

Mullion Parish Council Meeting held on **Tuesday 20 September 2016** at **7.00pm** in The Centenary Room, Methodist Chapel, Churchtown, Mullion

Councillors Present

D German	Mrs C Rule
I Harvey (Vice Chairman)	Mrs L Skeites
J Lang (Chairman)	P Wilkins
Mrs S Ireland	R Willey
M Rowse	D Williams

Six members of the public attended the meeting.

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

1. Public Session

No issues were raised.

2. Absence

None.

3. Minutes

It was proposed by Councillor Mrs C Rule, seconded by Councillor D German and RESOLVED that the minutes of the Parish Council Meeting held on Tuesday 16 August 2016 be approved as a true record and be duly signed by the Chairman.

4. Declarations of Interest

Councillor Mrs L Skeites declared an interest in PA16/07319 – Mr & Mrs C Cattran – Newton Farm, Polhorman Lane due to being a family member. She signed the Register of Interests and left the room during the discussion and the vote.

Councillor D Williams declared an interest in PA16/07445 - Messrs W A Williams & Son - Clahar Garden, Trewoon Road due to being the applicant. He signed the Register of Interests and left the room during the discussion and the vote.

5. Planning

PA16/06575 - Mr Julian Desola Pinto – Gwelgwynyn, Gibbons Fields - Single storey extension

The Applicant attended the meeting and gave his reasons for requiring an extension to his property. He was currently refurbishing the property and had restructured the internal rooms. He required somewhere to put a dining table and for visitors to stay when they visited.

Previously, Councillors had seen applications for a two storey extension on this site. They again raised concerns over the creation of a separate front door for what looked like a separate semi-detached dwelling. The Applicant explained that the external door was proposed simply to give easier access from the utility room to the front garden where the washing line would be placed.

However, Councillors felt that the downscaled plans were more acceptable and it was proposed by Councillor P Wilkins, seconded by Councillor D German and RESOLVED to support the application. Two Councillors voted against the application.

One member of the public then left the meeting.

PA16/07445 - Messrs W A Williams & Son - Clahar Garden, Trewoon Road - Proposed agricultural building 18m x 10.6m

Councillor D Williams had declared an interest in this item and left the meeting during the discussion and vote.

The owners of the neighbouring property attended the meeting and spoke against the application. Their property was located approximately 10 metres away from the proposed agricultural building and they felt that the height and scale of the barn would be totally overbearing. Due to the slope on which the agricultural building was proposed to be built, surface water run-off (and any effluent) would run into their property which was much lower than the proposed site for the barn. Animals to be kept in the barn would create additional noise, smell and slurry which would inevitably cause a loss of amenity to their property. A conflict would be created over the shared access enjoyed by both the applicant and the neighbours due to an increase in vehicular movements and animal grazing. They felt that there were other more suitable sites available on Clahar Garden Farm.

Councillors also raised concerns over the proximity of the proposed barn to the dwelling house known as 'Venton Arriance'. Drainage would be a huge problem due to the sloping nature of the field towards the neighbouring property and it would be very difficult to stop contaminated water from permeating into its boundary. They felt that an alternative location on the Clahar Garden farmland would be far more suitable than this location, preferably closer to the farm complex. Whereas the principle of an agricultural building could be supported, the proposed location could not.

It was proposed by Councillor Mrs C Rule, seconded by Councillor I Harvey and unanimously RESOLVED to object to the planning application for the reasons stated above.

Two members of the public then left the meeting. Councillor D Williams re-entered the meeting.

PA16/07115 – Mr & Mrs J Mather – Laflouder Thatch, Laflouder Lane – Listed building consent for repointing works, chimney treatment and external colour amendments

It was proposed by Councillor Mrs L Skeites, seconded by Councillor M Rowse and RESOLVED to support this application.

PA16/07327 - Mr Mark Cox, The National Trust - Mullion Harbour, Mullion Cove - Listed building consent for remedial repairs to the Western Breakwater at Mullion Harbour following storm damage, two areas of concrete repairs are proposed

A member of the public, Mr R Felce, attended the meeting and advised Councillors that the majority of the proposed works had already commenced at Mullion Harbour. He was concerned that the National Trust was again proposing the use of concrete when many of the washed out stones had been recovered from the Harbour and could be used in the refurbishment. More worryingly, some of the stones recovered from the Harbour had been relocated to somewhere on the Helford to be used on another project (as advertised on social media by the National Trust). It was thought that due to the listed nature of the piers, that action could actually be unlawful. Mr Felce also stated that there were other issues that needed urgent attention at the Cove. A geological falling away of the cliff on the north side has forced the closure of part of the South West Coast Path and a large fresh crack had appeared on the new concrete repairs on the South Pier. Neither of these problems had been addressed by the current planning application. He also stated that no day-to-day maintenance was taking place on the Harbour, as had previously been promised.

