken the matter was approved unanimously

**3886.23 ANY MATTERS ARISING FROM PAST MINUTES NOT ON THE CURRENT AGENDA**

(Remembrance Service, bottle fill signs, phone box)

Cllr Whibley reported that the garden club were due to meet on 23<sup>rd</sup> November and she would  
raise the telephone Box seed swap with them then.

Currently the Telephone Box had been taken over without contact and was being used as a book  
swap. It was agreed to leave this but that a notice needed to go up explaining that the PC was  
not responsible for items left/taken, pending information from the Garden Club as above.

The landmark tree (a holm oak) had been received and was going to be planted by Charlie from  
the National Trust next week. it was decided to look into a memorial plaque of some point for a  
ceremony in the spring to commemorate both Queen Elizabeth II jubilee & King Charles  
coronation.

The clerk reported that the community appreciated the Remembrance Day Services that had  
taken place, having received a note of thanks from one resident as well as comments online.  
She also said that she had turned off the stopcock to the bottle refill point this afternoon as it was  
leaking. She would be contacting the builders to discuss this but was waiting on the next water  
bill so as to look at consumption – the urinals still appear to have a constant low flow which was  
not really acceptable.

**3887.23 TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL BY DATE  
OF THIS MEETING**

**Ref.: PA23/08925** River House Budock Vean Lane Mawnan Smith Falmouth

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

**RESOLVED** that Mawnan Parish Council support this application, having seen the effort  
made to try to retain this tree in previous applications. However we would like to see  
some species of native oak used as a replacement, rather than a small leaf lime - this is  
on the whole an area of primarily ancient oak woodland and we would rather see this  
maintained.

on a vote being taken the matter was approved unanimously

**Ref. No: PA23/07606** Glendurgan Gardens Grove Hill Mawnan Smith TR11 5JZ

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

**RESOLVED** that Mawnan Parish Mawnan Parish Council support this considered application from the National Trust.

on a vote being taken the matter was approved unanimously

**3888.23 TO RECEIVE A LIST OF PLANNING DECISIONS MADE TO DATE BY CORNWALL COUNCIL – including any information in relation to outstanding Inspectorate Appeals or Committee submissions** (inc. information on 13/11 West Sub-Area Planning Committee meeting for PA22/11402 Hotel Meudon)

Thanks were given to Cllr John Bastin for his statement and support at the planning committee hearing, where despite the planning officer being in support the committee voted unanimously to refuse the hotel's application. A copy of the reasons for the planning refusal would be attached to this agenda. Nigel Gilmore was also thanked for representing the parish council and speaking at the meeting for us.

Cllr Reid also asked that the intimidation and misdirection addressed to the chair by Liz Wallingham of Lean PR over the Thursday/Friday prior to the committee meeting about the parish website having the community drone video on it needed to be noted. It appears that several telephone calls and emails were made to the chairman about us having the community groups' drone video on our site asking it be removed. Ms Wallingham did not directly identify herself as working for the hotel's PR company, intimating that she was an upset member of staff until challenged based on info the chair received from the clerk. Cllr Reid had seen the emails to/from Cllr Potter & the clerk and asked that at the very least it be recorded in the minutes for future reference that this had taken place.

It was proposed by Cllr Reid seconded by Cllr Sadler &

**RESOLVED** that the untoward communications received by the chair during the lead up to the planning area committee would be noted for future reference but that no further action to be taken at this time.

on a vote being taken the matter was approved unanimously

Correspondence had been received by Cllr Reid to look into the planning compliance at Tranquebar, Budock Vean Lane as the complainant thought that trees (specifically an oak on the riverside) had been illegally removed and that the plans were providing a 'party house' and not a replacement to the original boathouse. The clerk explained that she had looked into the planning history for this dwelling and that permission had been sought to remove the oak when it partially failed in 2019 (PA21/02976/PREAPP) but this was deemed unnecessary by the planning department, with works to other trees being obtained in 2023 (PA23/00682), which the parish council had supported. It was decided that the clerk would contact the planning officer & building enforcement to have this item reviewed.

**3889.23 NECESSARY ITEMS FOR CONSIDERATION FROM THE INQUORATE O&F MEETING OF 23<sup>RD</sup> OCTOBER** (draft 24-25 budget initial draft, setting date for O&F precept setting meeting & information on solar grant fund allocation & use)

The clerk explained that usually at this point the initial draft budget had been reviewed by the O&F committee prior to general circulation, but their October meeting was inquorate so they draft budget was going out undiscussed. It would still need to be discussed by an O&F meeting before the full council meet on 21<sup>st</sup> December, when their recommendations for the budget, precept and solar grant contribution for 2024/5 would be considered. The clerk had already

talked to GreenNation about the possibility of 'borrowing' against the Solar Farm Grant capital to offset possible cash-flow issues. They accepted that this would not be against the principle of the agreement as it was providing a sustainable community resource. It was agreed that an O&F meeting to discuss the budget/ precept etc. be arranged for early December (agreed date is 6<sup>th</sup> December).

Cllr Reid felt that in his mind the precept was significantly under what the parish council were looking to be able to spend (he referenced JPT volunteer group works specifically) and felt that a more strategic expenditure planning needed to be taking place – including 3 years budgets. In his view a 30% increase to the precept (taking a Band D property to £72.44) would be more in keeping to raise funds. It was made clear to the public audience that this was a preliminary suggestion and it had just been tabled by Cllr Reid without any prior discussion and was not the position of the parish council, it needing to be properly evaluated and discussed first.

**3890.23 TO AGREED AN ADDITIONAL MEMBER FOR THE NEW OFFICES GROUP**

It was proposed by Cllr Sadler, seconded by Cllr Whibley & **RESOLVED** that Cllr Potter be added to the New Offices project group to work alongside Cllr Reid.

on a vote being taken the matter was approved unanimously

**3891.23 APPROVAL OF THE LIST OF PAYMENTS FOR NOV 2023 & TO RECEIVE OCT 2023 BANK STATEMENTS AND RECONCILIATIONS (to note NJC salary award for 23/24)**

It was proposed by Cllr Reid, seconded by Cllr Morris & **RESOLVED** that accounts totalling £3292.30 Inc. VAT be approved for payment in November 2023 & duly signed.

It was proposed by Cllr Reid, seconded by Cllr Morris & **RESOLVED** that the bank reconciliation presented totalling £106,798.61 (of which £38,500.26 is retained Solar Grant Fund) for October 2023 be received & approved as a true record.

on a vote being taken both the matters were approved unanimously

**3892.23 TO NOTE RECEIVED CORRESPONDENCES AND AGREE TO ANY FURTHER RESPONSES REQUIRED (above those 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 graveyard damaged reported were minor and had been discussed with the resident and the contractor. They mainly related to items being moved whilst strimming and damaged to plastic plant-pots.

Item 5 – the graveyard sign had been blown over in the storm and was currently resting against the hedge. It was not damaged but needed to be reinstalled. The clerk was looking into.

**3893.23 DISCUSSIONS ON IMPLEMENTATION OF MARTYN'S LAW & CREATION OF A COMMUNITY BIODIVERSITY PLAN/POLICY**

Although Martyn's Law had not yet passed through parliament, the clerk felt that it was essential that councillors be aware of it and what implications it may have going forward, as it would not be something that could just be done without preparation. It was also not just the parish council that would be affected but all venues and groups who use them – including the Playing Field Trusts.

A Biodiversity plan/policy, at least in outline form, was necessary for January (specifically we are expected to complete our first consideration of what action to take for biodiversity), although Cllr Reid felt that there is no onus on parishes to be reporting in any form on this so there was no immediate hurry. The clerk had a model version of the Cornwall County issued Environmental Policy which she had been signposted to and was in the process of tailoring to Mawnan PC & our existing policies / information. It was agreed that the clerk try to find out what lengths other parishes were doing to locally, especially Helston Town Council who were very invested with climate & environmental project works.

**3894.23 TO RECEIVE INFORMATION AND MAKE DECISIONS ON ANY NOTED ENVIRONMENT ISSUES INCLUDING TRAFFIC, ROADS, FOOTPATHS & COUNTRYSIDE** (inc. info on Boskensoe junction speed limit, information on Evolis Speed Signs, Old Tank Track DMMO consultation and Sampy's Hill pavement revised plans.)

- The Clerk reported back that there was no movement in relocating the speed change point between Lowenna & Boskensoe junction. It was explained that this original change had not been done legally by the developers / planning and when noted by Highways when the 20mph section came into force was reinstated to be legally compliant.
- The clerk also reported back that the suggested location of the speed sign put forward after October's meeting had been refused by highways. It was felt that a sign at this point (opposite the Boskensoe junction) indicating a 20mph zone so far away from the actual start of this would have no effect and provide contradictory information. It was agreed to reconsider this sign until a final plan for the Lowenna pavement was agreed, but that Cllr Bate would be asked where she & the speedwatch team thought this sign would be most effective coming into the village.
- Revised plans for the Sampy's Hill pavement had been received and circulated amongst the group – the clerk asked if another meeting was needed. Cllr Sadler felt that this had to be done as a physical meeting, with the transport team and designers coming to the village to explain themselves and the plans as they stood. He felt that it should be made clear that at the start of the public consultation phase this was an expectation, not a request. Cllr Whibley thought that the location for the presumptive crossing – from the chestnut tree corner to Thatched Cottage was not the one that people used and should be revised but could not say specifically where people actually crossed the road. Anywhere here would be expected to have a formal & visible crossing, not the likes of the one of Grove Hill at the school. Cllr Reid felt that by looking round several of the new developments going in around adjoining parishes that the 1.8m 'standard' width given for the pavements was not being adhered to elsewhere – so why here when it was obviously too large.
- The DMMO for the Tank Track had now reached the consultation stage and the parish were being asked to supply their comments/ evidence towards this. It was agreed that Cllr Whibley & the clerk work on the parish's response and circulate for general agreement prior to the December deadline. The clerk had put up information about the DMMO consultation for the public to view & respond to.

**3895.23 REPORTS FROM OTHER GROUPS / INDIVIDUALS**

Cllr Whibley had attended the CAP meeting on 31<sup>st</sup> October, along with Cllr Reid. Minutes of this would be circulated once received but priorities of Transport, highways and connectivity; Health and Wellbeing; Housing and affordable housing; Environment and Climate Change; Young People and Asset Based Community Development had been identified by the large group.

Cllr Potter intended to forward his previous notes on the Durgan issues to Gareth lay again, as this is the time that the National Trust would be looking to set next year's budget and this might jog his memory to see what allocations could be included to see works done here.

A catch up report from one of the JPF Volunteers was received, since the Trust meeting was delayed. SB had just been to the CLUP event and was now feeding this information about project funding back to the larger group. They were currently looking into various funding streams available and had had one play company come to view this site but were hoping to have a landscape designer also come to take a look with a more holistic approach to redeveloping the site – it appears many groups have forgotten to look at access issues when redesigning and have had to add these in later. Phasing the works – so that they do not all happen at once – also appeared to be a likely possibility. Many of the funding / grants being looked into would need a 10% match funding element, which needed to be discussed by the Trust in more detail. The clerk agreed to forward on the information /reports received to the rest of the councillor, even if they were not able to make formal decisions on it until the Trusts meeting.

**3896.23 REPORT FROM CORNWALL COUNCIL WARD MEMBER**

Cllr Bastin thanked us for the comments about his assistance at the Hotel Meudon planning meeting. He also brought up planning enforcement and that Mabe Parish had a meeting with the head of enforcement at County, Alan Mason scheduled for next week. He wondered if, rather than us trying for a separate meeting for the limited number of complaints that we had logged, if contact could be made with Mabe to see if they objected to us tagging along to their meeting instead. The clerk agreed to make contact with their clerk.

Biodiversity & Biodiversity planning, following on from declarations of climate & environmental emergencies made by County was under review but that specific resources were few and far between; with specific direction for parishes being unclear.

He did know that the policy as regards future sea level rises (especially at Swanpool & Maenporth) were that no pro-active works to reinforce or protect the road networks was being considered. How this would affect us was unknown.

**3897.23 TO RECEIVE INFORMATION ON CURRENT COUNCIL VACANCIES & POSITION OF ANY NOMINEES FOR CO-OPTION**

Unexpectedly, Mr Gary Slater of Parc-an-Manns made himself known at the meeting and gave a short summary of himself. He and his husband, and dog, had lived in the village for 6 year and he felt that at this stage he would like to become more involved in the works of the parish.

It was proposed by Cllr Potter seconded by Cllr Whibley and

**RESOLVED** that Gary Slater is immediately elected to fill a current co-option vacancy

on a vote being taken the matter was approved unanimously

**3898.23 ITEMS FOR INCLUSION AT THE NEXT MEETING**

Budget & precept; Open Spaces contract review; new offices building spec.

**3899.23 MATTERS OF COMMUNITY CONCERN**

The clerk at this point felt it appropriate to note the recent passing of Cecil Birch a long time resident of the parish and stalwart attendee of parish council meetings. He had passed away in early November after a stay at Falmouth Court home where he had been regularly visited by a number of parish residents. A service of remembrance would be taking place at St Michael's in early December for those fields in the parish that wished to show their respects.

The clerk reported that there had been various notices from residents about a 'door to door' seller being present in the parish and possibility leaving marking on doors etc. Advice from the police

about this kind of thing had been circulated to everyone on the clerk's e-mailing list of community groups to get this information around as quickly as possible. If unsure, don't open your doors; do not allow anyone into your home and ring 101 to log if you feel intimidated or threatened in any way.

**3900.23**     **DATE & TIME OF NEXT MEETING: 21<sup>ST</sup> DECEMBER 2023 AT 7.30PM** where the usual celebrations for Xmas will take place with seasonal refreshments provided.

**Item 3891.23** -     Payments for Nov & bank rec. for Oct 23

Item	Cost Centre	Name & Item Description	VAT	Amount
159	Toilets - Repairs & Maintenance	The Signbuilder, <i>toilet bottle refill signage</i>	11.80	70.79
160	Office Supplies	GM Crafts, <i>transparent stickers</i>	2.32	13.90
161	Footpath Repairs	B&Q, <i>chain for Maenporth lock</i>	0.81	4.84
162	Toilet - Cleaning & Materials	KC Payne – <i>contract + broom &amp; toilet cleaner</i>		320.19
163	Clerks Salary (inc PAYE & NI)	Clerk, <i>wages + NJC increase + travel &amp; parking in Truro for banking run</i>	0.53	1551.20
164	Grass Cutting	R Sanders, <i>October cutting</i>	73.00	438.00
165	Toilets - Utility Charges	EDF energy		11.00
166	Clerks Pension Contribution	Nest Pensions		73.85
167	Parish Pension Contribution	Nest Pensions		129.24
168	Graveyard Maintenance/ Grounds	Robbie's Garden Services & Fencing		484.00
169	Toilets - Utility Charges	WaterPlus, <i>October water bill</i>		41.13
170	Course/Conference fees	CALC, <i>M Bate - online planning training</i>	6.00	36.00
171	Donations/ Grants	RBL, <i>donation in lieu of wreath</i>		30.00
172	Telephone & Internet	BT – <i>October Bill</i>	5.82	34.91
173	Postages	Royal Mail - <i>7 x full agenda packs</i>		5.25
174	Training & Conference Fees	SLCC – <i>closed cemetery training course</i>	8.00	48.00
		<b>TOTAL</b>	<b>£108.28</b>	<b>£3292.30</b>

<b>A</b>	<b>Bank Reconciliation at 01/11/2023</b>		
	Cash in Hand 01/04/2023		100,611.93
	<b>ADD</b> Receipts 01/04/2023 - 01/11/2023		67,048.38
	<b>SUBTRACT</b> Payments 01/04/2023 - 01/11/2023		167,660.31
			60,861.70
<b>A</b>	<b>Cash in Hand 01/11/2023</b> (per Cash Book)		<b>106,798.61</b>
<b>B</b>	Cash in hand per Bank Statements		
	Petty Cash 01/05/2021	0.00	
	95 Day Saver Account - Nationwide 01/08/2023	38,500.26	
	Deposit Account - Lloyds 01/10/2023	63,063.86	
	Current Account - Lloyds 01/10/2023	3,608.20	
			<b>105,172.32</b>
	Less unrepresented payments		
			105,172.32
	Plus unrepresented receipts		1,626.29
<b>B</b>	<b>Adjusted Bank Balance</b>		<b>106,798.61</b>
	<b>A = B Checks out OK</b>		

**Item 3892.23 11- Correspondences.**

	<b>Rec'd</b>	<b>Description</b>	<b>From</b>	<b>actions</b>	<b>Agenda</b>
1	20.10.23	Complaint about graveyard damages.	Resident	Clerk dealing	
2	25.10.23	OUTGOING - Question about 'borrowing' solar grant fund	Clerk	Full Council	8
3	25.10.23	Comment about Sampy's Hill pavement plan	resident	Pending	13
4	26.10.23	OUTGOING – letter to L Wood, CC planning about Meudon delay in decision	Clerk as PC	For info	7
5	30.10.23	Graveyard sign storm damage	Resident	Clerk dealing	
6	30.10.23	Mawnan footway update (Sampy's Hill & Grove Hill)	A O'Neill – Cc Transport	Full Council	13
7	1.11.23	Approved planning application – memorial hall offices	M Webb – cc Planning	For info	7
8	2.11.23	Tank Track DMMO consultation	CC –Regulatory Services	pending	13
9	2.11.23	Request for pre-planning presentation	Resident- BVL	Full Council	
10	6.11.23	Request for map & group transport for Meudon planning hearing	Resident	Clerk dealt	7
11					
12					

