

St Mawgan-in-Pydar Parish Council

WEDNESDAY 13th August 2025

Minutes of the Meeting held at Mawgan Porth Village Hall at 6.30pm

097/25			<p>To note those present and to receive any apologies: Chair, Cllr L McK, Cllrs D Carter, N Shield, C Tyson, S Karkeek, J McLuskie and , J Latham. Cllr M Sterling arrived at 7:52pm due to late finish at his place of work.</p> <p>Apologies received from: Cllrs N Lobb, T Abell, G Jennings and H Harris.</p> <p>In attendance: Parish Clerk, Angela Hayne, Cornwall Councillor R O'Connor, and 7 members of the public</p>
098/25			Members' interest
	a		To receive declarations of interest from Members relating to items on the agenda. Cllr N Shield agenda items 6b(i) & 6b(v), Cllr S Karkeek 6b(vi) agenda item 6b(vii)
	b		To consider written requests for dispensations or interests (if any). None
	c		To receive written statements from members expressing interests in agenda item. None
099/25			To receive oral or written reports, and authorise any action
	a		Police Report – none received
	b		Cllr O'Connor report- in addition to public report previously circulated and on PC website: An update on the reformed Airport Consultative Forum to include the Parish Council representative and that he will be attending feedback sessions following the Boardmasters event.
	c		Clerk's report – within agenda
100/25			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. It was proposed, seconded and resolved to approve. The Chair abstained as away from the July meeting and so the Vice Chair who chaired the meeting in July signed the minutes as an accurate record.
101/25			Public Participation
			Amber Trembath in respect of 6a(i) The Ranch – now wishes to speak in September when the validation of a new planning application should be complete. Noted.
		i	Nathan Davis and Ivan Tomlin in respect of agenda item 6b(iii) Old Coast Guard Cottages
		ii	Chris Mann in respect of agenda item 6b(v)
		iii	Catherine Henwood in respect of agenda item 6b(v)
			Amber Trembath in respect of agenda item 6b(vi) Bears Down Wind Farm. Non-attendance.
102/25			PLANNING
	a		Pre-App Consultation in accordance with Local Council Protocol. Non
	b		Planning - new applications – to discuss and decide on response to Cornwall Council.
		i	<p>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. It was proposed, seconded and resolved to defer to the requirements of Historic Environment. Cllr S Karkeek and N Shield abstained.</p>

	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. It was proposed, seconded and resolved no objection to this application, provided that access to the remainder of the field is maintained in order to retain its agricultural function and avoid any further development encroaching on the open countryside.
	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. It was proposed, seconded and resolved no objection, with recognition of the time taken by the applicants and the design team to reach this application.
	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. It was proposed, seconded and resolved no objection, provided that CC Tree Officer's advice is followed, presumably as a condition of permission
	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. It was proposed, seconded and resolved no objection, provided that CC Tree Officer's advice is followed, presumably as a condition of permission.
		Cllr N Shield left the meeting at this juncture
	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. It was proposed, seconded and resolved to defer this application pending the receipt of revised plans to address the neighbours' concerns.
		Cllr N Shield returned to the meeting
	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. (The PC had previously placed a holding objection to await further consultee comments). It was proposed, seconded and resolved to object to the application in its present form, supporting the suggestion from Cornwall National Landscapes to repower with smaller turbines commensurate with those at Denzell Downs.
		Cllr S Karkeek left the meeting at this juncture
	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. It was proposed, seconded and resolved to defer to the CC Tree Officer.
		Cllr S Karkeek returned to the meeting
	c	To consider planning applications received before meeting.
	i	PA25/05437 . Applicant Mr J Bishop. Proposal: Application for Permission in Principle for erection of one self build dwelling house. Location: Trelyn Trenance Mawgan Porth. It was proposed, seconded and resolved to object to the application on the