However, Councillors felt that immediate action was required at the Harbour prior to another winter of storms battering the structure. Therefore, although they would prefer to see the use of the original stone in the repairs, it was proposed by Councillor Mrs C Rule, seconded by Councillor D German and RESOLVED to support the planning application.

Councillor Mrs C Rule was asked by the Chairman to call another meeting of the working group that had previously met to discuss the future of the Harbour at Mullion Cove. The issues raised above could then be addressed.

PA16/07633 - Sarah & Joe Bennetts & Burgess - Construction of dwelling following grant of outline planning permission (PA16/02847)- Land adjacent To Chy An Coth, Laflouder Lane

Nine comments had been submitted online for this application, with only one of them being in support of the proposals. The Clerk read the comments to the meeting.

Councillor Mrs C Rule had been contacted by the applicants who were unable to attend the meeting. They wished to build a home in Mullion to live in and not sell on to make a quick profit.

Concerns were raised amongst objectors and Councillors regarding the already difficult access to the site and the creation of a dwelling that was far from what outline planning permission had suggested. The proposed two storey dwelling was overdevelopment of the site, and it was felt that a small bungalow would be far more suited to the very small plot. Overlooking issues were created by the inclusion of a first floor, and properties that currently enjoyed a feeling of space and a good amount of light would suffer immensely by a house of this size being built so close by. Flooding from the site was a concern as springs were known to be located within the plot which already caused flooding to nearby properties.

Councillor M Rowse had met with the Planning Officer and several of the concerned residents. The soak away for the surface water was to be created within the plot, which would add to the flooding issues already identified. Joining into the mains sewer would require access across neighbouring properties. Residents within the area felt that a bungalow would be far more in keeping with the neighbouring properties and would eliminate the overlooking and overbearing nature of the proposed dwelling.

It was proposed by Councillor P Wilkins, seconded by Councillor D Williams and unanimously RESOLVED to object to the planning application on the above mentioned issues.

PA16/07319 – Mr & Mrs C Cattran – Newton Farm, Polhorman Lane – Proposed replacement sunroom

Councillor Mrs L Skeites had declared an interest in this item and left the meeting during the discussion and vote.

No comments had been received for this application.

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

Councillor Mrs L Skeites re-entered the meeting.

PA16/06799 – Mr A Rudd – Seven Pines, Angrouse Lane – Proposed Living room and bedroom extension

This application followed a much grander application that was approved last year. The Parish Council objected to the previous application, but felt that this application was far more in keeping with the existing dwelling.

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

PA16/08368 - Mr & Mrs J Larcombe – The Watchhouse, 1 Coastguard Cottages, Mullion Cove - Proposed dormer windows and balcony to second floor, replacement entrance porch at front and single storey rear extension

Concern was raised over the validity of the application. Online, two design and access statements were published, one of which mentioned the creation of a garage with studio over. Due to the ongoing Planning Appeal relating to this site, the Clerk was asked to clarify the situation.

If the document had been placed online incorrectly, then the application sought to renew an already extant permission like for like. The Parish Council had objected to the original application three years ago due to the historical value attached to The Watchhouse. It was known that a Coastguard watch keeper kept lookout from this window 24 hours a day, seven days a week watching for vessels in difficulty at sea. Councillors stated that this property was a Non-Declared Heritage Asset in Mullion, and that special measures should be put in place to protect its history and indeed enhance its importance in the History of Mullion. The proposal sought to replace the original watch keepers' window with a balcony.

It was therefore proposed by Councillor R Willey, seconded by the Chairman and RESOLVED to object to this application for the following reasons:-

- 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, which the Parish Council has assigned as a Non-Declared Heritage Asset
- 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 within an Area of Outstanding Natural Beauty (AONB) and on the Heritage Coast

PA16/07898 – Ms R Turner – Smugglers Cottage – Replacing sliding patio doors with bi-fold doors to same size opening at rear of property

This application had been received since the agenda had been published. As the proposal was for a small alteration, the Chairman allowed it to be taken at the meeting.

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

The Chairman read the following decision notices received from Cornwall Council:-

PA16/03994 - Mr R Froud - Land Adj 14 Gwel An Garrek - Proposed new dwelling – Approved

PA16/04482 - Mr P Woodcock - 36 Tregellas Road - To build a single storey extension to the side of my property as a bedroom for my son. To be a timber frame construction with matching cladding and a flat roof – Approved

PA16/06694 - Mr & Mrs J Mather - Laflouder Thatch, Laflouder Lane - Application for a non-material amendment following the grant of planning permission PA15/06734 to amend entrance gate arrangement – Approved

PA16/06829 - Mr & Mrs M Pickett - 56 Laflouder Fields - Proposed sunroom extension and roof alterations – Approved

Cornwall Councillor Mrs C Rule and the Chairman had attended Cornwall Council's Planning Committee to speak against PA16/04222 - Mr R Gilbert - Half Tides, Laflouder - Replacement of the existing main house and the holiday cottage with a new main dwelling and holiday accommodation. Unfortunately the application was granted permission, albeit with a Traffic Management Plan for Laflouder Lane.

