

Mullion Parish Council Meeting held on **Tuesday 16 December 2014** at **7.00pm** in The Centenary Room, Methodist Chapel, Churchtown, Mullion

Councillors Present

D German	S Ormond (Vice Chairman)
A Gilbert	P Wilkins
Mrs S Ireland	R Willey
J Lang (Chairman)	D Williams

Eight members of the public attended the meeting.

1. Public Session

Mr R Felce asked if Condition 5 of the Listed Building Consent granted to repair the Harbour Walls at Mullion Cove, which related to the use of concrete, had been discharged. He was concerned that the colour of concrete that was being used to repair the breakwaters was the wrong colour, and that the Trust were using an excessive amount of concrete which would shorten the longevity of the harbour walls. He felt that the builders on site were doing a good job and were progressing well.

Mr Justin Whitehouse, National Trust Warden for the Area, was pleased to hear that this was Mr Felce's only concern in relation to the repairs at Mullion Cove.

He remarked that The National Trust have paid particular attention to the concrete mixes used through the use of incorporated aggregates, consistency, additives and finish. The concrete repairs undertaken in 2012 had the same level of scrutiny and were designed to match, as best as possible, the detail of the surrounding stonework (albeit with a varied mix of stone used). Priority had been given to the structural strength of the finished product whilst being as sensitive as possible to the finished result. Cornwall Council and English Heritage have been involved throughout the consultation.

In 2012, Listed Building Consent was sought from Cornwall Council for the initial concrete repairs to the Southern breakwater. English Heritage had indeed objected to these repairs, but their letter had been too late to influence the decision and Cornwall Council had already passed the application for consent. Despite contacts by the Trust with Cornwall Council before the listed building application was made and during the consultation period and a meeting in June between Cornwall Council and the National Trust about the future management of the harbour, this letter was not mentioned. The work to the breakwater was therefore undertaken in good faith with all the necessary consents in place and this letter from English Heritage only came to light during this year's application for Listed Building Consent.

Following a useful visit from English Heritage in August, they removed their objections to the repairs, subject to certain conditions. Those conditions involved the requirement to use natural stone on the visible landward aspect of the breakwater, a condition which the National Trust incorporated into the revised designs. He confirmed that all the necessary consents were in place and the work has the full support of English Heritage.

Cornwall Council Conservation Officers and the National Trust were in consultation with English Heritage to try to agree a Heritage Partnership Agreement so that future delays in getting consents and agreements do not jeopardise future repairs to the harbour.

Mr Whitehouse confirmed that the Trust was not using concrete to undertake the repairs in order to make it easier for them to abandon the harbour in the future. In fact, the presence of concrete in the harbour is nothing new (the harbour was originally constructed predominantly from concrete) and would not in any way affect its listed status. The reinforced concrete repairs would undoubtedly be stronger than the stone work.

The weather had been extremely kind to the workforce, and the project was progressing well. Works on the western breakwater were very nearly completed, and it was thought that the works on the southern breakwater would be completed by Easter 2015.

In relation to the toilets at Poldhu Cove which Mullion Parish Council now manage on behalf of Cornwall Council, the National Trust had been approached to ask for a contribution towards the cost of running the toilets following the end of the grant given to the Parish Council by Cornwall Council. Mr Whitehouse advised the meeting that the Trust only received a very small amount of income from the beach, which cost them approximately £2,500 a year to manage. He thought that the National Trust had opened talks with Cornwall Council with regard to taking over the management of the car park at Poldhu.

Mr Felce then asked a further question about the concrete being used at Mullion Cove, and the Chairman requested that any further questioning on this matter should be made directly to the National Trust directly, outside of the Parish Council Meeting.

Councillor R Willey advised Mr Whitehouse that the coastal footpath from Poldhu to Polurrian was incredibly muddy and required some drainage work to make the path as passable as other coast paths in the Parish. It was also noted that the path on the south side of Ogy-Dowr has washed away. Mr Whitehouse confirmed that he would look into both matters.

