

Mullion Parish Council Extraordinary Meeting held on **Tuesday 07 July 2009** at 7.00pm at The Parish Offices, Mullion Comprehensive School, Meaver Road, Mullion

Councillors Present

C Rule
Mrs S Ireland
J Lang (Chairman)

P Wilkins
R Willey

Two members of the public also attended.

1. Public Session

No comments were received from the public.

2. Absence

Apologies for absence were submitted on behalf of Councillors R Curnow, A Gilbert and Mrs C Rule.

3. Minutes

The minutes of the Parish Council Meeting held on Tuesday 16 June 2009 were proposed by Councillor Mrs S Ireland, seconded by Councillor C Rule and unanimously approved and then signed off by the Chairman as a true record.

4. Declarations of Interest

There were no Declarations of Interest from Councillors.

5. Planning

Following consideration by the Councillors of the Planning Applications received from Cornwall Council, the following decisions were made.

PA09/00793/F – Mr I Hamilton – Erection of a conservatory extension to dwelling – Moonraker, 9 Commons Close, Mullion

No comments had been received from residents in the village. The development was located within the village development boundary.

It was proposed by the Chairman, seconded by Councillor R Willey and unanimously agreed to support the application.

PA09/00822/F – Mr & Mrs Curtis – Erection of extensions to dwelling – Cresta, 24 Meres Valley, Mullion

No comments had been received from residents in the village. The development was located within the village development boundary.

It was proposed by Councillor R Willey, seconded by Councillor P Wilkins and unanimously agreed to support the application.

PA09/00108/FM - Messrs Criggan Mill - Replacement of holiday chalets (Amended Plans) - Criggan Mill Holiday Park, Mullion Cove

The owners of nearest property, Millbrook Cottage, attended the meeting. Three other complainants commented on the proposed development prior to the meeting.

The Parish Council were of the opinion that the revised application did not significantly improve on the original in terms of site density, roof heights and appearance, as indicated in the previous informal meeting between the Parish Council, Planning Officers and Applicants.

Concern was voiced that the sewage treatment plant which serves the site actually lies within a neighbouring property and is claimed by the Applicants to be sufficient to service this proposed development. However, the site has only had limited levels of (part time) occupancy over preceding years and the system has not been required to cope with sewerage from what would in effect be a full time residential housing development. It was suggested that an upgrade to the system would be required to effectively treat the additional effluent before discharging into Mullion Harbour, a popular holiday destination, about 200 yards away. It was understood that at the time of meeting, no agreement had been reached between land owner and developer for this to occur, existing arrangements regarding upkeep and maintenance having time expired.

The valley leading to the Cove is known to be an area of flood risk, in theory low level, but there is evidence of increased water levels in recent years, corroborative photographs of which were presented, and it is thought that if fields surrounding the site were changed from pasture to arable, potential flood risk would increase. This would not be helped by hardstandings on the development site.

With reference to Policy ENV1 of the revised District Local Plan, paragraphs 3.13 - 3.27 - The benefits to the economic and social wellbeing of the community or of the national importance of the development do not outweigh the significant harm to the countryside, coast and natural environment in the development. The size, scale and design are inappropriate in the valley of Mullion Cove.

Policy ENV2 confirms that development that does not conserve and enhance the natural beauty of the landscape of the Area of Outstanding Natural Beauty will not be permitted unless the environmental harm is outweighed by the benefits to the economic and social wellbeing of the area.

Policy ENV3 states that the development should 'integrate into the distinctive landscape character of the locality, is in keeping with the characteristic patterns of settlement and the degree of exposure'. The density of this site indicates a vast overdevelopment of a site located within the Area of Outstanding Natural Beauty.

Policy ENV11 specifically states that 'Development in the Coastal Zone will not be permitted where it does not need a coastal location; it could be located within a town or village; or it would significantly

harm the character or appearance or the natural beauty of the landscape, the quality of the natural environment, the historic heritage of the recreational opportunities of the undeveloped coast’.