6. Report from Cornwall County Councillor Mrs C Rule

Cornwall Councillor Mrs C Rule advised the meeting that the Dog Welfare Section at Cornwall Council had been awarded the RSPCA Gold Award.

The Helston and The Lizard Community Network Panel Meeting had been held at the beginning of the month. Inspector Mark Cooper attended the meeting and outlined their workload and the reorganisation of their priorities due to reduced resources. A representative from the Police and Crime Commissioner was also in attendance and was keen to hear the views of the Parish and Town Councils. A lengthy discussion had taken place between Panel Members in relation to the funding for devolution projects. Views of Panel Members would be taken into account, but the final decision would be made by Cornwall Councillors.

Councillor Mrs C Rule stated that the Devolution Deal for Cornwall journey had progressed, and anyone wanting further details should contact her directly.

A funding pilot had been applied for by Cornwall Council to trial a self-financing project. This would mean that all revenue raised by business rates, etc would be kept locally, but no income would be received from Central Government. During the pilot process, however, the Council would be no worse off financially and would receive a top up from Central Government, if required.

Community Funding was still available.

7. Chairman and Clerks Comments

Cornwall Council was in the process of checking the sale agreement for Predannack Manor due to a dispute over who should be removing the disused barns which had already been replaced by new agricultural buildings.

Comments had been raised in the village regarding the lack of Armistice Day Commemorations following the closure of the Mullion Branch of the Royal British Legion. Churches Together were discussing arranging something, although it probably wouldn't be in place for this year. Further discussions were required to determine a way forward to commemorate such an important part of history.

The Chairman thanked everyone who contributes to the Parish in one way or another.

8. Public Rights of Way

Councillor R Willey was absolutely delighted with the refurbishment of FP3 leading up to Predannack Manor Farm. Cornwall Council had, eventually, undertaken a sterling job of making this path useable and safe for many more years to come.

The Polurrian South West Coast Path diversion was, however, less impressive. Councillor R Willey felt that given the amount of time and money spent on the project, the diversion did not take in the most dangerous part of the path into consideration. The diverted path should run immediately alongside the boundary wall of Polbream.

It was also noted that the footpath directional sign on Laflouder Lane was pointing the wrong way at Polbream and was leading people past Tresidder instead of along the defined line through Polbream.

The Clerk was asked to contact the Countryside Officer in regard to these comments.

It had been suggested that a passing place be created on Laflouder Lane with the rubble created by the demolition of Half Tides. Laflouder Lane was a privately owned lane with a Public Right of Way over it. It was felt that it would be a massive bit of engineering to create a passing place on such a slope and could possibly not be allowed due to being in a SSSI.

9. Public Open Spaces

A dark blue Rover car had been reported to Cornwall Council as an abandoned vehicle. They had confirmed that there was no registered owner and that they would remove the vehicle in the near future.

The handyman had been asked to provide a quote for the refurbishment of the notice board.

The Clerk had received an email from a member of Mullion in Bloom regarding part of the park fence as missing. She would investigate the matter.

The zip wire in the park required tightening. South West Play had been contacted and asked to undertake the work. Councillor I Harvey had completed the maintenance checklist and everything else seemed in order.

10. Highways

It was noted that an underground drainage pipe had collapsed during last week's heavy rain on Ghost Hill. Highways were aware of the issue and would reinstate the drain in due course.

The Clerk had received a Section 38 Highways Act 1980 Notice advising that road into Riviera Close had been formally adopted by Cornwall Council and was now becomes maintainable at the public expense.

11. Annual Audit 2015/16

The External Auditors had now completed the Audit of the Council for 2015/16. The only comment received was in relation to the order in which the Audit form had been adopted by the Council, due to a change in the layout of the form. The Clerk would ensure that the same mistake was not made the following year.

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

The Clerk advised the meeting of a letter received from the South Kerrier Heritage Trust. They were in the process of bidding for the management of Helston Museum once again, and this time had to provide a five year business plan. In producing that plan, they were asking Parish and Town Councils in the area to commit to an annual contribution towards the running costs for the next five years. Councillors felt that they could not commit to donate a set amount for the next five years. Occasional, one off donations could be made however.

A thank you letter had been received from Joseph Cockings towards the Cornwall Schools' Cricket Association trip to South Africa.

A funding request had been received from Cruse Bereavement Care. It was proposed by the Chairman, seconded by Councillor M Rowse and RESOLVED to donate £100 to the organisation.

13. Finance and Accounts

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

14. Other correspondence received

None received.

The Chairman closed the meeting at 8.33pm.

Signed:
Chairman

Dated:

DRAFT