The Chairman thanked Mr Whitehouse for attending the meeting, and Mr Whitehouse then left.

2. Police Report

The Chairman advised the meeting of the Police Report for the month of November as attached to these minutes.

3. Absence

Councillors I Harvey and Mrs C Rule had given their apologies to the meeting.

4. Minutes

It was proposed by Councillor R Willey, seconded by Councillor D German and RESOLVED that the minutes of the Parish Council Meeting held on Tuesday 18 November 2014 be approved as a true record and be duly signed by the Chairman.

5. Declarations of Interest

Councillor P Wilkins declared a non-registerable interest in Planning Application PA14/11115 as he was a close relative of the Applicant, and it was thought that he would live in one of the properties if

permission was granted. He signed the Register of Interests and left the room during the discussion and the vote.

The Chairman declared a non-registerable interest in item 12, Mullion Parish Council Ron Curnow Award for Outstanding Contribution, as he had been nominated to receive the Award. He signed the Register of Interests and left the room during the discussion and the vote.

6. Planning

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

PA14/10867 – Mr & Mrs S Long – 19 Clifden Close - Extension, internal alterations and balcony

The Applicants attended the meeting for the proposals which were located within the development boundary.

It was proposed by Councillor P Wilkins, seconded by Councillor D Williams and RESOLVED to support the application.

Two members of the public left the meeting.

PA14/14/10430 – Mr P Bee – Land adjacent to Lower Predannack Wollas Farm – Replacement of two separate septic tanks with one treatment plant to serve upper and lower Predannack Wollas Farms, both National Trust owned. Associated drainage network and discharge point also included.

It was proposed by Councillor P Wilkins, seconded by Councillor Mrs S Ormond and RESOLVED to support the application.

Councillor P Wilkins left the meeting for the following item.

PA14/1115 – Mr & Mrs A Punter – Mullion Gymnastics Centre, Trembel Lane – Partial demolition of existing building and construction of extension, erection of one open market dwelling, one local needs dwelling, bunkhouse and caretaker's flat

The Applicant attended the meeting and outlined the proposals. The gymnastic centre was one of the best equipped in the South West and was being used by over 120 children each week. The Applicant wanted to provide four units of accommodation adjacent to the existing gym building which would provide caretaker's accommodation, a bunk house, one open market dwelling (which would be retained by the developer) and an affordable dwelling for rent.

Concerns were raised in relation to the development being sited outside of the village development boundary. If a development was to take place, current policy states that it would have to be an exception site that provided affordable local needs housing. Additional traffic had already been created by the success of the gym, and even more traffic would have to use the lane which was also the main pedestrian access to the Secondary School. The shared amenity area that was being proposed for the dwelling was located on the other side of the public byway, behind the proposed parking spaces, and on a green field site. Some Councillors felt that the provision of a bunk house and caretaker's flat may be necessary, but that the other two units of accommodation were not required. This development was located at the head of the Trembel Valley, and the Parish Council had fought for years to try to protect

the Valley from development. It was thought that if this development was approved, it could lead to other developments being built on the Trembel Valley. It was suggested that if the numbers attending the gym were growing, the area being used for development might be better used as extra parking spaces. The Applicant confirmed that Criminal Record checks would not be required for the occupants of the proposed dwellings.

It was proposed by Councillor D German and seconded by Councillor Mrs S Ormond to support the application. The proposal received two votes for, four Councillors voted against. The application was therefore refused. The Clerk was asked to respond to Cornwall Council advising them of the reasons for objection which included:

- The site was located adjacent to Mullion Comprehensive School, in a prominent position within the AONB, and outside the Village Development Boundary at the head of Trembel Valley, which Councillors had fought to protect for many years.
- The proposal included only a single affordable dwelling. It was considered overdevelopment of what should at least be regarded as an exception site, with parking and amenity space detached on the other side of a public byway on a green field site.
- Additional traffic would be created along this public right of way which is also the main pedestrian access to the Comprehensive School.
- This development was located at the head of the Trembel Valley, and the Parish Council had fought for years to try to protect the Valley from development. Previous residential applications at this site had been resisted by Mullion Parish Council and refused by Cornwall Council.

Councillors were delighted to see the gym become so successful.

Councillor P Wilkins returned to the meeting.

PA14/10688 – Mrs T Antwis – Tremellyon, Polurrian Road – Extension and alterations to existing detached dwelling. Construction of a new detached double garage

The Applicant had been unable to attend the meeting, and had asked the Clerk to read an email to the Councillors, which included the reasons for the proposals.

Councillors were reminded that the previous planning application for this property had been agreed by the Planning Officer and the Parish Council following a reduction in size of the original proposal. A site meeting had taken place prior to that approval, and the Senior Planning Officer had supported the Parish Council's concerns.

This Application sought to make the dwelling larger than was originally sought on the last application; the height alone was 2.5 metres higher than the approved plan. The property was located in an AONB, on the Heritage Coast and was visible from miles of the South West Coast Path.

It was proposed by Councillor D Williams, seconded by Councillor D German and unanimously RESOLVED to object to the application on the following grounds:-

- The site was located outside of the village development boundary.
- The large extension would double the size of the existing property and was not in keeping with the other properties in the area.

- The proposed ridge height at the highest point was more than 2.5 metres higher than the plans approved in 2013.
- The location of the property was extremely close to a SSSI, in an AONB and formed part of the Heritage Coast.

Councillors were disappointed that after such a lengthy negotiation on the previous application, these proposals were being discussed again.

PA14/11241 – Mr & Mrs Proffitt – Tregwinian, Poluriian Cliffs – Domestic extension to create first floor with the inclusion of dormer windows on the west elevation

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

PA14/11203 – Ms K Craddock – Little Far View, Ghost Hill, Predannack – Certificate of Lawfulness for the existing use of caravans as a residential property

The Applicant attended the meeting and answered the Councillors questions.

Concern was raised over the lawfulness of the caravans situated on land that was surrounded, very closely, by barns and stables. No building regulations had been adhered to, and this site would not have gained planning approval, had permission been sought through the appropriate channels. It was thought that there was a potential risk to the applicant/occupiers due to the proximity of the caravan units to agricultural buildings particularly in the event of emergency as the only access to the units is by way of passing through these buildings. If these caravans were allowed to stay on the site, it would set a precedent for other development in the area, which was located well outside of the development boundary.

It was proposed by Councillor Mrs S Ormond, seconded by Councillor R Willey and RESOLVED to object to the application on the grounds mentioned above. One Councillor abstained from the vote.

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

PA14/04668 – J H & SM Dark and Sons – Trudnoe Farm, Meaver Road – Erection of an extension to agricultural building for use in conjunction with robotic milking system and diversion of public right of way – Approved

PA14/07533 – Mr D Lagdon – The White Cottage, Meaver Road – Retrospective change of use from games room/utility room to a one bedroom annexe which will be used as a holiday home/overspill accommodation for family and friends – Withdrawn

PA14/09683 – Mr J Richards – Parc Mere, Nansmellyon Road – Creation of turning and parking space, and formation of associated access – Approved

PA14/10106 – Mrs M Cooper-Brown – Installation of Dormer Window Extension – Binfield, Predannack – Approved

Three members of the public left the meeting.

Councillor Mrs Ormond advised the meeting of an article which she had heard on Radio 4 which suggested that developments of up to ten dwellings would not require an affordable housing element to be included. The Clerk was asked to find out what the current policy at Cornwall Council was.

7. Report from Cornwall County Councillor Mrs C Rule

Cornwall Councillor Mrs C Rule had submitted her apologies to the Parish Council and had not provided a report.

8. Chairman and Clerks Comments

The Chairman thanked Councillor D Williams for removing the tree stump located in the Park behind the goal post.