Policy R3 allows for development of purpose built self catering holiday accommodation and this proposed development is located outside of the village and involves the redevelopment and adaptation of an existing site. However, the location, scale and form significantly harms the character and appearance of the built environment, the landscape and the quality of the natural environment with permanent buildings that are not well integrated or in keeping with existing developed sites and buildings. There is also a significant harm to the residential amenities of the occupants of nearby properties (especially Millbrook Cottage), the site is not accessible by public transport nor can the approach roads provide for the level of traffic likely to be generated.

Paragraph 10.57 of Chapter 10 states that developments replacing the use of static caravans should provide communal recreational facilities to relieve pressure on the beach facilities and natural environment of the coast at the peak of the season and reduce the need for travel.

Policy R5 allows for the on-site replacement of static holiday caravans on lawful sites by purpose built self catering holiday accommodation providing there are significant improvements to the character and appearance of the site and the amenities of the occupants of the units, and it includes the provision of amenity open space, communal recreational facilities – none of which are proposed at the Criggan Mill Site. The units should also be sited and designed to be in keeping with the character and appearance of the surrounding area and are not prominent so as to significantly harm the landscape – the development of two storey and single storey buildings can be seen from various points on the coastal footpath, therefore causing a significant visual impact within the area. And again, there is a significant harm to the amenities of the occupants of nearby property. According to the policy, permission would seldom ever be given if all of the points within the policy are not met.

Policy T1 provides that development should be located to minimise the need for increased travel and that which would generate a level of additional vehicular traffic that would significantly harmful to the environment will only be permitted where it has access to the strategic public transport route network so as to minimise the need for increased travel by private car and it provides the facility for access to public transport within the design of its highway into the development is practicable. Policies T8 and T16 advise that pedestrian movement should be provided for by footways alongside highways, which is not proposed within this planning application.

It was proposed by the Chairman, seconded by Councillor C Rule and unanimously agreed to object to the application on the above grounds and the previous objections sent to the Planning Authority.

PA09/00866/F – Mr C DiMatteo – Retention and completion of dwelling (amended design) - Greenacres, Polurrian Road

No comments had been received from residents in the village. The development was located within the village development boundary.

It was proposed by Councillor P Wilkins, seconded by Councillor C Rule and unanimously agreed to support the application.

PA09/00888/TPO – Devon & Cornwall Housing Association – Crown thinning of various trees – Woodlands, Lender Lane

No comments had been received from residents in the village.

It was proposed by the Chairman, seconded by Councillor P Wilkins and unanimously agreed to support the application.

The Chairman advised of the following Decision Notices received from Cornwall Council.

PA09/00531/F – Ms A Jardine – Erection of a domestic freezer/utility store – The Griffiths, Polhorman Lane – Conditional Permission for Development Granted

PA09/00420/F – Mr C Cattran – Proposed horse riding holiday accommodation – Newton Farm Riding Stables, Polhorman Lane - Conditional Permission for Development Granted

PA09/00310/F – Mr O Smith – Erection of two dormer extensions and creation of a balcony to dwelling – Penmorvah, Garro Lane - Conditional Permission for Development Granted

PA09/00613/F – Mr J Buxton – Erection of a loft extension and internal alterations to dwelling – Roselands - Conditional Permission for Development Granted

PA09/00594/F – Mr P Brown – Erection of a sunroom and loft extension to dwelling – Pencoys, Glenmoor Lane - Conditional Permission for Development Granted

6. Binding of Minutes

The Clerk advised the meeting that the minutes of Parish Council meetings dating from January 2000 and December 2007 were in need of binding. A quote in the region of £220 plus VAT had been received from The Duchy Bookbinders.

It was proposed by Councillor R Willey, seconded by Councillor Mrs S Ireland and unanimously agreed that the minutes dating from January 2000 to December 2007 should be bound as legal and historic records of the Parish Council.

7. Thank you letter

The Chairman read out a letter of thanks that had been received from Churches Together in Mullion, Cury and Gunwalloe. It confirmed that the Annual Carolaire would be held on 2 August 2009 and everyone was welcome to attend.

The Chairman closed the meeting at 7.58pm.

Signed:

Chairman

Dated: