

# Mabe Parish Council

Minutes of the meeting of Mabe Parish Council held on **Thursday 12<sup>th</sup> January 2017**, at the **Mabe WI Hall**, at 7.30pm

**Present:** Parish Councillors A Thomas (Chairman), R Phillips (Vice-Chairman), J Frost, B Hewett-Silk, A Hocking, T Kingsley, F Miller, S Nisbet, P Tisdale, Cornwall Councillor P Williams, F Collins (Parish Clerk) and 11 members of the public.

**1. Apologies for absence** – Cllr B Steptoe

**2. Declarations of interest in Agenda Items** - none

**3. Minutes of Previous Meeting held on Thursday 8<sup>th</sup> December 2016** – were signed as a true and correct record subject to three minor amendments.

**4. Matters Arising** - from the meeting held on Thursday 8<sup>th</sup> December 2016

- Re the item regarding boulders on the verge opposite Antron House - Cllr Hewett-Silk stated that she has land registry documents regarding Cornwall Council owned land which the Parish Council are welcome to view. Cllr Tisdale informed members that Viv Bidgood is currently looking into this matter.
- Cllr Hewett-Silk stated that she is concerned that following the budget & precept discussions last month an allocation to the playpark had not been decided. She was informed that this would take place under the grant funding later in the year, and that it had not been addressed in the budget discussions due the uncertainty regarding the s106 funding for the proposed new play area.

**5. Public Participation**

- Two representatives from Café Wild and Good Vibes Café introduced themselves to members, informing them that they are bidding for the Argal Lake Café which is currently for sale. They would like to create a “community hub”, and hope to attract a varied range of customers.
- Cllr Frost spoke on behalf of Keith Bryant (Chairman of MYCP) and informed members that MYCP have revised the plan for the footpath. Cllr Williams stated that he doesn’t think that Cornwall Council will adopt the revised route due to the retaining wall. Clerk to circulate the papers supplied by MYCP, to discuss at February meeting.
- Mr J Tozer raised his concerns regarding planning application PA16/11983 (Ocean Reach student village at Treluswell). In his opinion good quality farm land should not be lost, also concerns re traffic.
- Mrs Wilkinson also raised her concerns regarding PA16/11983, as a close neighbour of the proposed village. She has concerns regarding increased traffic and the siting of a possible pathway through her land.
- Mr J Ellis from Falmouth addressed members regarding his concerns as to the number of proposed developments that are flooding in as a result of the proposed expansion of Falmouth University, and the manner in which Falmouth University conduct their business.
- Members of the “Save our Falmouth” group also expressed their concerns regarding the above matters.
  - It was decided in light of all the above concerns regarding the university, a letter should be sent to George Eustice MP to inform him of these matters. Cllr Hewett-Silk to draft, to be circulated to members before sending.

**6. Report from Cornwall Councillor Williams**

- Has held meeting with Cormac re junction with Longdowns with a view to narrow the entrance. Further information to follow.
- Treluswell roundabout works to commence mid-February. Will take twelve months.
- Has asked for more information from the university regarding PA16/11983. Is due to meet with MP George Eustice regarding his concerns over student numbers.

- Cllr Williams informed members that he has s106 information that detail the monies held and how they can be spent. Clerk to copy and circulate.

**7. Police matters - none**

**8. Financial matters**

**8a – Payments received - none**

**8b – Payments to be made totalling - £550.03**

DD	EE	Mobile Phone Charge
101324	Fiona Collins	Salary & expenses
-101309	CALC (see 08.09.16)	CANCELLED CHQ (lost in post)
101325	CALC	Good Employer Guides
101325	Vision ICT	Website Hosting

**Proposed:** Cllr Nisbet

**Seconded:** Cllr Frost

**8c – To receive and adopt details of bank reconciliation as at 31st December 2016**

**Proposed:** Cllr Phillips

**Seconded:** Cllr P Tisdale

**9 –Planning**

Planning Applications		
<b>9a</b>	<b>PA16/10518</b>	<p>Mr Peter Cox Falmouth University, Campus Living Villages &amp; Equitix. University Campus Penryn Penryn Campus Penryn TR10 9FE</p> <p>The construction of new residences for students, configured as 112 flats &amp; 25 townhouses, (a total of 1049 rooms), incorporating a social hub building, including cafe &amp; reception, bin and bike stores, sub-station &amp; launderette, together with a new internal access, pedestrian footpath to the main campus &amp; landscaping.</p> <p>Members discussed the application and do not support this design for following reasons:</p> <ul style="list-style-type: none"> <li>• The height of the proposed building</li> <li>• On the original plan there were to be eight units, and now there are 10, “Y” shaped units which are bigger.</li> <li>• We also have concerns regarding noise from existing industrial units and any buildings should have sufficient sound proofing to ensure there is no discernible impact identified by environmental health officers with regard to noise in the future arising from the use of the existing industrial units</li> <li>• The appearance of the building should be more in keeping with Cornwall design guide</li> <li>• There should be no pedestrian access into Kernick Industrial Estate as previously agreed by the planning consent for the campus. We believe that there was a s106 agreement to fund an access onto the A39 just above the new crossing.</li> <li>• We would ask that we are re-consulted on any amended design.</li> </ul> <p><b>Proposed:</b> Cllr Hocking <b>Seconded:</b> Cllr Phillips</p>

<b>9b</b>	<b>PA16/ 09442</b>	Falmouth Exeter Plus University Campus Penryn Penryn TR10 9FE	Improvements to infrastructure & car parking provision – inc. creation of 140 car-parking spaces, access road & associate traffic calming measures, assoc. landscaping (hard & soft), installation of utilities, inc. gas, drainage & waste mngmnt to service developments approved via the outline approval. EIA was submitted with the original outline planning application.	Members discussed the application and voted to <b>SUPPORT</b> ; however note that these are replacement car parking spaces, some of these spaces are to replace the reserved parking for on-site student accommodation which had to be maintained purely for those students, not for general parking. The condition that applied to that previous consent should be applied now to these replacements.  <b>Proposed:</b> Cllr Phillips <b>Seconded:</b> Cllr Kingsley
<b>9c</b>	<b>PA16/ 10616</b>	Mr Ian Rogers Falmouth Exeter Plus Penryn Campus Penryn TR10 9FE	Proposed single storey extension to the existing Koofi building including new external canopy & paved area	Members discussed the application and voted to <b>SUPPORT</b>  <b>Proposed:</b> Cllr Tisdale <b>Seconded:</b> Cllr Nisbet
<b>9d</b>	<b>PA16/ 11983</b>	Ocean Reach (Penryn) Ltd Land To East Of A39 Between A39 & Railway Line North Of Penryn	Outline application for proposed development of a student village, new highways access, landscaping and associated infrastructure.	Members discussed the application and voted to <b>NOT SUPPORT</b> giving the following reasons: <ul style="list-style-type: none"> <li>• Greenfield site, using good arable land</li> <li>• Adverse effect on rural environment</li> <li>• Totally isolated from urban environment</li> <li>• Creating a whole new development in a rural area</li> <li>• Increased traffic congestion in an already congested area</li> <li>• Adverse effect on local businesses</li> <li>• The university already owns 15 acres of lesser grade land which could be used for this purpose</li> <li>• Reduced quality of life for the local residents</li> <li>• Vision impact from Falmouth Estuary and the Roseland</li> <li>• There is no pedestrian access to the university</li> <li>• This could have an effect on the parking numbers for students as it could undermine the cap placed on the university by encouraging to park on the development site</li> <li>• There is no need of this development and is surplus to requirement.</li> </ul> We would therefore ask that this application goes to the strategic planning committee. <b>Proposed:</b> Cllr Hewett-Silk <b>Seconded:</b> Cllr Nisbet
<b>9e</b>	<b>PA16/ 11331</b>	Mr Barrett Trevone Farm Cottage Trevone Mabe Burnthouse	Two-storey extension with Juliet balcony	Members discussed the application and voted to <b>SUPPORT</b> . <b>Proposed:</b> Cllr Phillips <b>Seconded:</b> Cllr Tisdale

### Planning Decisions

<b>9f</b>	<b>PA15/ 11940, 11941&amp; 11942</b>	Colas UK Carnsew Quarry Longdowns Penryn Cornwall TR10 9D	3 x applications re Variation of conditions	07.12.2016 APPROVED
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<b>9g</b>	<b>PA16/ 07993</b>	Mr Osgood Wheelers Byr Hgr Treliever Farm A394 Btwn Longdowns &Treliever Cross Longdowns TR10 9DH	Proposed garage and workshop	12.12.2016 APPROVED
<b>9h</b>	<b>PA16/ 03335/ PREAPP</b>	Mr T Young Lower Spargo Farm Rose Valley Mabe TR10 9JF	Pre application advice for the construction of ten stables for horses and a hay barn	22.12.2016 Closed - advice given

**9. i- Planning matters arising since 4th January 2017 - none**

**10. Street Trading Consent**

**Cornwall Council's Licensing Service have received an application to renew the following Street Trading Consent**

<b>Name / Trading As</b>	<b>Location</b>	<b>Months</b>	<b>Days</b>	<b>Trading Hours</b>	<b>Products</b>	<b>Vehicle/ Stall/ Container</b>	Cornwall Council are not aware of any issues regarding the renewal of this Street Trading Consent, however, if there are any comments these should be forwarded to <a href="mailto:licensing@cornwall.gov.uk">licensing@cornwall.gov.uk</a>
Mr Keelan Emberson-Foster / KD Catering	A39 -Lay-by next to Treliever Fm / Equestrian Centre TR10 AW	Jan-Dec	Mon-Sat	07:00-15:00	Hot Food; Hot & Cold Drinks	10ft x 6ft catering vehicle	

Members discussed the application and had no comment to make.

**11. Traffic/Highways - Consultation re Mabe to Penryn Campus Crossing**

Mabe Parish Council voted to support the crossing but hold the following concerns:

- That this crossing would encourage an even greater number of students/staff to park in Kingston Way and Mabe in general.
- We trust that the police have been consulted as they held concerns when this was first proposed with regard to safety.  
**Proposed:** Cllr Phillips                      **Seconded:** Cllr Hewett-Silk
- Figures are needed from Viv Bidgood regarding the traffic counter on Antron Hill, these should be available soon.

**12. Review of Grant procedures/application form – deferred to February.**

**13. Correspondence – none**

**14. Matters of concern**

- Cllr Frost enquired as to who was responsible for the website as MYCP are keen to get involved. She was informed that the Clerk updates the parish council page, and could make minor alterations should any be needed. In the initial set up stage a meeting had been held with representatives from Mabe Matters, St Laudus Church and the parish council and each page was set up to their requirements.
- Cllr Hocking stated that the street light is still on outside Fairbanks. Highways to be informed.

**15. Items to be added to February Agenda**

- The footpath

**16. Date and time of next meeting 9<sup>th</sup> February, 7.30pm**

There being no further business, the Chairman declared the meeting closed at 10.10pm

**Signed: .....Thursday 9<sup>th</sup> February 2017**  
**Chairman**