

St Mawgan-in-Pydar Parish Council

WEDNESDAY 13th August 2025

To be held at Mawgan Porth Community Hall

Commencing 6 .30pm

AGENDA & SUMMONS

Members of the Public & Press are welcome to attend.

1			To note those present and to receive any apologies:
2			Members' interest
	a		To receive declarations of interest from Members relating to items on the agenda.
	b		To consider written requests for dispensations or interests (if any).
	c		To receive written statements from members expressing interests in agenda item.
3			To receive oral or written reports, and authorise any action
	a		Police Report
	b		Cllr O'Connor report
	c		Clerk's report
4			Minutes of the Parish Council Meeting
			To Resolve that the Minutes of the meeting held on Wednesday 9 th July are an accurate record and duly signed by the Chair.
5			Public Participation
	i		Amber Trembath in respect of 6a(i) The Ranch
	i		Nathan Davis and Ivan Tomlin in respect of agenda item 6b(iii) Old Coast Guard Cottages
	ii		Amber Trembath in respect of agenda item 6b(vi) Bears Down Wind Farm
6			PLANNING
	a		Pre-App Consultation in accordance with Local Council Protocol.
	i		The Ranch Mawgan Porth Hill, TR8 4AL – awaiting validation by LPA
	b		Planning - new applications – to discuss and decide on response to Cornwall Council.
	i		PA25/04800 Applicant Mr & Mrs D Oglethorpe. Proposal: Listed Building Consent for proposed replacement of existing asbestos/cement fibre slate with natural slate and install appropriate flashings and terracotta ridge tiles, install breathable roofing felt and appropriate insulation. Provide dry edge slate fascias, steel/aluminium gutters and down pipes to be installed where necessary to include replacement of and installation of additional steel beams and support posts to reinforce the roof (re-submission of PA22/03133) Location: Rose Cottage Penpont St Mawgan :
	ii		PA25/05322 Applicant: Mr J Blake. Proposal: Permission in principle for the construction of one dwelling in settlement of Trevenna Cross (minimum 1, maximum 1). Location: Land North of Little Trevenna Trevenna Cross St Mawgan
	iii		PA25/05136. Applicant: MOKD Ltd. Proposal: Demolition of existing terrace of three dilapidated cottages, and construction of replacement dwellinghouse, including detached garage, hot-tub, vehicular parking and turning area, external soft-landscaped garden amenity areas, and wider site ecological and biodiversity improvements to provide a new property of high-quality exemplary design. Location: Old Coastguard Cottages Mawgan Porth Hill Mawgan Porth.
	iv		PA25/05494. Applicant Mrs Rebecca Fenner. Proposal: Non-Material Amendment in relation to Decision Notice PA25/02570 dated 25.06.2025, to amend the tree

			protection measures. Location Land Adjacent To The Shed Ox Lane St Mawgan TR8 4EU.
		iv	PA25/05215. Applicant: Mrs Rebecca Fenner. Proposal: Works to Trees covered by a Tree Preservation Order (TPO) - Following grant of planning permission, existing mains power cable aligns close to western boundary of site. Connection will occur through the root protection area of the Monterey Pine trees. Tree protection measures to be implemented as per additional details submitted. Position of new service route to bisect the overlap of RPAs between trees T6 and T7. Location: Land Southeast Of Higher Winsor Farm Ox Lane St Mawgan
		v	PA25/05276. Applicant Dr and Mrs Mann. Proposal: Extensions to existing dwelling including two storey side extension, single storey side and front extension, front roof extension, double garage and addition of first floor to existing triple garage. Location: Carne Crest Trenance Mawgan Porth
		vi	PA23/10324. Applicant: Clean Earth Energy Ltd. Proposal: Proposed Repowering of Bears Down Wind Farm with five wind turbines and associated infrastructure including access tracks, electrical housing, underground cabling and temporary construction hardstanding areas. Location: Bears Down Wind Farm St Eval PL27 7TA. New documents to consider.
		vii	PA25/05495. Applicant Mr Danny Smyth. Proposal: Works to trees subject to a Tree Preservation Order (TPO), works include T1 - Prunus avium - Fell to ground level. Replace with Prunus sargentii or similar cultivar. Location: Footprints Winsor Lane St Mawgan
	c		To consider planning applications received before meeting.
	d		To note Advice and Decisions by Cornwall Council:
		i	PA25/04212 APPROVED Location: 10 Gwel An Mor Mawgan Porth Newquay TR8 4DW
		ii	PA25/03080 APPROVED Applicant:- Miss Holly Norman Location: Shackleton House Carloggas St Mawgan TR8 4EQ
		iii	PA25/04109 S52/S106 and discharge of condition apps Location: Sun Haven Valley Caravan Park Mawgan Porth Newquay Cornwall Submission of details to discharge Condition number 4 in respect of Appeal APP/D0840/W/23/3332953 dated 06/02/25 (Original App - PA20/07878 dated 10/05/23)
		iv	PA25/05671 Closed - advice given Applicant: Abel Adjiman. Proposal Prior Notification for Proposed Temporary Recreational Campsite (60 Days). Location: The Little Field Camping Mawgan Porth Newquay TR8 4BP
		v	PA25/03979 S52/S106 and discharge of condition apps Applicant: Mr J Bishop. Proposal Submission of details to discharge Condition number 3 in respect of Decision Notice PA22/06701 dated 16/09/22. Location: Boscreez Gwel An Mor Trenance Mawgan Porth TR8 4DW.
	e		To note Advice and Decision by Planning Committee.
	f		To note Advice and Decision by Planning Inspectorate.
	g		5-day Protocol for Local Councils.
	h		To discuss planning enforcement issues – to refer any new issues and updates, if any.
7			WORKING GROUPS - to receive reports (if any), and agree any necessary action and expenditure:
8			FINANCE AND LEGISLATION
	a		To note any income received:
	b		Accounts – To approve invoices for payment via online banking after the meeting (schedule previously circulated to Members).
9			Notice of items for the next Agenda: (note – no decisions can be taken on any item raised under this heading).
10			Close of meeting