

Mullion Parish Council Meeting held on **Tuesday 17 September 2013** at **7.00pm** at The Centenary Room, Methodist Chapel, Churchtown, Mullion

Councillors Present

D German
A Gilbert
Mrs S Ireland
I Harvey
J Lang (Chairman)

Mrs S Ormond (Vice Chairman)
Mrs C Rule
P Wilkins
R Willey

Ten members of the public attended the meeting.

The Chairman opened the meeting and read the fire procedures to everyone present.

1. Public Session

A member of the public asked Parish Councillors for their opinions in relation to pre-application advice for housing provided by Cornwall Council to the owner(s) of the land known locally as the 'Catholic Field' bounded by Trenance Lane, Polurrian Road and Nansmellyon Road. Mullion Parish Council had not been consulted in the pre-application process, and it was considered that Councillors should not express opinions on the proposal at the current time, as they would be fettering their discretion by doing so. The owner(s) had been advised that permission could possibly be granted provided certain conditions were met.

It was originally thought that the land had been given to the Plymouth Roman Catholic Diocese for the building of a new church. Land Registry documents had been obtained by the Clerk, which revealed that the covenants contained therein did not refer to the land being used for a single purpose. These documents were available for viewing by Councillors and the public.

If and when a planning application was submitted, the Chairman assured everyone present that a public meeting would be held so that a thorough discussion could take place before the Parish Council made its decision.

Concern was raised by a member of the Parish Council that the pre-application advice did not indicate that this site lay outside the village development boundary. The Clerk was asked to contact the Planning Officer in relation to this, and to ask what the current policy was for development taking place outside of that boundary line.

2. Police Report

The Clerk advised the meeting of the Police Report for the month of July as attached to these minutes.

3. Absence

Councillor D Williams was not in attendance.

4. Minutes

It was proposed by Councillor Mrs C Rule, seconded by Councillor I Harvey and RESOLVED that the minutes of the Parish Council Meeting held on Tuesday 20 August 2013 be approved as a true record and be duly signed by the Chairman.

5. Declarations of Interest

Councillor I Harvey declared a non-pecuniary interest in PA13/07692 - Mr & Mrs Barnett - 30 Laflouder Fields due to being a close neighbour and signed the register

Councillor P Wilkins declared a non-pecuniary interest in PA13/07184 - Mr J Chambers – Calebna, Trewoon Road and signed the register.

Councillor Mrs S Ormond declared a non-pecuniary interest in PA13/07184 - Mr J Chambers – Calebna, Trewoon Road due to her husband tendering for the building of the extension and signed the register.

6. Planning

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

PA13/07650 - Mr & Mrs L L Higgins - Melvin House, Nansmellyon Road - Installation/retention of new vehicular access

No comments had been received from the public in relation to this item. Concern was raised over the mounting blocks currently being used to access the driveway.

It was proposed by Councillor P Wilkins, seconded by Councillor D German and RESOLVED to support this application with the condition attached that the kerb must be dropped officially to allow access to the property.

PA13/07184 - Mr J Chambers – Calebna, Trewoon Road - Single storey side extension

Councillors Mrs S Ormond and P Wilkins left the meeting during this item.

No public comments had been received in relation to this application.

It was proposed by Councillor D German, seconded by Councillor I Harvey and RESOLVED to support this application.

Councillors Mrs S Ormond and P Wilkins returned to the meeting.

PA13/07131 – Mrs C Griffiths - Ridgeback House, 11 St Mellans - Replace garage door with double doors and windows

The Chairman advised the meeting that a change of use for this development was not required. No comments had been received from the public.

It was proposed by Councillor D German, seconded by Councillor I Harvey and RESOLVED to support this application

PA13/07629 - Mr & Mrs J Larcombe - The Watch House, 1 Coastguard Cottages, Mullion Cove - Proposed dormer windows & balcony to second floor, replacement entrance porch at front, and single storey rear extension

The Applicants attended the meeting and advised of their need to extend the property. They also thanked Councillors who had visited the site.

A neighbour spoke on behalf of the objectors and stated their concerns in relation to the development. She felt that the extended porch would cast a constant shadow over their property, that the dormer windows were not in keeping with the character of the properties and that the balcony posed a safety hazard due to it overhanging a lane to which all of the residents had access.

The Clerk advised the meeting that the Parish Council had received three letters of objection.

After a discussion, it was proposed by Councillor D German and seconded by Councillor I Harvey to support the application. The proposal received three votes in favour and six against. The motion was therefore rejected on the following basis:-

- Over development of the site
- Not in keeping with the character of the cottages located adjacent to this property
- Loss of the historically important "Watchkeeper's Window" to the proposed balcony
- The balcony would overhang an unadopted lane to which other residents had a right of way, creating a safety hazard to passers by
- The site was located with an Area of Outstanding Natural Beauty (AONB) and on the Heritage Coast

PA13/07630 - Mr & Mrs J Larcombe - The Watch House, 1 Coastguard Cottages, Mullion Cove – Proposed detached garage, with hobby room above

The Applicants attended the meeting and advised the Councillors that the garage would be used for personal, domestic use only. Therefore, no increase in traffic would be created. Disruption during the building process would be kept to a minimum.

A neighbour spoke on behalf of the objectors and stated their concerns in relation to the development. She felt that the development was contrary to local policy and the AONB Management Plan. It was located outside of the line of existing buildings at Coastguard Cottages and would negatively intrude on the characteristic of the land. A precedent could be set for further building on that side of the lane and the development would overlook neighbouring properties. The proposal was out of character and clearly visible from many vistas.

Four letters of objection had been received by the Parish Council.

A lengthy discussion then took place amongst the Councillors. It was proposed by Councillor Mrs S Ormond, seconded by Councillor A Gilbert and RESOLVED to object to the planning application on the following grounds:-

- Development across the lane should not be allowed as a precedent for building will be set
- Over development of the site
- Not in keeping with the surrounding dwellings
- The proposed building was situated too far from the existing 'primary' dwelling
- Highly visible from the South West Coast Path and inland footpath
- Outside of development boundary

PA13/07692 - Mr & Mrs Barnett - 30 Laflouder Fields - Replacement of concrete tiles with natural slates, replacement and repositioned front windows, replacement patio area and loft conversion with the inclusion of 3 dormer windows on the west elevation. Pitched roof extension over existing flat roof and new porch

Councillor I Harvey left the meeting during this item.

The Applicant advised the meeting of his reasons for resubmitting a planning application for this site. Previous permission was granted for the installation of dormer windows; however the structural engineer had advised the applicant that the ground floor windows would need to be relocated within the walls to support the first floor. The concrete tiles were also proving difficult to source, and new slate tiles for the entire roof were now being proposed. He also stated that a neighbour objection had been received in relation to the boundary line and driveway location being incorrect, to which the Applicant agreed.

No comments had been received by the Parish Council

It was proposed by Councillor D German, seconded by Councillor Mrs S Ormond and RESOLVED to support this application.

Councillor I Harvey returned to the meeting.

PA13/07897 - Mr & Mrs Tonkin – Hillside, Meres Valley - Extension and alterations

No comments had been received from the public in relation to this application.

It was proposed by Councillor Mrs S Ireland, seconded by Councillor R Willey and RESOLVED to support this application.

PA13/08102 - Mr & Mrs King - 1 Angrouse Court, Angrouse Lane - Erection of a porch

No comments had been received from the public in relation to this application.

It was proposed by Councillor I Harvey, seconded by Councillor Mrs C Rule and RESOLVED to support this application.

