

Mabe Parish Council

C/o The Parish Office, MS Electrical, The Square, Mawnan Smith, Cornwall TR11 5EP

Minutes of the meeting of Mabe Parish Council held on Thursday 10th August 2017, at the Mabe WI Hall, at 7.30pm

Present: Parish Councillors, P Tisdale(vice chair), C Cole, J Frost, A Hocking, T Kingsley, F Miller, R Phillips, M Wilkinson L Clements (Parish Clerk)

1. **Safety Procedures** – these were explained by the clerk
2. **Apologies for absence** - Cllrs Thomas, Frost & Tindle
3. **Declarations of interest in Agenda Items** - none noted
4. **Planning** - It was agreed that the following statement be included in future pre-app comments standard until further notice: *We are still disappointed that despite the Pre-App Protocol being in place applicants are not immediately referred to the parish council to discuss prior to submitting documents. It would save us time as there are often questions we have that could be best discussed with the applicant direct that have bearing on their plans. It is also extremely disappointing that we are unable to make online comments on such applications via the portal.*

Planning Applications				
4a	PA17/ 02030/ PREAPP	Higher Treliever Farmhouse Longdowns TR10 9DH	Pre-application advice for conversion of a barn to a dwelling	Members discussed the application and voted to SUPPORT but include the following comments: we see this as more of a replacement dwelling than a barn conversion given that this barn is block structure with sheet metal panel roof rather than the granite of the other barns.
4b	PA17/ 02024/ PREAPP	Tremough Campus Penryn TR10 9FE	Pre-app advice for construction of phase 2 & 3 of SERFS building to provide offices, research facility and lab space	Members discussed the application and voted to SUPPORT as they only appear to show minor changes against the originals.
4c	PA17/ 01957/ PREAPP	Units 10, 11a, 11b, 11c, And 11D Kernick Road Industrial Estate TR10 9EP	PreApplication advice for mixed use student accommodation-led redevelopment of the site including the provision of employment floorspace.	Members discussed the application and voted to STRONGLY OBJECT and include the following comments: Whilst we understand that a late change was made within the DPD allocation to include this as mixed use we strongly feel that the needs of residential tenants on this industrial site would preclude current business practices and any kind of expansion. The building itself at 7 storeys would tower over anything within the immediate area with no chance of local flora masking it - the tallest of the current buildings on the rest of the Industrial Estate is B&Q at between 2 & 3 storeys. Despite comments in the Design & Access statement included with this application this area should not be seen as part of the "approved campus redevelopment plan" - this whole site is a significant industrial complex for the Penryn area and its retention as industrial space mentioned in the Local Plan.

4d	PA17/06304	Environment & Sustainability Institute Penryn Campus Penryn TR10 9FE	Application for Variation of condition 6 on Decision Notice PA17/00533 for Extension to existing university building and associated external works (noise levels)	Members discussed the application and voted to SUPPORT however we will defer to the expertise of whoever now undertakes acoustic evaluations within Cornwall Council (possible Building Regulations?) given the technical nature of the changes. Proposed: Cllr Tisdale Seconded: Cllr Cole
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5. Planning matters arising:

Bed Shed planning application (PA17/05587) Change of use.

Members discussed the application and voted to **STRONGLY OBJECT** but include the following comments on the plans: This development would remove much needed industrial capacity in the local area- many of these units provide small scale, specialist works and are often family run.

Residential and Industrial do not mix – the addition of residential units on this site would eventually lead to the curtailment and reduction of industrial works and cut any potential growth, strangling the site for any future industrial use. We know that a recent application by Home Bargains for a retail development on this site was refused simply because of these concerns.

This site does not appear to be referred to for residential use in the current DPD document but is mentioned in the Community Network Employment Evidence Report as significant.

The height of this proposed development at 5 storeys would dominate the area which currently at most reaches 2-3 storeys at B&Q. This would no doubt seriously affect the residents at Kernick House and the adjoining development at The Walled Garden.

Additional traffic input onto this small section of feeder road onto the A39 proper is already at /above capacity and regularly grinds to a halt during term-time morning and evenings, simply with the addition of school traffic. Mabe is used by more and more as a shortcut through to the Helston road avoiding the additional junctions at the top of the bypass and ensuing queues.

We are seriously concerned about the overall number of student beds being proposed in the immediate vicinity - 1049 at the Uni + 125 at Packsaddle, 392 on Kernick Ind. Est, 2000 at Penvose & 264 here. This number in no way reflects the number of either current or future students as discussed at recent meetings on raising the cap number of the University. This is speculative development at its most extreme and we feel that it should be stopped.

Proposed: Cllr Cole **Seconded:** Cllr Hocking

PA17/05525 – it was decided to return an 'agree to disagree' comment it was still felt a fire exit made of wood decking was unsuitable.

6. Review of Standing Orders – it was agreed to adopt the new NALC model document. **Proposed:** Cllr Phillips **Seconded:** Cllr Tisdale

7. Review of budget 2017/18 – including assessment of earmarked reserves; allocation of Training, Health & Safety & external audit spending; additional of grant (S137) funding to budget and changes to format of quarterly budget spend report

Cllr Phillip presented an alternative set of figures which he said were agreed at the 2017/18 precept setting meeting in December. The clerk agreed to review against the figures she was using but this meant all other matters due to be discussed postponed.

- 8. Matters of concern** - costs of 2nd AED maintenance. Clerk to contact Keith Bryant & invite to September meeting to address.
Viv Bidgood to be contacted to see about repainting lozenge.
- 9. Items to be added to September Agenda** - budget & spending
- 10. Date and time of next meeting 14th September 7.30pm**