

Mullion Parish Council Meeting held on **Tuesday 16 February 2016** at **7.00pm** in The Centenary Room, Methodist Chapel, Churchtown, Mullion

Councillors Present

D German
J Lang (Chairman)
Mrs S Ireland

Mrs C Rule
Mrs L Skeites
R Willey

Eleven members of the public attended the meeting, including Graeme Wilkinson, West Briton reporter.

The Chairman opened the meeting, welcomed everyone and advised of the fire procedures.

1. Public Session

No issues were raised.

2. Police Report

The Chairman read the Police Report for the month of January.

The Clerk explained to the meeting that the Police would not be submitting a report to the Parish Council in the future. Crime statistics were available to view on the Devon and Cornwall Police website at www.devon-cornwall.police.uk. A member of the Local Policing Team would attend one Parish Council meeting a year and Councillors and Parishioners were urged to contact the Neighbourhood Team at Helston on 01326 555158 or helston@devonandcornwall.pnn.police.uk.

3. Absence

Councillors I Harvey and D Williams had submitted their apologies to the meeting. Councillor P Wilkins was also not in attendance.

4. Minutes

It was proposed by Councillor R Willey, seconded by Councillor Mrs S Ireland and **RESOLVED** that the minutes of the Parish Council Meeting held on Tuesday 19 January 2016 be approved as a true record and be duly signed by the Chairman.

5. Declarations of Interest

Councillor Mrs L Skeites declared a non-disclosable interest in relation to PA15/11582 – Predannack Manor Farm due to being a relative of the applicant. She signed the Register of Interests and left the room during the discussion and vote on the item.

6. Planning

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

PA15/11582- Mr A Lawrence - Predannack Manor - Erection of an agricultural building to supersede planning application number PA11/10224

Councillor Mrs L Skeites left the room during this item.

The Chairman explained that this application was a re-application for a barn that had previously been approved as part of a three barn development. The previous permission required the demolition of the older barns on the farm; however they were still in situ.

It was proposed by Councillor D German, seconded by Councillor R Willey and RESOLVED to support the application with the following conditions attached to the permission:-

- The older barns on site must be removed prior to work commencing as stated in permission PA11/10224; and
- The AONB should be protected by the creation of screening around the barns.

Councillor Mrs L Skeites returned to the meeting.

PA16/00411 - Mr A Perry - Tresidder, Laflouder Lane - Demolition of existing house and construction of new replacement dwelling, including detailed landscaping proposals

The Applicant and the Agent were in attendance at the meeting. The Applicant gave a brief outline of his proposal and stated that the closest neighbour supported the application. The National Trust had submitted an objection.

Concerns had been raised by property owners along Laflouder Lane in relation to the construction traffic that would be created by the demolition and creation of a new dwelling. The Applicant stated that most of the demolition materials would be used on site for landscaping purposes. It was hoped that an offsite depot could be established to transfer deliveries from large vehicles onto smaller vans. Either way, a traffic management plan would be required as part of the builders contract and a road survey of the road condition would be undertaken and the road reinstated to the existing condition following the completion of the building works.

Councillors raised concerns over the design of the proposed dwelling and its prominent location on the South West Coast Path, which could be seen from many miles away. It was felt that the design was not in keeping with other properties in the area and that the white render finish was far more appropriate than the use of darker materials. The Applicant explained that the Planning Officer had recommended the use of darker materials in his pre-app response.

The Chairman stated that the greatest asset Mullion Parish enjoys was its relatively unspoilt beauty and it would be perverse for us as the local elected body to compromise that unnecessarily. Bought for a fortune this substantially sound, interesting and attractive property is to be torn down and replaced by a much larger and much less appealing building.

PPF Section 7: Requiring good design and NPPF Section 11: Conserving and enhancing the natural environment are not satisfied in the proposal; in fact they go against recommendations.

Comments from PPG & Local Plan proposed Submission Document, March 2014:

Policy 1: Presumption in favour of sustainable development. This statement does not comprehensively apply to development within an AONB which has the same protections as a National Park. To replace a permanent residence with a much larger holiday home cannot be considered sustainable. The applicants will contribute little to the Parish and the destruction /construction process will be positively damaging.

Policy 13: Design: Tresidder lies on the Heritage Coast within the Lizard AONB adjacent to the Southwest Coast Path on the North side of Polurrian Valley. Art Deco in style, believed to have been constructed in 1933, it sits comfortably within its site on a down slope, with the low rise of Marconi dwellings in the background when viewed from Mullion Cove and Predannack Head. Over decades it has become part of the local scene. Beautifully maintained externally, it is easy on the eye and is much admired by local and visitor alike. It is the sole example of its type in the Parish. The proposal, considerably bulkier, and higher in elevation is a poor alternative being of a very ordinary rectangular shape which is at odds with its surrounds.

Policy 22: Best use of land and existing buildings: See NPPF Sect 6 comment. The best use of land in this location would be to have it natural as per the coastline stretching northwards. "Tresidder" exists however, and in its current form has become established as part of its surroundings. The external fabric of the building is robust and does not require replacement. It is recognised that internal upgrading would be beneficial and that some tasteful low level extension could be acceptable to provide additional accommodation.

Policy 27: Transport and Accessibility: Tresidder lies approximately 900 yards from the nearest highway. The access route has a broken and rough surface for much of its length. Single track with no passing places and blind in places (a car can pass pedestrians provided they stand against the hedges) large vehicles present a hazard to local traffic, plus pedestrians and equestrians who regularly use the byways and bridleway leading towards the popular beach of Polurrian. Until recently, with a single elderly resident, traffic levels to/from Tresidder were low, but with the proposed creation of a much larger dwelling, levels of movement will substantially increase, particularly in holiday periods. To suggest otherwise demonstrates an unfortunate lack of awareness of "real time" traffic volume along this lane. Development of the site would greatly inconvenience everyone who resides between the highway junction at the Commons and Tresidder, (the furthest point) for potentially two years, (between 50 and 60 properties will be affected) and it is certain that the track will suffer substantially along its length.

The Chairman asked for a proposal in support of the application. He did not receive a proposal.

It was then proposed by Councillor D German, seconded by Councillor Mrs S Ireland and RESOLVED to object to the planning application for the above reasons.

Two members of the public then left the meeting.

PA16/00516- Mr & Mrs M Pickett - 56 Laflouder Fields - Proposed sunroom extension and roof alterations

No comments had been received from neighbouring properties for the proposal which was located within the village development boundary.

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

PA15/10148 – Ms A Lake – 30 Clifden Close – Proposed porch, drive way, lounge extension and self contained unit

The Clerk explained that this application had been before the Parish Council previously and received its support. The application was being submitted again due to an administrative error with the completion of the previous application form by the Applicant.

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

PA16/00628 – Mr T Raybould – Former British Legion Club, Churchtown – Proposed partial removal of front boundary wall and railings, to create one on plot parking space for residential accommodation

This application had been before the Parish Council previously, but due to an ownership notice discrepancy on the previous application, it was back before the meeting once again.

The Applicant and his Agent attended the meeting and stated that they were happy to answer any questions that the Councillors had.

Councillor Mrs C Rule upheld her previous decision to vote against the application as she felt that the right of pedestrian access over the pavement should be maintained. Also, she felt that the area in question was too small to accommodate a parking space.

Other Councillors stated that there would be a conflict of users over the pavement if an off road parking space was created in front of the Former RBL Hall. Pedestrians, including school children, used that pavement to cross over to the other side of the road.

The street scene had been damaged by the removal of the stone wall and railings, and it was felt that as a Non-designated Heritage Asset, they should be replaced.

The existing permission for the conversion of the RBL Hall to accommodation had only been approved by the Parish Council and the Planning Department at Cornwall Council due to the removal off the off street parking place. The Parish Councils view on this had not changed since that permission had been granted.

The Clerk advised the meeting that two letters of objection had been received from the neighbouring properties.

The Chairman asked for a proposal in support of the application. He did not receive a proposal.

It was then proposed by Councillor D German, seconded by Councillor R Willey and RESOLVED to object to the planning application for the following reasons:-

- The only reason previous applications were approved was following negotiation for the removal of the off street parking provision;
- The creation of an off street parking space created a conflict between vehicles and pedestrians on a well used pavement in the centre of the village;
- Vehicular movement over the pavement was a safety concern;
- Access to and from the parking space will need to be in a reverse gear, which goes against policy requiring access to and from dwellings in a forward gear;
- The street scene had been adversely affected by the removal of the stone wall and railing from a Non-Designated Heritage Asset; and
- The proposed parking space would not create a large enough space for a vehicle to park and open its doors.

Three members of the public left the meeting.

The following four planning applications related to the same holiday complex but were submitted under separate planning applications due to the original applications being separate. The four applications were voted on under one motion.

PA16/00597 – Mr & Mrs R Tyler Street – Trenance Farm Cottages - Removal of condition 2 attached to W2/82/00906/F dated 14 Oct 1981 to allow all year round use for holiday accommodation

PA16/00588 - Mr & Mrs R Tyler Street – Trenance Farm Cottages - Removal of condition 3 attached to W2/81/01048/F dated 13 Jan 1982 to allow all year round use for holiday accommodation

PA16/00593 - Mr & Mrs R Tyler Street – Trenance Farm Cottages - Removal of condition 3 in respect of Decision Notice W2/82/00593/F

PA16/00594 – Mr & Mrs R Tyler Street – Trenance Farm Cottages - Removal of condition 5 in regards to Decision Notices W2/71/33902/O and W2/72/33902/SA

No comments had been received from the public in relation to these applications.

It was proposed by Councillor R Willey, seconded by Councillor D German and RESOLVED to support the applications.

PA15/10718 - Mr S Musgreaves - Land Off Park En Venton Redannack North - Erection of 31 dwellings (21 affordable and 10 open market), estate roads, parking areas and open space – Amended Plans

The Parish Council had met with the Planning Officer, Coastline representative and Agent that morning to discuss the amended plans.

The previous concern over the attenuation pond had been dealt with by way of an enclosed attenuation tank situated underground. Coastline Housing would be creating two more parking spaces within Redannack North estate and had created over 15 new parking spaces over the past two years. Highways had not raised a concern over the access on Redannack Estate.

The Chairman stated once again that the extension of Park En Venton had been the preferred development site in the Parish for many years. Although it was still located within the AONB, it had the least detrimental effect on the area.

The AONB had raised concerns over the aesthetics of the dwellings, but they were in negotiation with the Planning Officer and Agent to address the issues.

Coastline had a duty to discuss prospective tenancies in new developments with the Parish Council prior to the final allocations being made. It was hoped that this would ensure a stricter and fairer allocation in the proposed rentable properties.

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

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

PA15/10852 - Mr A Corden-Lloyd – Arcady, Laflouder Lane - Proposed First Floor Extension, Alterations & External Works including raised platforms and Juliet balcony – Approved

PA15/10127 - St Austell Brewery - The Old Inn, Churchtown - Application for listed building consent to re-thatch roof to front elevation – Approved

PA15/11444 - Mr N Tonkin - 4 Park En Venton - Proposed extension and alterations – Approved

The Clerk advised the meeting that Cornwall Council were consulting on a Schedule of Further Significant Changes to the Cornwall Local Plan Document 2010-2030. More houses were being proposed; although the Clerk was unsure as to how many more were being suggested for the Helston CNP. Councillor Mrs C Rule would find out and the Clerk would circulate the information for a response to the consultation by 7 March 2016.

7. Report from Cornwall County Councillor Mrs C Rule

Cornwall Councillor Mrs C Rule advised the meeting that discussions had taken place regarding the Fire Service merging into the Police Commissioner's service. Cornwall Council had severely opposed the plans.

The next Community Network Panel meeting will be held on Wednesday 2 March 2016 at 6pm in Cury Village Hall. Representatives from Cormac would be in attendance, as well as the Chairman from the 50+ Forum. Everyone was invited to attend.

Councillor Mrs C Rule stated that funding had been received to support deep geothermal energy production in Cornwall.

A business case was being worked up to secure the Cornwall Devolution Deal.

Full Council had agreed on a 3.97% increase in the Council Tax demand. 2% of the total amount would solely be spent on the Adult Social Care budget. The Police and Crime Commissioner had increased its budget by 1.99% which resulted in Band D properties in Mullion being charged £1,345.29 in total for 2016/17.

The Post Office (UK) was in the process of changing smaller Post Office contracts and were proposing to close some of the Crown Post Offices in Cornwall, possibly Penzance and St Austell. Cornwall Council had written a strong letter of objection.

Allegations had been made locally that the proposed holiday homes at Polurrian Hotel had been 'sold off' individually. No permission had been granted for the holiday homes due to a S106 Agreement

being required to tie the homes to the Hotel. The Planning Officer had been made aware of the allegations.

8. Chairman and Clerks Comments

None.

9. Public Rights of Way

The Clerk advised the meeting that Cormac had offered £2,752 to continue with the Local Maintenance Partnership for 2016, an increase of 10% over 2015. It was proposed by Councillor R Willey, seconded by councillor D German and RESOLVED to accept the offer from Cormac. (The Parish Contractor has a 3 year agreement valid until 2018).

Cormac had also offered the Parish Council £81.38 to cut the South West Coast Path. While the Parish Council had previously arranged for this work, it had declined to join the Partnership in 2015/16 as it was felt that Cormac cut the path substantially better than our Contractor could. It was proposed by the Chairman, seconded by Councillor R Willey and RESOLVED not to accept the offer from Cormac.

Councillor R Willey stated that the South West Coast Path Association had published an article in the West Briton stating that the Coast Path at Polurrian Cove was to be diverted inland for 30m. The Clerk was communicating with the Association as the Parish Council was unaware of any plans to upgrade the coast path in this location.

10. Public Open Spaces

The Clerk had previously circulated two quotes received from Play Equipment companies relating to the installation of outdoor gym equipment in the Park. Outstanding S106 Amenity Monies would be used to provide equipment for adults, as well as children, to use in an attempt to provide facilities for all age groups. She explained the difference between the two proposals and a lengthy discussion took place.

It was proposed by Councillor R Willey, seconded by the Chairman and RESOLVED to accept the quote received from Lars Laj to install four pieces of gym equipment on grass matting in the park. (Catalogue items 1, 4, 7 and 8). The Clerk would speak to the Installation Manager to ensure that those four pieces of equipment provided an all round workout to users.

Councillor I Harvey had provided the Clerk with a satisfactory Maintenance Checklist on 10 February 2016. New toddler swings would need to be purchased and installed in the near future.

11. Highways

Helston Town Council had written to all of the Parish Councils on the Lizard Peninsula to gain support for their petition to review the safety of the B3297 Helston-Redruth road. It was felt that this road was extremely narrow, single track in places, and was strategically important to the Helston and Lizard area in terms of commerce, commuter traffic and tourism. It was decided to support Helston Town Council's attempts to raise awareness of the difficulties and dangers of the B3297.

Cormac had sent a Weed Treatment quote for two applications to the 7.77km of paths in Mullion for 2016 totalling £1,166.10 plus VAT. Last year, Mr D Endean had undertaken the work, and the Clerk was asked to make contact with him again to obtain a quote for 2016.

Following resurfacing works on the Predannack road, the Chairman had met with the Highways Officer to highlight the flooding issues on that road.

12. Post Office Consultation

Mr Martin Raftery, owner of Mullion Meadows, had emailed the Clerk to say that he was unable to attend the Meeting. Consultation continued, but if no problems were encountered, the transfer of Post Office services would probably happen in May or June.

Mullion Meadows, Nansmellyon Road was the only business that had come forward to have a Post Office located within its premises, and the Parish Council fully supported the proposal. The Clerk was requested to write a letter of support to the Post Office in that vein.

13. To receive any LGA 1972 Section 137 Requests for funding

No requests for funding had been received.

14. Finance and Accounts

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

15. Other correspondence received

None.

16. To co-opt a new Councillor

The Vacancy had received one application for co-option onto the Parish Council. The applicant, Mr Michael Rowse, was in attendance and agreed to answer any questions, after which the Clerk circulated voting slips (as per the Co-option Procedure) and Mr Michael Rowse was unanimously appointed as a Mullion Parish Councillor.

The Chairman closed the meeting at 8.22pm.

Signed:

Chairman

Dated: