

Minutes of the Meeting of St Mawgan-in-Pydar Parish Council held in Mawgan Porth Village Hall on Wednesday 08 February 2012 at 7.30pm

Present: Cllrs, K Atkinson (Chairman), A Bettles, B Cawley, W H J Corbett, L McKenzie, W Old, S Tavener & EA Thompson

In Mr. L Lee (Parish Clerk), Cllr J Fitter & 12 members of the public

Attendance:

18/2012 Apologies – Cllrs C R Mitchell, M Raby & P Roberts

19/2012 Police Report – None received

20/2012 Declarations of Interest

Cllr Atkinson – Personal Interest in item 8a.vi Planning application PA12/00328 & a Prejudicial Interest in item 16c.iii Pre-school contribution request

Cllr Corbett – Personal Interest in items 8a.ii Planning application PA11/10659, 8a.v Planning application PA11/09924 & 14e. Footpath at Bedruthan Steps Hotel & a Prejudicial Interest in item 8a.i Planning application PA12/00076

Cllr McKenzie – Personal Interest in item 8a.v & 16c.ii St Mawgan History Group donation

Cllr Tavener- Personal Interest in items 8a.iii Planning application PA11/10659 & 8a.v

Cllr Thompson – Personal Interest in items 8a.v & 8a.vi

21/2012 Public Speaking

As there were 4 members wishing to speak it was Resolved to extend Public Speaking to 20 minutes.

Mr Peter Marsh spoke regarding his planning application PA12/00076. He advised it was principally for family reasons & that he was not adverse to design changes if they were recommended. He wanted it to be known that whilst he was employed by CC he had no influence on its planning decisions.

Mr Chris Williams spoke regarding his planning application PA11/10659. He stated that he had received advice from EA to site his static caravans up the hill rather than on the flood plain. He explained that he currently ran the campsite alone & was looking to increase business & provide additional employment. It was his plan to start with the static caravans & replace them with Park Homes when finances allowed. He advised he was happy to add landscaping to the site if it was felt this would make it more attractive.

Mr Rainford objected to the planning application PA11/10928 & had already written to CC on the subject with a copy to the Parish Council. He summarised the contents of his letter, which principally opposed development in the Area of Special Character. He felt this particular application would be seen as a 'test case' & if successful further planning applications in the area would be difficult to refuse. He also felt that much of

the habitat had already been destroyed as the applicant had cleared the site prior to obtaining Planning Permission for the development.

Mr Gary Michell introduced himself as the applicant for this application PA11/10928. He advised he was only looking to put one property on the land he had purchased.

22/2012 Minutes of Meeting 11 January 2012

Resolved to accept the Minutes of the meeting as a true record of the meeting and they were signed by the Chairman.

23/2012 Councillor Vacancy – The Clerk confirmed receipt of a letter of resignation from Cllr Errington. The Clerk will write to thank him for his service on the PC. The vacancy is currently displayed on all 4 parish notice boards.

24/2012 Clerks Report - The report had been circulated prior to the meeting.

The Land Registry has advised that ownership of the beach is divided between 11 separate Title Numbers as well as some Unregistered Land. The Clerk will proceed to identify the owners of the individual plots.

Cllr Bettles requested that CC be made aware that the recycling unit at The Merrymoor was not in fact used by The Merrymoor itself. The Clerk & Chairman agreed to write to CC

There has been no further news on the enforcement case of the person living in the horsebox / shed in the field. The Clerk will chase CC again for a response.

Cllr Thompson gave her apologies for the next Affordable Housing meeting.

25/2012 Planning

It was Resolved to bring forward Planning item d. The Future of The area of Special Character as it would be useful to discuss this prior to discussing application PA11/10298. It was also Resolved to amend the planning application order to discuss those which the public had spoken about first.

d. The Future of the Area of Special Character

Cllr Corbett advised that there were 2 Areas of Special Character in the parish, 1 in St Mawgan & 1 in Trenance; he passed around maps showing the 2 areas. He explained that the ASC had been designated to prevent changes to the area that would affect its open & spacious nature. He gave examples of planning applications from the past that had been refused permission, both inside the ASC

& also just outside the ASC. Cllr Corbett agreed with Mr Rainford that the new application PA 11/10298 would be regarded as a test case.

- a. New Applications – It was **Resolved** to make the following responses to Cornwall Council
Cllr Corbett left the meeting while the following item was discussed.
 - i. PA12/00076 Goring Gwel An Mor, Mawgan Porth, Mr P Marsh – Extension of existing single storey dwelling **Resolved – No Objections** although the PC felt the design could be improved.

NB. See correspondence below in connection application PA12/00076

Cllr Corbett returned

- ii. PA11/10659 The Granary Retorrack Mill Newquay Mr C Williams – The addition of 4 static caravans / park homes for all year round holiday use **Resolved to Object** (2 abstentions) on grounds that the proposal was contrary to various development plan policies & government advice regarding tourist information in rural areas & the need to protect the AGLV from inappropriate development. Also a proposal to site 6 timber chalets at the next door fishing lake site had been dismissed on appeal a few years ago.
- iii. PA11/10928 Land at Trenance at OS Grid ref 185012 67780 Trenance Newquay Mr G Michell Tregarian Developments – Construction of a new sustainable house incorporating garage & parking area **Resolved to Object** as it was against the principle of development within the ASC & also on grounds that the design was not in keeping with the area
- iv. PA12/00171 Rose Cottage Ball Lane St Mawgan Newquay Mr J G Higham Trustees of William Higham – Extension & alterations to an existing dwelling **Resolved No Objections**
- v. PA11/10826 The Steps Tredragon Road Mawgan Porth TR8 4DF Mr & Mrs K Krikorian. Extend existing terrace and form store underneath. Erect balcony. **Resolved No Objections**
- vi. PA11/09924 Penvose Farm Tregurrian Newquay Mr J Bennett – Conversions of barns to 3 holiday units. **Resolved No Objections**
- vii. PA12/00328 Land adjacent to Moorland House Rectory Lane St Mawgan Mr A Banks – Erection of polytunnel. The PC noted CC's reasons for refusal of the previous application for a polytunnel on the site, namely that it would have an adverse effect upon the Conservation Area. This issue had also caused some concern to the PC & was the reason that it had previously suggested a 3 year temporary permission to allow the decision to be revisited if necessary. The PC **Resolved** that a similar response would now be appropriate.
- viii. PA12/00589 The Copse Carloggas St Mawgan Mr A Castree Kernow Forestry – Application for works to trees subject to a TPO. Felling of 18 trees in 2 stages, one year apart. **Resolved-** The PC recommends the CC agrees to the felling of the first stage of trees this year, but considers a further application for the rest of the trees in 12 months time when the effects of the initial felling are known.
- b. Advices and decisions from Cornwall Council
 - i. PA11/08600 Land to the rear of Little Acre High Barn St Mawgan Mr & Mrs B Old – Proposed 4 holiday lodges with parking spaces & new access drive to existing highway access – **Application Withdrawn**
 - ii. PA11/10552 Loweneth Trevenna cross St Mawgan Mr & Mrs R Oliver – Replacement Garage & extension to existing bungalow- **Conditional Planning Permission Granted**
 - iii. PA11/10157 Magic Cove Touring Park Mawgan Porth Mr B Lightfoot Magic Cove Touring Park – Addition of small washroom to improve facilities on the Touring Park – **Conditional Planning Permission Granted**
 - iv. PA11 /09686 Dalswinton Country House Hotel St Mawgan Newquay – Proposed Lodge (serviced Guest Accommodation) to be used in association with hotel – **Conditional Planning Permission Granted**
- c. To discuss enforcement issues
No new issues & updates

No report received. Cllr Thompson will continue to attend meetings

- 27/2012 Parish Plan Review - A report had been circulated by Cllr Roberts. Cllr Thompson will replace Mr Errington on the review working Group
- 28/2012 Risk Assessment Review The Chairman & Vice Chairman have now proof read the document. The Clerk will attend to the minor amendments then distribute the appropriate sections to each Working Group for their attention.
- 29/2012 Amenity Area Working Group
- a. Working Group Report – None Received
 - b. Symbol on Headstone – AM Chadwick B111 – **Resolved** that it was insufficient to just paint over the 'Morphy Richards' wording from the iron symbol. The Clerk to write to the stonemason, suggesting he resubmits an application for a more discreet design.
 - c. Repairs to roundabout –**This item was discussed in confidential session**
A quote from Taylor Made had been received. **Resolved** to seek two further quotes for the work.
 - d. Mower storage – Cllr Corbett will draw up some basic plans for submitting to Mrs Young-Jamieson to consider.
 - e. Removal of Recycling Bins at Merrymoor Car park –response from CC

See minute 24/2012 Clerk's Report
 - f. Community Service – Litter picking – Clerk to make further enquiries regarding provision of skip, plastic bags & litter pickers. The team will be asked to concentrate on the road verges as the beach is adequately cleaned already.
- 30/2012 Beach & Environment Working Group
- a. Working Group Report – None received
 - b. Dog Bins & General Waste Bins – Cllr Thompson will invite Mike Farmer to March meeting to discuss the emptying & location of the bins.
 - c. Parking at Disabled Access – Resolved to request Mike Farmer put another boulder across the entrance to stop unauthorised parking.
- 31/2012 Transport & Rights of Way Working Group
- a. Working Group Report –None received
 - b. Sycamore Trees on bank at Lanvean between Lobb's Cottage & Hylton – The Chairman will request the landowner cut back the overhanging trees.
 - c. Overhanging trees at Dalswinton Road – Cllr Old will find out who owns the land & request they cut back the overhanging trees.

- d. St Eval Junction – **Resolved** Red Markings not required
- e. Footpath at Bedruthan Steps Hotel – The footpath is now clear of obstruction

32/2012 Other Reports – to receive reports from meetings

The Chairman reported on the recent meeting with the Affordable Housing team at CC. He advised that sites at Trevenna Cross & Higher Tolcarne had been deemed unsuitable. Other sites are being considered. A further meeting will take place on 16 February.

33/2012 Accounts

Resolved to suspend standing orders to extend the meeting in order to complete the remainder of business on the agenda.

- a. To approve payment of accounts

It was **Resolved** to pay the following accounts totalling

T Michell	Maintenance Contract January	£667.81
L Lee	Salary & expenses January	£600.00
MPVH	Hall Hire 12 January	£ 20.00
Serco Ltd	Bin Empty Oct – Dec 2011	£30.48
CPRE	Annual Subscription	£29.00
Total		£1347.29

- b. Financial Regulations Review – The Clerk has updated the Financial Regulations & also the Standing Orders. They will be circulated to councillors for approval at the next meeting. The PC acknowledged receipt of a helpful document from Mr R Metcalfe.
- c. Grants & Donations
 - i) Annual grant to Village Halls- Resolved to make a donation of £500 to each hall.
 - ii) St Mawgan History Group - Cider Press – Deferred until further approach received from The History Group

Cllr Thompson left the meeting. Cllr Atkinson left the meeting & Cllr Corbett took the Chair for the next item.
 - iii) St Mawgan Pre-school – contribution towards cost of storage shed. This item was deferred pending PC discussions with the Playing Field landlord.

Cllr Atkinson returned & re-took the Chair

34/2012 Correspondence for information – All circulated prior to meeting

- a. CALC – The Week Issue 1 & 2
- b. CC- Leaders Letter 6 January & 20 January
- c. Rural Service Network – News Digest 9,16, 23 & 30Jan
- d. CC- Localism Newsletter 19 January
- e. CC – Cornwall Conversations budget event notes
- f. Solar Securities -Solar energy public consultation event for Winnard's Perch, at St Columb Major Town Hall 09 February from 2pm – 8pm
- g. CC- Various documents emailed 30 January.
- h. Neighbourhood Watch – Winter Newsletter

35/2012 Correspondence for Decision

- a. CC – Planning Cornwall's Future – Consultation deadline 02 March 2012
Planning WG to respond. Cllr Thompson will attend the exhibition on Friday 24 February.
- b. CC - Strategic Housing Land Availability Assessment (SHLAA) – Details of sites required eligible for 5 dwellings or more. Response date 24 Feb 2012 This is being dealt with through the Affordable Housing meetings
- c. Several letters from residents objecting to Item 8ai Planning Application PA12/00076 Goring Gwel An Mor – See response to application above.

36/2012 Any Other Business – None

37/2012 CC & Greyhound have both confirmed that Bus Route 556 will continue for the foreseeable future

The meeting closed at 9.40 p.m.

Date of next meeting – 14 March 2012 at St Mawgan Community Hall at 7.30pm

Signed as a true record of the meeting

Chairman.....

14 March 2012