Councillor Mrs S Ormond advised the meeting that she had received two positive comments about the current condition of the cemetery. The suggestion of installing a path in the new part of the cemetery was raised again, and the Clerk was asked to invite Mark Tonkin, Funeral Director, along to the January meeting to discuss the issue.

The Chairman had visited the Polurrian Hotel to view their public consultation on the proposed erection of four blocks of three self catering accommodation units. Permissions had been granted in the past for development of the existing football pitch, although that did not necessarily mean that permission would be granted for these proposals. The Parish Council would await a planning application before responding to the proposals.

The Post Office, in its existing form, would be closing in mid 2015. The current owners were hoping to sell the site in its entirety to another business, who would hopefully take over the running of the post office facility. Other businesses in the village had also been consulted on the provision of a post office within their existing retail space.

9. Public Rights of Way

No issue were raised.

10. Public Open Spaces

The Clerk had received an email from Councillor I Harvey advising her that the Park was in a good condition last week.

She had also received an email from a member of the public regarding dogs being allowed in the park. The Clerk had advised the member of the public that dogs could not be banned from the park as a public right of way ran along the footpath. Dog owners were encouraged to keep their dogs on the lead, and to stay on the footpath when passing through the park.

11. Highways

The drains in Churchtown were still requiring attention. The drain adjacent to the Scissorhouse was not connected to the mains sewerage system, and was very ineffective. The drain immediately before that was sunk into the road and was proving to be a hazard to vehicles passing over it. The Clerk would report these issues once again.

12. The 'Mullion Parish Council Ron Curnow Award for Outstanding Contribution'

The nominations were discussed, and a vote took place. Two names received three votes each, and the Clerk was asked to obtain a final decision from Councillor Mrs C Rule. A presentation would be made in January at the meeting.

13. Precept Demand 2015/2016

The Clerk had circulated figures relating to the budget for the following financial year. The biggest challenge that the Parish Council was facing was a shortfall in funding of £14,000 from Cornwall Council in relation to the public convenience grant. Although the Parish Council was in a sound financial position, concern was raised over using reserves to fund the provision of public toilets in the Parish.

It was proposed by Councillor R Willey to increase the precept by 3% to £32,975.92. This proposal was not supported.

It was then proposed by the Chairman and seconded by Councillor A Gilbert by increase the precept demand by 22% to £40,225.00. This proposal received three votes.

A counter proposal of increasing the precept by 42% to cover the costs of running the public toilets for the following financial year was made by Councillor P Wilkins and seconded by Councillor D German. This proposal also received three votes.

As the vote was tied, the Chairman was asked for his casting vote. The Chairman used his casting vote to support a 42% increase in the precept demand for the Parish Council in 2015/16. This was required to cover the loss of the support grant paid in previous years by Cornwall Council. This means a total annual cost to a Band D property in the village of £59.61 which equates to an increase of £17.76 on the current year, or 34p per week.

The Clerk was asked to issue a press release outlining the reasons for the increase in the Parish Council's precept demand.

14. LGA 1972 requests for funding

Thank you letters had been received from the Cornwall Air Ambulance and Cornwall Blind Association.

15. Finance and Accounts

It was proposed by Councillor Mrs S Ormond, seconded by Councillor R Willey and RESOLVED to confirm the accounts and to pay the invoices.

16. Other correspondence received

Following Cornwall Councils decision to cease weed spraying in the Parish several years ago, the Clerk had received a quote for £1,166.10 plus VAT for 7.774km. The Parish Council felt that this was an unnecessary expense, and that weeds in the village would be monitored and a local contractor would be asked to undertake weed spraying in areas that required it.

Councillor Mrs S Ormond had received a letter from Mullion CP School in her capacity as Chairman of Age Concern. It sought support for a proposed community library to be located in an external structure at the primary school which would be equipped with materials to suit all ages and interests. At the current time, the primary school were simply looking for support for the proposals. The Clerk was asked to email the Assistant Head showing its support for a community library.

The Chairman closed the meeting at 8.46pm.

Signed:
Chairman

Dated:

DRAFT