			grounds of CLP Policies 12 and 21, that by increasing density the application does not respect the landscape and character of the surrounding area and is arguably not a sustainable location due to the lack of facilities in Trenance and Mawgan Porth. Also noting it is within the AGLV, so potentially conflicts with CLP Pol 23/saved policy 14 of the Restormel Local Plan.
		ii	PA25/05901. Applicant Mr Anthony Richaman. Proposal: Non-material amendment in relation to decision notice PA22/06701 dated 16/09/2022, namely 1) Minor adjustments to fenestration. 2) Roof material adjusted to slate to suit fire regulations. 3) Southeastern roof adjusted to a fully integrated solar photovoltaic system (i.e. entire roof). 4) Facade material changed from charred timber to Knotwood wood-effect aluminium cladding as utilised on the completed adjacent Plot 01 development. 5) Top floor rear window adjusted to include a new glazed bay window feature. 7) New high level window introduced at ground floor (along external steps) for additional light into rear of ground floor basement area. 8) Small ventilation grilles shown on the ground floor southeast elevation and on the upper floor on the northwest elevation. Location: Boscreez Gwel An Mor Trenance Mawgan Porth TR8 4DW. It was proposed, seconded and resolved to defer to the judgement of the planning officer.
	d		To note Advice and Decisions by Cornwall Council:
		i	PA25/04212 APPROVED Location: 10 Gwel An Mor Mawgan Porth Newquay TR8 4DW. Noted.
		ii	PA25/03080 APPROVED Applicant: Miss Holly Norman Location: Shackleton House Carloggas St Mawgan TR8 4EQ. Noted.
		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). Noted.
		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. Noted.
		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. Noted.
		vi	PA25/04428 S52/S106 and discharge of condition apps Applicant: Mr S Crosby Proposal: Submission of details to Discharge Condition 3 in respect of Decision Notice PA23/08535 dated 9th February 2024. Location: Methodist Church Penpont St Mawgan TR8 4ET. Noted.
		vii	PA25/04404 S52/S106 and discharge of condition apps Applicant: Mr and Mrs McCutcheon. Proposal: Submission of details to Discharge Condition 7 in respect of Decision Notice PA23/01648 dated 21st June 2023. Location: Fair Rising Trenance Mawgan Porth TR8 4DB. Noted.
		viii	PA25/04514 Granted (CAADs, PIPs and LUs only) Applicant: Mr and Mrs McCutcheon. Proposal Certificate of Lawful Development for a Proposed Use to confirm commencement of works in relation to Decision Notice PA22/03516 dated 24th June 2022 for Replacement dwelling including demolition of existing building. Location: Thornclyff Trenance Mawgan Porth TR8 4DA. Noted.
	e		To note Advice and Decision by Planning Committee. None
	f		To note Advice and Decision by Planning Inspectorate. None
	g		5-day Protocol for Local Councils. None
		h	To discuss planning enforcement issues – to refer any new issues and updates, if any. Four new cases have been formally registered by Enforcement since the last meeting with six historic cases awaiting a conclusion. The Chair took the opportunity to advise Cornwall Councillor O'Connor of the frustration of the enforcement process felt by Members. Cllr O'Connor requested that he be 'bolted on' to correspondence so that he may take up the issues within CC.

103/25			WORKING GROUPS - to receive reports (if any), and agree any necessary action and expenditure:
		i	Maladyke DMO return forms request – 20 more copies were requested. Action: Clerk to contact printers.
		ii	Transport and Rights of Way – Odd Job Team drain clearance and silt and debris removal from under church wall. The Clerk advised the rationale to undertaking at the earliest opportunity with approximately one and half tonnes of debris removed. It was proposed, seconded and resolved to give retrospective approval in the sum of £350.00.
		iii	Footpaths – 1. Gluvian Stillwater tidy with thanks to Cllr Sterling for undertaking. 2. Tree removed blocking Trevarrian route. The Clerk advised on the urgency to remove the tree at the earliest convenience to maintain the access of route 409/51/1. It was proposed, seconded and resolved to give retrospective approval in the sum of £200 to TP Tree Services Ltd. 3. The Clerk had been advised that a footpath post was broken at the base along route 409/10/1 Tolcarne Merock. It was proposed, seconded and resolved to approve Tom Wakelam to reinstate.
		iv	Hedges and verges – Thanks were given to A Juleff for voluntarily tidying of seasonal growth to some village hedges that were not deemed actionable by Cornwall Council.
		v	Toilets – The Clerk advised that replacement taps and unblocking of urinal had been required urgently. It was proposed, seconded and resolved to approve 1. Odd Job Team invoice retrospectively in the sum of £60 for their labour and 2. Glanville's invoice in the sum of £45.36 for the replacement taps.
		vi	Beach and Environment – Dogs on Beaches Consultation - deadline 29th September. (previously circulated). Action: To seek community feedback as to whether some dog restrictions on Mawgan Porth Beach would be appropriate. Clerk to request item within Dreckly Community Magazine September issue. Feedback to feature on September agenda.
104/25			FINANCE AND LEGISLATION
	a		To note any income received: Bank Interest £29.17, Solar Farm £3696.97, Memorial Fee S Plant £148, NFU Mower Insurance refund £7.25. Noted.
	b		Accounts – To approve invoices for payment via online banking after the meeting (schedule previously circulated to Members). It was proposed, seconded and resolved to approve.
105/25			Notice of items for the next Agenda: (note – no decisions can be taken on any item raised under this heading). Beach consultation feedback. Toilet Cleaning Contract. Budget 2026/27 considerations. Helicopter nuisance.
106/25			Close of meeting 19:59pm

Schedule of Payments

Name	Details	Total	Minute reference
Vodafone Ltd	Mobile Phone & Tablet July	18.51	
Lloyds Bank	Bank Charges 10 June -9 July	13.67	
A Hayne	Clerk's Salary & Expenses	1077.90	
NEST Pension	Employer & Employee pension contributions	34.72	
HMRC	Employer NI Contributions	89.82	
T Roberts	Toilet Clean & Playing Field Bin Empty – July	769.67	
M Farmer	Beach Clean – July	1588.75	
T P Tree Services Ltd	Maintenance including hedges + fallen tree 409/51/1	1660.00	103/25iii(2)
T P Tree Services Ltd	Footpath Contract cutting of gold footpaths & stiles	824.00	
Odd Job Team	Drain Works	350.00	103/25(ii)
Odd Job Team	Toilet taps and unblocking of urinal	60.00	103/25v(1)
Cornwall ALC Ltd	Code of Conduct Training & Chairmanship for Cllrs	195.00	069/25

Duchy Defibrillators	Annual Monitoring: Merrymoor, St Mawgan PO	636.00	
Glanville's	Pair of replacement taps for toilets	45.36	103/25v(2)
	TOTAL	£7363.40	

Date of next meeting: Wednesday 10th September 2025 at St Mawgan Community Hall, 6.30pm

Signed as a true record of the meeting

10th September 2025