

ST MAWGAN-IN-PYDAR PARISH COUNCIL

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

held in Mawgan Porth Village Hall

On

Wednesday the 9th day of February 2022 at 6.30pm

001/22		<p>To note those present and to receive any Apologies. Present: (Chair) Cllr L McKenzie, W Corbett, D Carter, C Mann, S Karkeek, K Mullard, J Latham. In attendance: Parish Clerk, Angela Hayne, Cornwall Cllr P Wills (departed 6.45) & 4 members of the public. Apologies received from: Cllrs C Tyson, L Mosely, R Cawley, B Cawley, J McLuskie.</p>
002/22		<p>Members' interests</p>
	a	<p>To receive declarations of interest from Members relating to items on the agenda. Cllr L McKenzie 7b(viii) & 7b(xiv). Cllr W Corbett 7b (xii) & 7b(xiii), Cllr K Mullard 7b(viii) and Cllr C Mann 7b(xiv).</p>
	b	<p>To consider written requests for dispensations or interests (if any). - none</p>
	c	<p>To receive written statements from members expressing interests in an agenda item. - none</p>
003/22		<p>To receive oral or written reports, and authorise any action</p>
	a	<p>Police Report –</p>
	b	<p>Cllr Paul Wills – A short version:</p> <p>Airport Consultative Forum meeting confirmed 30% down on personnel at Airport The Expression of Interest forms are now live for the Community Highways Schemes, to run for the next three years. Approximately £33,000.00 will be available to the St Columb Major, St Mawgan and St Wenn ED. As the local member I will have the final say on any schemes proposed. I have made a commitment to the people of Trevarrian that Traffic Calming in the village is my priority'...'Two traffic "Gateways" have been proposed by Highways as a significant measure and I have already submitted my EOI to our Network Manager and Highways. This does not mean that parishes should not submit EOI, if there is money available all schemes will be considered.</p> <p>Fly-tipping in the district is unacceptable please report it. Housing crisis – limited as to what can do. Platinum Jubilee – St Columb Major 1950's street party, concert, church service. (Full report on Parish Council website)</p>
	c	<p>The Clerk - covered within the Agenda.</p>
004/22		<p>Public Participation - This item will last no longer than 10 minutes (unless agreed by the Chair) and refers to items on the agenda.</p>
	i	<p>Briony Anscombe – in respect of 7(ix): PA21/06895 Natural Bridges</p>
	ii	<p>Lisa Solley – in respect of item 7(x): PA21/12699 Bobtails</p>
005/22		<p>Minutes of the Parish Council Meeting – To Resolve that the Minutes of the meeting held on 8th December 2021 are an accurate record and duly signed by the Chair. Proposed by Cllr S Karkeek and seconded by Cllr K Mullard and it was resolved to approve.</p>

006/22		Scheme of Delegation – January delegated decisions to be ratified. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and it was resolved to ratify (published under separate cover)
007/22		PLANNING
	a	Pre-App Consultation in accordance with Local Council protocol – Members were advised that Nathan Davis, Arco2 would like to engage with the Parish Council in relation to ideas of design for The Coastguards, Mawgan Porth. Action: Clerk to invite Mr Nathan Davis to make a presentation at the March meeting.
	b	Planning - new applications – to discuss and decide on response to Cornwall Council
	i	PA21/10160. Applicant: Mr Nick Penter ESO Capital Partners UK LLP. Proposal: Use of land for the siting of nine caravans. Location: The Park Mawgan Porth. Proposed by Cllr S Karkeek and seconded by Cllr C Mann and it was resolved to object on similar grounds to those previously put forward.
	ii	PA21/12775. Applicant: Mr J Blake. Proposal: Outline application for construction of up to two dwellings with all matters reserved. Location: Land at Trevenna Cross St Mawgan. Proposed by Cllr C Mann and seconded by Cllr D Carter and it was resolved to object Notwithstanding the permission granted for two dwellings on the opposite side of the lane the PC felt that this site was different being part of an agricultural field rather than domestic curtilage, and that it did not altogether accord with the definition of infill development in the Cornwall Local Plan consolidating sporadic ribbon-development rather than being a small gap in an otherwise continuous built frontage.
	iii	PA21/11615. Applicant Mr and Mrs Cooper. Proposal: Erection of dwelling (utilising stilt construction). Location: Land Adjacent to Hylton Lanvean St Mawgan. This proposal was WITHDRAWN prior to the meeting.
	iv	PA22/00286. Applicant: Mr & Mrs J Brown. Proposed: replacement of a section of the existing Cornish hedge boundary with a higher Cornish hedge boundary along the northern and western boundaries. Location: Pudding Rock Access to Trenance Estate Trenance Mawgan Porth TR8 4BZ. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and it was resolved no objection.
	v	PA21/12041. Applicant: Mr Will Howard. Proposal: Two storey extension and renovation of cottage. Location: Lanvean Cottage Lanvean St Mawgan TR8 4EY. Proposed by Cllr D Carter and seconded by Cllr C Mann and it was resolved to object in view of the adverse comments by the Conservation Officer and lack of any arboriculture survey as requested by the tree officer. Cllrs S Karkeek and J Latham voted against the resolution.
	vi	PA22/00361. Applicant: Miss Amber Trenberth. Proposal: Retrospective planning for change of use of land to domestic curtilage by extending the red line boundary of the existing 'Ranch' dwelling and permit the construction of a garage/office (the "garage") space, and a below ground level outdoor pool (re-submission of Application PA20/08097). Location: The Ranch Trevarrian Mawgan Porth Hill Mawgan Porth. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and it was resolved to object on similar grounds to those previously put forward.
	vii	PA22/00362. Applicant: Mr Dean Robson. Proposal: A 10kW solar installation and revision of the original access track that serves the approved dwelling 'The Ranch'. Location: The Ranch Trevarrian Mawgan Porth Hill Mawgan Porth. Proposed by Cllr W Corbett and seconded by Cllr C Mann and it was resolved to object on similar grounds to those previously put forward.
		Cllrs L McKenzie & K Mullard left the meeting at this juncture Cllr C Mann took over the role Chair for the next item
	viii	PA21/10980. Applicant: Mr Old. Proposal: Proposed Agricultural Building. Location: Land North East Of Higher Barn Farm Trevarrian Newquay Cornwall TR8. Proposed by Cllr W Corbett and seconded by Cllr D Carter and it was resolved to object as the PC questions whether there is a proper agricultural need for a building on this very small area of land and given the design of the building which appears more residential than functional.
		Cllrs L McKenzie K Mullard returned to the meeting and Cllr L McKenzie resumed role of Chair

