

ST MAWGAN-IN-PYDAR PARISH COUNCIL

Minutes of the Meeting of the Parish Council held in St Mawgan Community Hall at 7.30pm

On

Wednesday, the 11th day of July 2018

83/18		<p>To note those present and to receive any Apologies Present: Cllrs L McKenzie (Chair), C Tyson, W Corbett, S Jones, S Karkeek, B Cawley. In attendance: Mrs Angela Hayne (Parish Clerk), and 2 members of the public. Apologies received from: Cllrs C Mann, D Carter, G Jennings, Cllr J Fitter, PC Al Lenton and colleagues. Apologies not received from: Cllrs 8S Tavener, R, Cawley,</p>
84/18		Members' interests
	a	To receive declarations of interest from Members relating to items on the agenda: Cllr W Corbett: 6b(vii)
	b	To consider written requests for dispensations or interests (if any) - none
	c	To receive written statements from members expressing interests in an agenda item - none
85/18		To receive oral or written reports, and authorise any action
	a	Police Report – (circulated prior to meeting) Apologies PC Lenton, PCSO Burgess and PCSO Parry on rest days. Five crimes reported this month from 1 st June until the 8 th July 2018: 1. Theft of a purse, 2. Theft other, 3. Dog out of control in a public place, 4. Burglary shop, 5. Attempt burglary to business.
	b	CC John Fitter – no report.
	c	The Clerk – circulated prior to the meeting.
86/18		Public Participation - This item will last no longer than 10 minutes (unless agreed by the Chair), and refers to items on the Agenda
	i	Richard Wakefield (Applicant) introduced 6b(vii).
87/18		Minutes of the Parish Council Meeting – To Resolve that the Minutes of the meeting held on 13 th June 2018 are an accurate record. Proposed by Cllr W Corbett and seconded by Cllr S Jones and resolved to accept and were duly signed by the Chair presiding over the June meeting, Cllr C Tyson.
88/18	a	PLANNING - Pre-App Consultation – to discuss the redevelopment of “Dynargh” (the property next door to “Tredragon Springs”). Lisa Solley of Situ8 Architects (Agent) had previously attended the Planning Working Group Meeting in accordance with Cornwall Local Councils Pre-Application Protocol. The Pre-app consultation was explained to the PC by the Planning Working Group. Cllr W Corbett proposed and Cllr C Tyson seconded and it was resolved that the PC write to the Agent with comments as a result of that meeting.
	b	Planning - new applications – to discuss and decide on response to Cornwall Council
	i	PA18/04876 Applicant Mr & Mrs Glen & Julie Collins. Proposal Change of use from holiday restricted dwelling to unrestricted residential dwelling Location: 9- White Lodge Apartments,

		access to White Lodge Mawgan Porth. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and resolved no objection. Cllr S Jones abstained.
	ii	PA18/05105. Applicant Mr Rolf Munding. Proposal: Renovation, extension and re-use of existing listed agricultural buildings, demolition of existing pole barn, construction of earth-sheltered building for spa treatments, provision of car park, landscaping and other associated development to create luxury spa resort with six holiday accommodation units (re-submission of revised scheme following the refusal of application refs. PA16/12074 and PA16/12075). Location: Whitewater Farm St Columb TR9 6DR. Cllr W Corbett proposed, and Cllr S Jones seconded, and resolved no objection providing the proposal had the agreement of the Conservation Officer.
	iii	PA18/05106. Applicant Mr Rolf Munding. Proposal: Listed building consent for renovation, extension and re-use of existing listed agricultural buildings, demolition of existing pole barn, construction of earth sheltered building for spa treatments, provision of car park, landscaping and other associated development to create luxury spa resort with six holiday accommodation units (re-submission of revised scheme following the refusal of application refs. PA16/12074 and PA16/12075). Location: Whitewater Farm St Columb TR9 6DR. Cllr W Corbett proposed, and Cllr S Jones seconded, and resolved no objection providing the proposal had the agreement of the Conservation Officer.
	iv	PA18/05596. Applicant Mr Stephen Gardner. Proposal: Application for a non-material amendment (1) following grant of planning permission PA14/10542. Amendment sought - Increase in length of the sun room by one metre. Location: Yongala St Mawgan TR8 4EZ. Cllr W Corbett proposed, and Cllr S Jones seconded, and resolved no objection.
	v	PA18/02824. Applicant: Mr Scott Eggleton. Proposal: Erection of first floor balcony and stairs to rear of the property. Location: 4 Sandy Court Mawgan Porth Hill Mawgan Porth TR8 4BJ. Aware of concerns of a neighbour of overlooking and noise, Cllr W Corbett proposed, and Cllr C Tyson seconded and it was resolved to defer to the case officer, ward member and applicant to find a solution.
	vi	PA18/03566. Applicant: Mr Michael Fox. Proposal: Extension and reconfiguration of existing dwelling. Location: Sea Ways Gwel An Mor Trenance Mawgan Porth TR8 4DW. At the May meeting the PC had expressed concern at the potential effect of the scheme on the neighbouring property whose owners had subsequently objected. A further concern was at the bulk and massing of the extension and its effect upon the streetscene. It was not felt that the amended plans addressed either of these concerns and it was resolved now to object to the application. Proposed by Cllr W Corbett and seconded by Cllr S Jones.
		Cllr W Corbett left the meeting
	vii	PA18/05557. Applicant Mr Richard Wakefield. Proposal: Outline application for the construction of a single dwelling house and associated works with all matters reserved. Location: The Anchorage Tredragon Road Mawgan Porth. Proposed by Cllr T Thomas and seconded by Cllr S Karkeek and resolved no objection – the plot is well outside the former ASC and appears capable of development.
		Cllr W Corbett returned to the meeting
	viii	PA18/05862. Applicant: Mr Roger Smith. Application for an extension to dwelling for bedroom, study, kitchen, utility, snug and timber decking. Location: Ford Cottage St Mawgan TR8 4HD. Cllr S Karkeek proposed and Cllr S Jones seconded and it was resolved no objection.
	ix	PA18/05773. Applicant: Ms J Deacon. Proposal: Internal remodelling, single storey ground floor extension and first floor extension over existing ground floor and associated works. Location: Boskel Mawgan Porth Hill Mawgan Porth. Cllr S Jones proposed and Cllr S Karkeek seconded and it was resolved no objection.
	x	PA18/03050. Applicant: Mr Michael Bennett. Proposal: Demolition of an existing single storey dwelling and outbuildings and replacement with of 2no new dwellings: 1no. 5-bed house with garage and 1no. 3-bed cottage. Use to remain as C3 Residential. Location: Waylea Trenance Mawgan Porth TR8 4DA. Proposed by Cllr S Jones and seconded by Cllr S Karkeek, it was

		resolved to make a strong objection to this application. The site is an important location where under both the Restormel Plan and the new Cornwall Local Plan, increases in the density of development to the detriment of what has long been recognised as the 'special character' of the area are not acceptable. Permitting the replacement of one small bungalow with a much larger house and a three bedroomed cottage will involve a significant loss of garden space and greenery (the very reason for the site's inclusion in the former Area of Special Character) and can only encourage similar applications elsewhere in Trenance which, if permitted, would soon change the nature of the village.
	xi	PA18/03086. Applicant: Mr & Mrs N Curry. Proposal: Demolition of garages and construction of new dwelling adjacent to 'Headlands' at Trenance. Location: Land North East Of Beach House Nee Headlands Trenance Mawgan Porth TR8 4DB. Cllr S Jones proposed and Clls W Corbett seconded and it was resolved to maintain the PC's previous strong objection to the application. The minor changes to the design of the new dwelling fail to address the issue of principle involved which is that the site forms a key part of the formerly designated Trenance Area of Special Character where material increases in the density of development (which the proposal would constitute), have long been held should not be permitted. The location of the site means that it cannot be considered as 'rounding off' under the Local Plan, neither can it be considered as 'infilling' as it does not form a small gap in an otherwise continuously built frontage. To permit a new dwelling here on the basis that a single dwelling can be comfortably accommodated misses the point as it is an argument that could be adduced to support similar developments all over Trenance.
	c	To consider planning applications received before meeting
	i	PA18/05893. Applicant: Mr and Mrs Hore. Proposal: Residential annexe extension to the rear of Penpont Cottage. Location: Penpont Cottage Penpont St Mawgan TR8 4ET. Cllr W Corbett proposed and Cllr S Jones seconded and it was resolved to defer to the August meeting. Action: Clerk to request an extension of time for comment from Planning Case Officer and more intelligible plans.
	d	To note Advices and Decisions by Cornwall Council:
	i	PA18/01672 APPROVED Applicant: Mrs Caroline Makepeace. Proposal: Construction of a dwelling. Location: Land West of Summer House Winsor Lane St Mawgan Cornwall TR8 4EU. Noted.
	ii	PA18/01858 Decided not to make a TPO (TCA apps). Applicant: Mr S. Gardner. Proposal: Tree works to various trees within a conservation area. Location: Yongala Access to St Mawgan-in-Pydar School St Mawgan TR8 4EZ. Noted.
	iii	PA18/03293 APPROVED Applicant: Mr I Mackintosh. Proposal: Proposed redesign of approved planning application PA15/05171 for erection of a two-bedroom bungalow with garage and associated works Parish. Location: Land South of Ivy Cottage Ball Lane St Mawgan. Noted.
	iv	PA18/04816 Decided not to make a TPO (TCA apps) Applicant: Mr Cameron Donnelly. Proposal: Notification of proposed works to trees in a Conservation Area, namely fell leylandi trees 1, 2, 3, 4, 5. Location: Ramwood Lanvean St Mawgan. Noted.
	v	PA18/01471 APPROVED Applicant: Mr Anthony Palmer. Proposal: Change of use of land to use as a tea garden with associated works. Location: Menalhyl Yard Mawgan Porth TR8 4BG. Noted.
	vi	PA18/03884 APPROVED Applicant: Mr And Mrs P Shaw. Proposal: Conversion of existing garage, extensions and alterations including enlarged rear veranda/terrace, installation of two stainless steel flues and additional parking. Location: 5 Tredragon Close Mawgan Porth TR8 4DP. Noted.
	e	Enforcement- new case and decisions
	i	EN18/00970 - Land near Westward – ongoing enquiry regarding Enforcement decision.
	ii	Goring Gwel-an-Mor – Boundary fence affecting site lines. Action: PC to request Highways investigate further.

89/18		WORKING GROUPS - to receive reports (if any), and agree any necessary action and expenditure:
	a	Amenities – service and repairs to ride-on-mower in accordance with Financial Regulation 11.1(iii)
	i	Playground Fence – to receive quote for replacement galvanised steel fencing (deferred from previous meetings). Deferred to September as Cllr R Cawley absent.
	ii	Burial Ground – Notice of interment of ashes Miss Diana Phoebe Ball into parents’ grave: A055 and A056 - Thursday 21 st June. Noted.
	iii	Burial Ground - Memorial Additional Inscription. Clerk advised, awaiting further information.
	b	Transport and Rights of Way. Cllr T Thomas informed the meeting that the new Trenance sign plaques were in production. It was agreed that the signposts should be sited before the summer holidays. Action: Clerk to communicate such with Footpath Contractor and suggest a local contractor may assist him at reasonable cost to the PC.
	i	Cornwall Council Community Network Highways Scheme – suggestions for consideration for the Working Group to progress for the scheme: Further hardstanding by Carloggas Green Bus Stop; re-painting of white lines up Mawgan Hill from Falcon Inn; speed awareness signs at Mawgan Hill.
	c	Beach and Environment – Two replacement Beach Bins have been acquired for Mawgan Porth Beach, but await siting. Action: Clerk to ask Beach Contractor if help is required.
	i	Silt under bridge at Mawgan Porth – to agree action. Action: Clerk to contact Environment Agency.
	d	Neighbourhood Plan – nothing further to report
	e	Digital Media for Parish Council - ongoing
90/18		REPORTS FROM MEETINGS:
	i	Affordable Housing – nothing further to report
	ii	Community Network Panel – Cllr D Carter offered to attend the next meeting, and will report back to a future PC meeting.
	iii	Cornwall Airport Newquay Consultative Forum 27 June 2018 – circulated prior to meeting. Action. Clerk to ask Cllr Fitter for an update of when Mobile Mast becomes operational .
	iv	Plastic Free Community – The Clerk read out a short report from Cllr D Carter: Progress is being made to fulfil all criteria to receive accreditation to a Plastic Free Community and very pleased that Local Businesses seem to be onboard with this initiative. Representatives have been into the local schools to highlight the issues of plastic in the environment. Meetings are held quarterly.
91/18		To note and discuss (if appropriate) the correspondence received since the last meeting and any associated actions and expenditure:
	i	Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic - Boardmasters, Newquay - 06/08/2018 - 14/08/2018 – circulated. Noted.
	ii	Reef Water Solutions 2018 Risk Assessment Report – circulated. The Clerk reported that she, and Toilet contractor have liaised with Wallgate Ltd., regarding the water temperatures in the Ladies and Disabled Toilets. Clerk is working with Reef Water Solutions Ltd to ensure management protocols and a suitable scheme of controls are in place.
	iii	Enforcement and GDPR - Customer Relations Officer for the Economic Growth & Development Service – circulated. Noted.
	iv	Future of Policing Public Survey – circulated. Noted.
92/18		FINANCE and LEGISLATION:
	a	To note any income received – Bank Interest £2.03, Beach Clean Donation - £250, Interment of Ashes and Memorial Permission (Diana Phoebe Ball) - £125.00. The Chair gave thanks on behalf

		of the PC to Mr Steve Tavener for his commitment to collecting business donations that assist in maintaining the Mawgan Porth Beach Clean Contractor.
	b	Bank reconciliation for 1 st financial quarter. Proposed by Cllr W Corbett and seconded by Cllr C Tyson and resolved to approve. No corrective actions required.
	c	Review of the 1 st quarter budget monitoring. Proposed by Cllr W Corbett and seconded by Cllr C Tyson and resolved to approve. No corrective actions required.
	d	Internal Control 1 st quarter – to note member of Internal Control Working Group to undertake review of all documentation. Cllr D Carter undertaking 1 st quarter Internal Control review of all documentation.
	e	Bank Mandate - Permission to add Cllrs C Tyson, C Mann, S Karkeek and T Thomas to the bank mandate. Proposed by Cllr W Corbett and seconded by Cllr S Jones and resolved to agree permission for the above Cllrs. Action: Clerk to initialise completion of forms
	f	Review of the Council’s Employment Policies, procedures, and practices – deferred from June
	i	Grievance Policy –to adopt (previously circulated). Cllr S Karkeek proposed and Cllr C Tyson seconded, and it was resolved to adopt.
	ii	Lone Working – (previously circulated) to adopt. Cllr S Karkeek proposed and Cllr C Tyson seconded, and it was resolved to adopt.
	iii	Equal Opportunity – (previously circulated) to adopt. Cllr S Karkeek proposed and Cllr C Tyson seconded, and it was resolved to adopt.
	g	Review of Press/Media Policy (previously circulated). Cllr S Karkeek proposed and Cllr C Tyson seconded and it was resolved to adopt new version to take into consideration of GDPR Act 2018.
	h	Standing Orders Annual Review –to adopt revised Standing Orders (previously circulated) – deferred from June. It was resolved to defer to September in order that Cllr T Thomas, Cllr L McKenzie and the Clerk can work through the DRAFT document and offer a final version for adoption at September’s meeting.
	i	Accounts – to approve invoices for payment and sign cheques at the end of the meeting (list circulated prior to the meeting) . Cllr W Corbett proposed and Cllr S Karkeek seconded and resolved to approve invoices for payment as per payment schedule below.
93/18		Notice of items for the next Agenda: (note – no decisions can be taken on any item raised under this heading). Planning, Accounts and urgent business only
94/18		Close of meeting: The meeting closed at 9.20pm

Payment of Accounts

ACCOUNTS			Minute Ref
<u>Name</u>	<u>Details</u>	<u>Amount</u>	
A Hayne	Clerk's Salary & Expenses	897.26	
S Plant	Maintenance Contract June	980.00	
	Expenses	190.82	
	Footpath Contract June	<u>360.00</u>	1530.82
M Farmer	Beach Clean June	915.00	
A Prowse	St Mawgan Toilet Clean & expenses	287.83	

D Vickery	Bus Shelter Cleaning Contract 2nd 1/4	100.00	
Vodafone Ltd	Mobile phone - June	12.94	
Reef Water Solutions Ltd	Legionnaires test and risk assessment - June	54.50	
J Ellacott	Ride on Mower - service and replacement parts	277.40	89/18(a)
Wybone Ltd	2 qty - MLB/224 Steel Litter Bin - Mawgan Porth Beach	859.18	51/18(d)
Total		£ 4934.93	

Date of next meeting: 8th August 2018 commencing 7.30pm at Mawgan Porth Village Hall

Signed as a true record of the meeting: Chairman's signature.....8th August, 2018