**Explanation of actions:**

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

For info - forwarded to all councillors; no specific response necessary  
Pending –may need further investigation/discussion

**Item 3888.23** - excerpt from the Planning Decision for PA23/04402

# Cornwall Council

**Correspondence Address: Cornwall Council  
Planning, PO Box 676, Threemilestone, Truro, TR1  
9EQ**

Email: [planning@cornwall.gov.uk](mailto:planning@cornwall.gov.uk)

Tel: 0300 1234151

Web: [www.cornwall.gov.uk](http://www.cornwall.gov.uk)



**Application number: PA22/11402**

**Agent:**

Black Box Planning Ltd - Bristol  
Black Box Planning Ltd  
36 King Street  
Bristol  
BS1 4DZ

**Applicant:**

Meudon Vean Ltd  
Meudon Hotel  
Maenporth Road  
Mawnan Smith  
TR11 5HT

**Town And Country Planning Act 1990 (as amended)  
Town And Country Planning (Development Management Procedure) (England)  
Order 2015**

## Notice of Refusal of Planning Permission

**CORNWALL COUNCIL**, being the Local Planning Authority, **HEREBY REFUSES PERMISSION**, for the development proposed in the following application received on 22 December 2022 and accompanying plan(s), for the reasons set out on the attached schedule:

**Description of Development:**

Full planning application comprising 10 no. holiday units (C3) (total 1,615 sqm GIA) following demolition of two units in the grounds of Hotel Meudon; guest amenity building comprising swimming pool, restaurant, gym and fitness suite (C1) (total 235 sqm GIA); cycle store, greenhouse, bat roost building and substation; demolition of existing staff accommodation block, Bream House, Meudon Cottage and other ancillary garden structures; comprehensive landscaping scheme including biodiversity enhancements and planting to northern field and northern slopes of existing garden; together with other necessary infrastructure.

**Location of Development:**

Meudon Hotel  
Maenporth Road  
Maenporth  
Falmouth  
Cornwall  
TR11 5HT

**YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.**

**DATED: 14 November 2023**

*Louise Wood* - Service Director Planning and  
Housing (Chief Planner Officer)

REFULZ



**SCHEDULE ATTACHED TO APPLICATION & DECISION NO: PA22/11402**

**REASONS:**

- 1 The proposed development fails to conserve and enhance the landscape character and natural beauty of the Cornwall Area of Outstanding Natural Beauty (AONB), which is a highly sensitive location; specifically the element of the proposal which seeks to introduce holiday units into this wooded valley garden to the detriment of the natural qualities of this tranquil setting, due to their siting, scale, design and their associated residential paraphernalia, and increased light pollution, this is particularly the case for plots 6, 8, 9 and 10 which cause the greatest harm. When undertaking the planning balance great weight has been given to conserving and enhancing landscape and scenic beauty in accordance with the advice in paragraph 176 of the National Planning Policy Framework 2023, and it is considered that the identified public benefits of the scheme do not outweigh the identified harm to the landscape character and natural beauty of the Cornwall AONB. The sites location is also considered to not be accessible to a range of transport modes. The application therefore fails to meet the aims and intentions of Policies 2, 3, 5, 7, 12 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), advice contained within the Cornwall Design Guide 2021, and paragraphs 8, 126, 130, 174, 176 and 185 of the National Planning Policy Framework 2023.
- 2 In the absence of a mechanism to secure the provision of a financial contribution towards the Strategic Access Management and Monitoring Measures for the Fal and Helford Special Area of Conservation, for which there is evidence of an identified need, the proposal is considered to be contrary to Policies 22, 23 and 28 of the Cornwall Local Plan Strategic Policies 2010-2030, the European Sites Mitigation Supplementary Planning Document (July 2021), and advice in paragraphs 8, 55, 57, 174 and 180 of the National Planning Policy Framework 2023.

**DATED: 14 November 2023**

*Louise Wood* - Service Director Planning and  
Housing (Chief Planner Officer)

REFULZ