	ix	PA21/06895. Applicant: Mr Harry Anscombe. Proposal: Demolition and replacement of existing dwelling and demolition of two domestic outbuildings with related landscaping. Location: The Barn Natural Bridges St Mawgan. Proposed by Cllr W Corbett and seconded by Cllr L McKenzie and it was resolved to object because despite the very marginal reduction in size now proposed the PC still considers that the increase in size of the new house takes the application outside the scope of Policy 7 of the CLP. The footprint of the new building would be over 80 per cent larger and the PC does not accept that there will be a net reduction in built mass and volume through the removal of a totally separate non-residential building. Cllr S Karkeek voted against the resolution.
	x	PA21/12699. Applicant Mr and Mrs Upton. Proposal: Proposed replacement dwelling. Location: Bob Tails Trenance Mawgan Porth. Proposed by Cllr W Corbett and seconded by Cllr C Mann and it was resolved to make a holding objection to this application. The 'Red Line Area' of the application site now includes the whole of the undeveloped plot above, known as 'Land west of Three Corners', where three recent pre-application inquiries for residential development have all received a negative response from the LPA. This land has never formed part of Bobtails and therefore the application appears procedurally incompetent. Either the Land west of Three Corners is 'blue line area' (other land owned by the applicants) or the application should include the change of use of this land to residential curtilage of Bobtails.
	xi	PA21/11225. Applicant: Sun Haven Holiday Park. Proposal: Certificate of Lawful Development for an Existing Use of land as a caravan site all year round in breach of Condition 1 of Decision Notice No. 75/1359. Location: Sun Haven Holiday Park Mawgan Porth TR8 4BQ. Cllr Corbett updated members to a further submission by the agents which will need to be addressed.
		Cllr W Corbett left the meeting at this juncture
	xii	PA21/11449. Applicant: Mr Luke Hopper. Proposal: Non-material amendment (1) to Application No. PA19/06928 dated 26th February 2020 for Demolition of farm buildings & construction of two dwellings (Prior Approval previously granted for conversion of two dwellings under PA19/04115), namely, rotation of proposals of approx. 45 degrees; improve Compliance Part M; reduce visual impact; improve sensitive design form; reduce overheating issue with current approval and provide design proposal with planet in mind. Location: Barn North East Of High Cove Farm Trenance Mawgan Porth TR8 4BY. Proposed by Cllr C Mann and seconded by Cllr S Karkeek and it was resolved to maintain the PC original objection.
	xiii	PA21/11450. Applicant Mr Luke Hopper. Proposal: Demolition of farm buildings and construction of two dwellings (Prior Approval previously granted for conversion of two dwellings under PA19/04115) with variation of condition 1 (approved plans) and 4 (landscaping) in respect of decision PA19/06928 dated 26.02.20. Location: Barn Northeast of High Cove Farm Trenance Mawgan Porth. Proposed by Cllr C Mann and seconded by Cllr S Karkeek and it was resolved to maintain the PC original objection.
		Cllr W Corbett returned to the meeting Cllrs L McKenzie & C Mann left the meeting at this juncture Cllr D Carter took over the role Chair for the next item
	xiv	PA22/00645. Applicant: Mr Jim Barlow Merlin Golf & Country Club. Proposal: Proposed construction of building to house golf carts and installation of electric vehicle charging points. Location Merlin Golf Club Mawgan Porth TR8 4DN. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and it was resolved no objection.
		Cllrs L McKenzie & C Mann returned to the meeting and Cllr L McKenzie resumed role of Chair
	c	To consider planning applications received before meeting – none.
	d	To note Advice and Decisions by Cornwall Council:
	i	PA21/06684 APPROVED Applicant: Mr Edward Stein. Proposal: Demolition of outside toilet, shed and toilet extension. Installation of sash windows in existing stair well opening. Landscape alterations. Formulate new parking area beside Annex. Excavate and form level one terrace as patio. Excavate and level area two terrace as lawn. Build stone retaining walls and

		access steps to all levels. Extend stone hedge to privatise back garden. Location: St Johns St Mawgan Newquay Cornwall TR8 4ES. Noted.
	ii	PA21/12327 Decided not to make a TPO (TCA apps) Applicant: Mrs Angela Hayne Proposal: Works to trees in a conservation area (CA), works include reducing Oak shown as T20 on the attached map. Location: Play Area Mawgan-In-Pydar Playing Field Mawgan-in- Pydar Junior and Infant School St Mawgan TR8 4EP. Noted.
	iii	PA21/11595 No objections (OHL/OHE/HG apps) Applicant: Mrs C Eddy. Proposal: Western Power proposed works on site to stand 12 new poles with 5 associated stay wires in the highway verge to support overhead 11kv conductors. Location: Street Record Mawgan Porth Newquay Cornwall. Noted.
	iv	PA21/12382 Prior approval not req'd (AF/TEL/DEM) Applicant: Mr Graeme Scrimgeour. Proposal: Prior notification of proposed demolition of a single storey concrete framed building with block infill, cavity, brickwork outer leaf and precast concrete slabs to the flat roof. The building was constructed circa 1955 as a support office to a previously demolished T2 hangar. Location: Building 32 Cornwall Airport Newquay Carloggas TR8 4HP. Noted.
	v	PA21/11945 Decided not to make a TPO (TCA apps) Applicant: Dr Jonathan Cooper. Proposal: Works to trees in a conservation area (CA), to reduce the crown of a willow tree. Location: Hylton Lanvean St Mawgan. Noted.
	vi	PA20/10263 APPROVED Applicant: Mr & Mrs Craddock. Proposal: Conversion of existing barn to form one dwelling. Location: Land South Of New Farm St Mawgan Cornwall TR8 4HH. Noted.
		The following decisions were received after the agenda was published.
	vii	PA21/10754 APPROVED Applicant: Mr & Mrs Chris & Fiona Heritage. Proposal: Demolition of existing dwelling and construction of replacement dwelling (resubmission of application ref. PA18/04468 granted planning permission under appeal ref. APP/D0840/W/19/3224149). Location: Beach View Trenance Mawgan Porth. Noted.
	viii	PA22/00190/PREAPP Closed - advice given Applicant: Peter Parkinson. Proposal: Exception Notice for works to remove two Sycamore trees. Location: St Josephs St Mawgan TR8 4ES. Noted.
	e	To note Advice and Decisions by The Planning Inspectorate
		Received after the agenda was published
	i	PA21/03826 - Variation of Condition - Resiting of dwelling, raising of the roofline and alter internal and external stairways - Beach View, Trenance, Mawgan Porth - Appeal Allowed. Costs claim against Council – refused.
	f	To note Advice and Decisions by Cornwall Planning Committee Received after the agenda was published
	i	PA20/11407. Applicant: Mr & Mrs M Sterling. Proposal: Residential conversion of farm building to form one dwelling. Location: Gluvian Farm Mawgan Porth TR8 4BG.
	g	5 day-Protocol for Local Councils
	h	To discuss planning enforcement issues – to refer any new issues and updates – if any
008/22		WORKING GROUPS - to receive reports (if any), and agree any necessary action and expenditure:
	a	Amenities: Accessible toilet now open.
	i	Burial Ground –
	ii	Annual fee review 2022. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and it was resolved to increase fees by 10% acknowledging increase in expenses to Maintenance Contract and to slowly build up reserves.
	iii	To approve permission for additional memorial inscription - Margaret Mary Rowe. Proposed by Cllr C Mann and seconded by Cllr S Karkeek and it was resolved to approve.
	iv	To note Interment of Ashes – Rita Joyce Dennis on 11th February & Burial - Sydney Peter Hine on Friday 25 th February. Noted.
	v	Playing Field/playground – It was noted that the wooden bench near the bier house and the metal bench near the cricket pavilion still require to be swapped over.
	vi	Tree replanting – no report.

	vii	Tree works – The PC had advised Western Power of the overhanging of their lines by this tree and others in the vicinity. However, they will only remove overhanging branches and in the case of the oak tree, further works to remove the weight of the crown are deemed necessary. It was proposed by Cllr S Karkeek and seconded by Cllr C Mann, and it was resolved to approve works to reduce weight and length of leaning oak at wicket gate St Mawgan playing field in the sum of £180 including VAT. Action: The clerk will liaise with Birch Utilities, Tom Preddy and Mr Gardner, as owner of the Lane, to effect the necessary works for which CA permission has been obtained.
	viii	Replacement 'Close the Gate' sign at Playing Field entrance gate and 'Hot Water' signs x 3 for public toilets - to approve invoice in the sum of £118.80 including VAT. Retrospective approval proposed by Cllr L McKenzie and seconded by Cllr C Mann and it was resolved to approve
	b	Transport and Rights of Way
	i	Modification Order Rectory Lane – to note Order made and cited as 'The Cornwall Council (Addition of Restricted Byway from Road U6177 at Mawgan-in-Pydar School to Road U6177 at Lanvean in the parish of St Mawgan-in-Pydar) Modification Order 2017'. Noted.
	ii	Trevarrian traffic calming – Cllrs L McKenzie, D Carter and Clerk liaising to move this item forward.
	iii	Local Maintenance Partnership (LMP) Footpath Cutting Schedule 2022. It was resolved to defer a decision until March.
	iv	Footpath Maintenance Contract 2022/23 – to approve payment for Newquay Voice classified advertisement in the sum of £65+VAT. Proposed by Cllr C Mann and seconded by Cllr D Carter and it was resolved to approve.
	c	Beach and Environment – metal protruding on entrance and state of PC section. Action: Clerk to notify Cormac Environment.
	d	Neighbourhood Plan – It was noted that a meeting was to take place on Thursday 10 th February and then first Thursday of the month between 6-7pm at Mawgan Porth Village Hall.
		Chair proposed extending the meeting to finish business on the agenda. It was resolved to do so.
	e	St Mawgan Community Hall – it was resolved to instruct a solicitor with a view to amending the changes required to the Trust Deed.
009/22		REPORTS FROM MEETINGS:
	i	Beach Clean - held on 3 rd February
	ii	Airport Consultative Forum attended by Cllr Carter
010/22		To note and discuss (if appropriate) the correspondence received since the last meeting and any associated actions and expenditure:
	i	Steve Double MP Site Meeting Cornish Fresh. The Chair and Cllr Corbett will attend a meeting with Cornwall Council officers and Steve Double MP regarding the longer-term effect of rising sea levels upon the dune system and the road.
	ii	Denzell Downs Community Benefit Fund – Applications from eligible organisations sought.
	iii	Trail Riders Federation (supported by the GLASS [Green Lanes Association]). The PC had been invited to contribute to crowdfunding in support of the Trail Riders Federation's legal challenge to the Rectory Lane Modification Order. It was suggested that £1000 be pledged and this was then proposed by Cllr W Corbett and seconded by Cllr D Carter and resolved to do so.
	iv	The Parish Council Members were made aware of the death of Jane Coombes a loyal ambassador for bridleways locally.
	v	Community Network Highways Scheme Expressions of Interest – The Parish Council to again request a small section of double yellow lines on the corner opposite the bridge, by church.
	vi	MacMillan Charity Walk Padstow to Newquay on Thursday 3 rd September. Noted.
	vii	Tree loss without planning permission in village - Any trees that have been cut without planning permission is an Enforcement issue. Action: Clerk to send photographs supplied to the Enforcement department for investigation.

011/22		FINANCE and LEGISLATION:
	a	To note any income received: January: Bank Interest: £0.37p, Beach Clean 2021 Donations January £1050 & February £800. Memorial Permission Fee £33. Noted.
	b	Budget Monitoring – to approve 3 rd qtr. Proposed by Cllr W Corbett and seconded by Cllr D Carter and it was resolved to approve.
	c	Bank Reconciliation – to approve January. Proposed by Cllr W Corbett and seconded by Cllr S Karkeek and it was resolved to approve.
	d	Accounts – to approve invoices for payment via online banking after the meeting (list circulated prior to the meeting). Proposed by Cllr C Mann and seconded by Cllr J Latham and it was resolved to approve.
	e	Donation and Grant Applications
	i	To consider and approve the annual grant of £500 to support the Mawgan Porth Village Hall. Proposed by Cllr K Mullard and seconded by Cllr C Mann and it was resolved to approve. Payment to appear on the March schedule.
	ii	To consider and approve the annual grant of £500 to support the St Mawgan Community Hall. Proposed by Cllr D Carter and seconded by Cllr C Mann and it was resolved to approve. Payment to appear on the March schedule.
		Exempt Business: To Resolve to invoke Standing Order 3(d) that in accordance with Public Bodies (admission to meetings (Act 1960 as amended by S100 Local Government Act (LGA) 1972), the press and the public be excluded from the meeting during consideration of the following matters on the grounds that they may involve the likely disclosure of exempt information. There were no members of the public present at this time.
012/22		Contracts:
	i	Beach Clean Contract 2022. A tender had been received by the current contractor with an increase to the price of 2019 (price held for 2020). In accordance with Financial Regulations 11.1(d), the Clerk recommended to the PC that the tender be accepted without competition as the tender still represented excellent value for money for the Parish Council as the contractor consistently exceeds the requirements of the Specification of Works for the benefit of parishioners and visitors to the area. Proposed by Cllr S Karkeek and seconded by Cllr D Carter and it was resolved to approve.
	ii	Footpath Maintenance Contract 2022. It was resolved to defer to March.
013/22		Notice of items for the next Agenda: (note – no decisions can be taken on any item raised under this heading). Environmental Impact of Trenance area. Platinum Jubilee St Mawgan Hall use for PC meetings
014/22		Close of meeting. 8.40pm

Date of next meeting: Mawgan Porth Village Hall on Wednesday 9th March 2022 commencing 6.30pm

Signed as true record of the meeting

Chairman's signature..... 9th March 2022