The Chairman read out the following Decision Notices received from Cornwall Council:-

PA13/05721 - Mr Terry Ramsey - Woodland Area, Woodlands - Works to Sycamore trees – Approved

PA13/05959 - Mrs L Bennett - 16 Gibbons Fields - Proposed extension and internal alterations – Approved

PA13/06407 - Mr & Mrs R Cater – Caragvean, Predannack - Extension to domestic garage to form annex and store – Approved

7. Report from Cornwall County Councillor Mrs C Rule

Cornwall Councillor Mrs C Rule advised the meeting that Cornwall Council were holding Budget Discussions with the public to discuss the 2014/15 Budget Proposals. The next meeting was to be held at Helston Town Council on Friday 20 September 2013 between 6.30 and 8pm. She urged Councillors and members of the public to attend.

Councillor Mrs C Rule circulated a petition being put together by Cornwall Council in relation to the amount of money that it received from Central Government, which amounted to £100 less per person than in other parts of the country.

Councillor Mrs C Rule and the Clerk were due to attend the Town and Parish council Seminar to be held at Kingsley Village on Saturday 21 September 2013. A review of the Community Networks Panels would be launched and further details sent to Councillors in due course. Cornwall Council wanted to know what the Networks should look like, and how Town and Parish Councils wanted them to work.

It was noted that an Enforcement Notice for Footpath 2 had been served on the Tenant Farmer. The crops had been harvested two days after the notice had expired and therefore there had been no need to enforce it by Cornwall Council.

8. Chairman and Clerks Comments

It was noted that the owner of Barnwood Cottage was in communication with Cornwall Council in relation to the narrowing of the road adjacent to this property. Cornwall Council were looking into adding the actual width of the road to the existing blue warning sign on Meaver Road, but it was thought that no alterations to the actual road set up could be made.

The Carne View planning application had yet to be withdrawn as the Applicant had refused to take the Planning Officer's advice to do so. A different type of application for the proposal was required, and the Planning Officer was in communication with the Applicant and their Agent.

Two members of the public left the meeting.

9. Public Rights of Way

Councillor R Willey had met with the landowner of a section of Footpath 3 which adjoined Nansmellyon Road. He had agreed to re-establish a useable footway through a wet area probably caused by a spring. It was hoped that a tractor tyre mark would create a firm footing for the majority of the path, with a small area for the spring water to run across.

In relation to Footpath 3 at Predannack Manor Farm, it was understood that Cormac would be cutting back the overgrowth from the recently cultivated headland to enable walkers to use the original line of the path.

It was proposed by Councillor R Willey, seconded by Councillor Mrs C Rule and RESOLVED to instruct the Clerk to write to the National Trust to thank them for the newly opened permissive path that ran from Teneriffe Farm towards the old quarry. A letter was also to be sent to Natural England to thank them for the improvements made to the Coastal Path leading from Mullion Cove to Predannack, which included newly installed bridges and stepping stones.

10. Public Open Spaces

Councillor I Harvey confirmed that there were no issues with the Playing Field at the current time.

It was noted that the bus shelter required cleaning. The Clerk suggested a window cleaner from Helston; however Councillor D German kindly offered to undertake the work.

11. Highways

It was reported that there was overhanging vegetation on the highway from Criggan Mill Holiday Park and the Church. The Clerk was asked to contact the landowners to politely request that the overgrowth be cut back. The bungalow at Poldhu Cove also needed the trees to be cut back as they were forcing high sided vehicles into the path of oncoming vehicles and the road leading to Mullion Cove Hotel was also badly overgrown. The Clerk would contact Cormac in this regard.

It was noted that the Christmas Light Switch On would take place on Friday 7 December 2013, and a "road closure" had been applied for.

12. LGA 1972 requests for funding

None.

13. Finance and Accounts

It was proposed by Councillor Mrs C Rule, seconded by Councillor Mrs S Ireland and RESOLVED to confirm the accounts and to pay the invoices.

14. Other correspondence received

None.

The Chairman closed the meeting at 8.40pm.

Signed:
Chairman

Dated: