

## Minutes of the Meeting of St Mawgan-in-Pydar Parish Council

held in Mawgan Porth Village Hall On

Wednesday the 11<sup>th</sup> day of October 2017 at 7.30pm

The Clerk apologised for an error in the numbering of the Agenda from (10) to read 9, (19) to read 18.

Present: Cllrs L McKenzie (Chairman), W Corbett, S Tavener, S Jones, D Carter, C Tyson, B Cawley, S Karkeek, C Mann. In attendance: Mrs Angela Hayne (Parish Clerk), Cllr J Fitter (CC), 7 members of the public

569/2017 Apologies – received from Cllrs G Jennings, T Thomas and R Cawley

570/2017 Police Report – None received

571/2017 CC John Fitter – Report

Signage at Carloggas is now in place.

Traffic enforcement: visits to St Mawgan will take place (as time permits), to deal with any yellow line traffic enforcement issues.

BLOODHOUND Supersonic Car event: VIP day Thursday 26<sup>th</sup>, open day Saturday 28<sup>th</sup>, schools day Monday 30<sup>th</sup> October (weather permitting). Traffic management plan in place but advise of possible congestion around Pale Corner and Spitfire Corner from onlookers and parked cars. Members of the public may contact Richard Thomasson or Al Titterington (Cornwall Airport, Newquay), to report incidents of congestion.

Local Boundary Review: The decision has been taken to have 87 Cornwall Council members from 2021. The first draft of the new boundaries shows St Mawgan joining St Columb Major (currently Colan). A full Duchy wide debate will now take place, involving all Parishes and Towns. Thus, hopefully providing Cornwall Council with a template to send to the Boundary Commission.

Newquay and St Columb Community Network Partnership: along with other areas, an amount of money was available to address highway issues that had been submitted for attention in the 1st administration. Two items for this division that I submitted were funding for marked crossings at Watergate Bay and Porth. Both crossings are necessary to enable a safe passage for pedestrians crossing over from the two public car parks.

Population - St Mawgan 1302, (as reported at the last Community Network Partnership Meeting), +5.1% since 2001, and +0.4% since 2011. The Parish differs from other communities of the network area as far as 16.4% of the population are aged 0-19 (whilst for example at St Wenn = 23.8%), and 30.1% of the population are aged 65+ (St Wenn = 22.5%). This figure for St Mawgan is much higher than the Cornwall average.

572/2017 Members interests

- a) Declarations of interest from members relating to items on the agenda:  
Cllr W Corbett: 8a (iii), Cllr C Mann 8b (ii), Cllr S Karkeek 8b (iii)

- b) Written requests for dispensations or interests – None
- c) Written statements from members expressing interests in an agenda item  
- None

573/2017

Public Participation

Mr B Lynn in relation to item 8a(ii) and 9 (iv), invited Cllrs that are not familiar with the proposed site within Trenance to take the opportunity to view. He informed the PC that a formal objection has been lodged with Cornwall Council Planning Department.

In relation to 9 (iv) Cllr Fitter reiterated his stance that a one-off approach to review the public footpaths at Trenance is desired, as many of the historic paths are no longer evident. He advised he would not support 9(iv) at this time.

Cllr D Carter reported that 2 footpaths in that area are half washed away and 1 with deep holes is very dangerous.

Mrs L Meek (agent for applicant 8a(ii). In relation to item 8a(ii) and 9 (iv) invited any questions. There were none.

Mr S Gardner highlighted the legal time frame in relation to 9v, and questioned the efficacy of the Cornwall Council findings.

The Chair thanked the participants for their conciseness within the time frame allowed.

574/2017

Minutes of the last meeting – Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and **resolved** to accept the minutes of the meeting held on 13<sup>th</sup> September, as a true record and were duly signed by the Cllr L McKenzie.

575/2017

Clerk's report – The report had been circulated prior to the meeting:

Almshouse Fountain: a report has been received of serious cracks in the masonry. Cllr Tyson liaising with Emma Wilton who is in contact with the owners – Carnanton Estate.

Notice of Completion of Audit 2016/17 received.

Closed Churchyard Memorial Safety Inspection: in the most recent inspection by Churchwardens (observing Diocesan guidelines for Memorial safety), 15 memorials were considered a risk, and were laid flat, face up. Where the inscriptions are decipherable, it is hoped to be able to inform the families from burial records. Otherwise they will remain on the ground.

Burial Ground – PC maintenance contractor contacted following parishioner concerns regarding overgrowth particularly around the memorials. This was due to adverse weather and was due to be addressed the weekend of 14<sup>th</sup> and 15<sup>th</sup> October.

576/2017

Planning – New applications – to discuss and decide on response to Cornwall Council.

- i **PA1708403.** Applicant Mr Stephen Webb. Proposal: Proposed balconies, removal and replacement of existing flat roof, construction of new lantern roof to existing dining room: Location: Gabriels View Tredragon Road Mawgan Porth. Cllr W Corbett proposed and Cllr C Mann seconded and it was **resolved** no objection providing there were no adverse impacts of balcony to neighbours.
- ii **PA17/08278.** Applicant Mr Peter Cole. Proposal: Proposed replacement dwelling and outbuilding with external parking and amenity space. Location: Mansel Cottage Trenance Mawgan Porth Newquay.

Cllr W Corbett proposed and Cllr C Mann seconded and it was **resolved** to object on the following grounds:

The proposed outbuilding attached to the proposed new garage introduces a second, large massing of development which the PC felt would create an obtrusive feature leading to diminishing the area's intrinsic qualities – contrary to Cornwall Local Plan Policy 2 and 3.

In accordance with Standing Order 1a, the Chair moved item 9b (iv) to next the item.

Proposed Diversion of Public Footpath Associated with Planning Application **PA17/08278** – Land at Mansel Cottage Trenance Mawgan Porth. To agree response to pre-consultation enquiry. Photographs of site had been circulated prior to the meeting. Notwithstanding Cllr Fitter's comments regarding the footpath network within this area that requires definitive map upgrading, but considering the scale of diversion proposed within the context of planning application **PA17/08278**, Cllr W Corbett proposed and Cllr S Karkeek seconded and it was **resolved** no objection. Clerk to respond accordingly to Countryside Access Team.

The Chair suspended Standing Order 3g **in accordance with Standing Order 24b, Standing Order 3g was suspended to hear Cllr Fitter.**

**Cllr W Corbett left the room at this juncture**

- iii **Enquiry Reference Proposal PA17/08966.** Applicant Mr Nick Robertson. Proposal. Non-material amendment (No. 1) for: repositioning of existing and addition of three small rooflights to building 4; additional window for building 5; lengthening of window in building 3; raising of ridge height for building 4; replacement of flue for wood burner with a fire place and chimney on building 2; addition of brick surrounds and lintels to windows on buildings 3 and 4; Garage door of building 3 to be split into two smaller doors; change of overall thickness and pitches to section of flat roof that connects buildings 1, 2 and 3; and windows of building 1 to be in the style of the existing sliding sash windows to (PA16/11495). Proposed alterations and additions to the existing dwelling and the proposed extension and use of the existing barn as ancillary accommodation on land at Polgreen Manor, St Mawgan. Location Polgreen Manor Polgreen St Mawgan TR8 4AG. **Resolved** no objection.

**Cllr W Corbett returned to the room.**

577/2017 Any other planning applications received from Cornwall Council by the time of the meeting.

- i **PA17/09090.** Applicant: Mr P Abell. Proposal: Extension of existing first floor flat over flat roof area to provide additional living accommodation. Location: Bettys News Flat Bridge House Mawgan Porth Hill Mawgan Porth.  
**Resolved** no objection
- ii **PA14/00419.** Applicant: Mr J Barlow. Proposal: Removal of condition 6 (holiday accommodation occupancy restriction) in respect of decision - - PA17/09148 (outline permission for the construction of ten holiday chalets) to be replaced by leasehold/estate management clauses. Location: Merlin Golf Club Mawgan Porth Newquay Cornwall TR8 4DN. **Cllr C Mann did not leave the room, as this item was Deferred until 9<sup>th</sup> November**  
**Cllr S Karkeek left the room at this juncture**
- iii **PA17/02686/PREAPP.** Applicant: Ms C Makepeace. Proposal: Pre-application advice for proposed dwelling in garden of summerhouse. Location: Summer House Winsor Lane St Mawgan Newquay Cornwall TR8 4EU. In accordance with Local Council Pre-App protocol the Clerk to inform CC Case Officer that in the PC's view: 1. the site is a considerable distance away from the main part of the village and cannot be considered either to be 'infill' or 'rounding off'. 2. It would also be inconsistent with the LPA's refusal of a proposal nearby. Therefore, the PC would be unable to support a formal planning application for a dwelling on this site should one be made.

**Cllr S Karkeek returned to the room**

578/2017 Advices and decisions by Cornwall Council – circulated prior to meeting.

- i **PA17/01746/PREAPP Closed - advice given.** Applicant: Colette Cuddihy (Project Manager). Proposal: Pre-application advice for works to a listed building. Location: Lanherne Carmelite Convent Long Lane St Mawgan
- ii **PA17/05935 APPROVED.** Applicant: Mr Alastair Sneddon. Proposal: Listed building consent to install two positive pressure ventilation fans onto grade II listed building to reduce dampness within building. One roof tile to be replaced with an intake grill. Second fan to draw air from an existing chimney breast. Location: Mawgan-In-Pydar CP School St Mawgan TR8 4EP
- iii **PA17/02129/PREAPP Closed - advice given.** Applicant: Moira And Diana Dixon. Proposal: Pre-application advice for demolition of two existing dwellings, a static caravan and annex building, to be replaced with two detached dwellings plus a third building containing two self-catering units for holiday use. Location: Seacrest And Wheal Cottage Trenance Mawgan Porth
- iv **PA17/02154/PREAPP Closed - advice given.** Applicant: Mr And Mrs P Craddock. Proposal: Pre-application advice sought in respect of proposal for the conversion of existing unused agricultural building (previous use was a piggery when part of New Farm) into self-contained dwelling. Currently being used for equestrian purposes. Location: Land South of New Farm St Mawgan TR8 4HH
- v **PA16/09323 - Marver Holiday Park – Appeal notification received.**

- vi **APP/D0840/W/17/3179155 Cornwall Council ref: PA16/10748 Appeal start date: 27 July 2017.** Appellant: Mr W Corbett. Proposal: Prior approval for a general purpose farm building to be converted into two dwellings and associated operational development Location: Agricultural Grain Store at Tolcarne Merock Tolcarne Lane St Mawgan Cornwall TR8 4AG. Cornwall Council decision: PLANNING PERMISSION REQUIRED. **Withdrawn**

579/2017 Planning Enforcement Issues - none

580/2017 Working groups

(a) Amenities

- i. Playground Fence – suppliers and prices for replacement being sought
- ii. Playground Equipment: Sovereign Play Equipment Inspection 20/09 confirmed Working Group findings. Date to be confirmed to replace 8 rusty shackles on swings, 5 hand rails with flaky paint, 1 missing bolt and to tighten 1 loose bolt on duck rocker.
- iii. Broken Benches at 1) Carloggas and 2) Playing Field. On behalf of SMEGMA, Cllr C Mann kindly included the Playing Field bench onto the list of repairs.
- iv. Burial Ground – Cemetery gates. In the absence of Cllr R Cawley, Cllr S Karkeek reported that the catch had been replaced.

(b) Transport and Rights of Way

- i. Footpath: Lower Lanherne Farm – 409/28/2 joining 409/28/1, 409/29/2 with 409/29/1 to Middle Lanherne Farm.  
**The Chair suspended Standing Order 3g** in order to offer Cllr Fitter the opportunity to intercede and request a response from CC to emails sent by Working Group.
- ii. Bolingey Lane – Clerk received reply from Natural England. Clerk to contact Cornwall Wildlife Trust.
- iii. Mawgan Porth/Trenance public footpath signage – CC responsibility – bronze paths: very low on CC priorities. PC pursuing other charitable funding for signage as previously minuted 559/2017b (iii).  
Cllr Corbett suggested that the PC could bid for a sum from the Community Network Partnership Fund to repair footpaths generally not a CC priority. Cllr Fitter agreed to investigate the possibility.  
**The Chair resumed Standing Order 3g**
- iv. As discussed earlier.
- v. Definitive Map Modification Order (application WCA 573 Rectory Lane):  
The decision of the Natural Environment Manager with delegated responsibility was made on 6 September 2017 that an Order be made - under Section 53(2)(b) of the Wildlife and Countryside Act 1981 - to add a Restricted Byway to the Definitive Map and Statement from road U6177 at the ford at Mawgan-in-Pydar School to road U6177 at Lanvean Farm in Mawgan-in-Pydar. That the Order be confirmed by Cornwall Council as an unopposed Order if no objections or representations are received to the Order; or, if objections or representations to the Order are received that the Order be

submitted to the Planning Inspectorate with a request that it be confirmed by the Secretary of State.

This would allow passage on foot, on horseback or leading a horse, driving a horse-drawn vehicle, or riding or pushing a bicycle. However, motor-propelled vehicles would henceforward be disallowed from using the lane apart from those belonging to householders or landowners along the lane or persons visiting them (and possibly others with long-user rights).

Once the proposed Order is advertised, interested parties will have 42 days in which to object to it. If objections are received, then they will be forwarded to the Secretary of State who will decide either to confirm the Order, or to arrange for a public inquiry.

In these circumstances, it was **resolved** to seek the views of parishioners as to whether they are content with the proposed order or whether they wish the PC to contest it.

- (c) Beach and Environment –\_siting of memorial bench at Mawgan Porth Beach. Resolved no objection. Suggested site next to existing memorial bench. Applicants to be made aware of need for safe anchoring in anticipation of high tides.
- (d) Neighbourhood Plan  
 Agreed to meeting twice monthly – there have been 2 meetings thus far. Cllr Corbett informed the PC that members of the community have joined the working group. Currently at the stage of creating concise policy to adopt. Cllr Mann asked that Affordable Housing be included. Cllr Corbett to circulate notes of meetings to PC.
- 581/2017 Digital Media for Parish Council – no report.
- 582/2017 Staffing Working Group and Clerk – review of Clerk’s contracted hours. To remain on Agenda  
**2 members of the public left at this juncture.**
- 583/2017 Grants to Local Organisations (S137) – to approve the policy document as previously circulated. **Resolved** to approve.
- 584/2017 Annual Review of Standing Orders – circulated prior to meeting. Defer to November
- 585/2017 To receive reports from meetings –
- i. Affordable Housing Working Group - Cllr Corbett reported that to date no further communication had been received from Cornwall Land Trust.
- 586/2017 Remembrance Wreath – to agree to donation of £75 to purchase from Royal British Legion. **Resolved** to agree.
- 587/2017 Accounts – to approve payment of accounts. Cllr W Corbett proposed and Cllr S Tavener seconded, and it was resolved to approve payment of accounts as listed below:

<b>Name</b>	<b>Details</b>	<b>Amount</b>
A Hayne	Clerk's Salary and Expenses - September	697.65
Bubb Maintenance	Maintenance - September	980.00
	Expenses:	41.22
	Footpaths – September	360.00
A Prowse	St Mawgan Toilet Clean - September	210.00
M Farmer	Beach Cleaning – September	765.00
Reef Water Solutions Ltd	Legionnaires test and service - September	35.00
Vodafone Ltd.	Mobile phone – September	12.50
D Vickery	Bus Shelter Contract (3 of 4)	100.00
Royal British Legion	Remembrance Wreath – Donation	75.00
<b>TOTAL</b>		<b>£3276.87</b>

588/2017 To note and discuss if appropriate the correspondence received since the last meeting

Defibrillator – a request had been received for PC to make up any shortfall of funds from two events to be held at the Falcon Inn in order to meet the annual charge.

589/2017 Notice of items for the next meeting:

Budget Review prior to setting precept

Defibrillator – Falcon Inn.

Meeting closed at 9.29pm

Date of next meeting:

Wednesday 8th November at St Mawgan Community Hall commencing at 7.30pm

Signed as true record of the meeting

Chairman's signature..... 2017.