

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 13th July 2017, at the Mabe WI Hall, at 7.00pm

Present: Parish Councillors A Thomas (Chairman), C Cole, J Frost, A Hocking, T Kingsley, F Miller, T Tindle, P Tisdale, M Wilkinson L Clements (Parish Clerk) and 20+ (variable) members of the public

There was a pre meeting presentation from CAD Architects on the proposed development for Penvose Student Village. A report of this can be found at the end of these minutes as Appendix 1. It was agreed to extend this presentation to 7.45pm given the amount of public participation.

38.17 Safety Procedures - These were explained by the chair

38.17 Apologies for absence - Cllr Phillips

(item 48.17(D) was inserted into the meeting here – the public were free to leave after this)

39.17 Declarations of interest in Agenda Items - None noted

39.17 Minutes of Previous Meeting - minutes of the meetings held on Thursday 1st June 2017 & Planning meeting on 9th June

Proposed: Cllr Hocking

Seconded: Cllr Tisdale

40.17 Matters Arising - from the meeting held on Thursday 1st June

Footpaths had been cut – Cllr Thomas to review before payment. Resident cutting letters had been sent – action noted on Eastleigh, Carnsew Close not seen. Agreed to forward to Highways if not undertaken.

41.17 Public Participation

Q: DPD consultation document now out and had been changed again with neither development site indicated. Has the University even been asked if it wants these developments to take place? Why was the mixed use land at Kernick not being considered?

How do you go about filling in the consultation form – is there help or advice available to the public? (Cllr Williams offered to assist if direct contact made). How did the parish intend completing this?

Cllr Williams said there was no support by the university for this land (Penvose) hence the removal from the DPD. MP George Eustace would also not support development here.

Traffic down Antron Hill – another accident had taken place and speed and volume of traffic is always increasing. Why do other villages without such extreme traffic issues get a 20mph designation but not Mabe? Cllr Williams had spoken to Viv Bidgood (highways) about this issue and seem to have agreed that action to reduce the speed along from the Longdowns junction to 40mph until the brow of the hill into the village, where it would go down to 20mph as far down Antron Hill as possible before the Asda roundabout. There was a question about the possibility of a temporary speed sign being placed to see if it had any effect. Speed humps along the straight stretch of road from Longdowns were not possible and changes to the junction/splay were unlikely. It was agreed that the work to change the speed limits would continue with the parish council's support.

Q: a speed camera was part funded by the parish council historically – what happened to it and why is it not being used? There is no point is a speedwatch group – this is a police job. (George)

Cllr Kingsley asked if putting a request for speedwatch volunteers into Mabe Matters would be useful? A request to talk to Stewart Douglas, who runs another successful group locally, would be made to see if he could talk us through the entire process from a parish level.

42.17 Report from Cornwall Councillor Williams

- Treleiver crossing officially opened on July 18th.
- Link path to MYPC – path would be adopted by highways and maintained. Works scheduled to start during the school summer holidays.
- Police presence was requested at Gweal Darras due to the proliferation of cars parking/ blocking the pavements. PSCO Fuller visited, but saw no issues and tried to get passed to Cornwall Council.
- Was there any kind of informal footpath down from Cunningham Park to Asda? Seems there are children getting down on something. Cllr Miller said there was no Right of Way there.
- Delegated meeting about green verge on footpath between school & Treleiver.
- (George) – volunteered to go round Gweal Darras and talk to anyone parking cars on the pavement politely, there need to be 1 pavement at least kept passable.
- No planning application by University for vehicular access on bypass would never be granted.
- Other funding streams to complete the 1049 on site room allocation were likely to be found.
- Cllr Miller noted news report saying the S106 monies were used to fund the junction, but the council had previously been told all highways portion of the S106 had been spent. What was correct and how much highways S106 was there in total originally? Clerk to try to find out.

43.17 Police Matters - None noted

44.17 Transport issues arising

Cllr Cole - incident on Church Road where his garden wall had been taken out by a potato lorry. Was it possible to write to the local business and ask if they could use an alternative route or stick within the speed limits? Clerk to send letters.

45.17 MYCP issues - including 2106/17 Mabe Matters contribution

Invoice for 2016/17 Mabe matters contribution received and was included I payments. Path works were agree, with minor changes being taken into account since the MYCP & Open Spaces are now talking. Costs to make these changes may be incurred though. Info on S106 monies and what had been already proposed were received from Jon Mitchell (open spaces officer) so that alternative projects could be agreed before the funding ran out.

46.17 Financial matters

- a. **Payments received - None noted**

b. Payments to be made – totalling £2628.38 (note EE contract change to sim only as of 4/7/17 - £8per month)

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

c. bank reconciliations to 30/6/17 (May & June attached)

Proposed: Cllr Tisdale **Seconded:** Cllr Wilkinson

47.17 Quarter 1 budget & spending review (new format of accounting statement)

Clerk explained the new format. It was agreed to hold a Finance Committee meeting in August to go through this and address issues raised.

Grants – it was agreed to put £2000 into the budget line for 2017/18. Cllr Frost was concerned that this might limit the amount being granted and lead to saying no to projects.

48.17 Planning

| Planning Applications | | | | |
|-----------------------|------------|--|---|---|
| A | PA17/04573 | Goodygrane Quarry Halvasso TR10 9BX | Demolition of existing permanent marquee & replacement building | Members discussed the application and voted to SUPPORT ; Proposed: Cllr Tisdale Seconded: Cllr Kingsley |
| B | PA17/05877 | Antron Bungalow Church Road Mabe TR10 9JE | Proposed first floor extension and general alterations including dormer windows and a balcony and annexe | Members discussed the application and voted to SUPPORT but include the following comments: However, we would appreciate a condition that the extension be tied for sole use of the residents incidental to the original dwelling - so cannot be let as a separate residence. Proposed: Cllr Hocking Seconded: Cllr Kingsley |
| C | PA17/04958 | Tremough House Penryn Campus Penryn TR10 9FE | Application for landforming works to create an outdoor social space. | Members discussed the application and voted to SUPPORT but include the following comments: Although Mabe Parish Council support the application we do feel that this is not the first case where construction has begun before planning permission has been sought on the universities site and would like it made clear that this cannot continue to happen Proposed: Cllr Cole Seconded: Cllr Tindle |
| D | PA17/05495 | Land South Of Coronation Cottages Coronation Cottages Mabe | Outline planning application for the erection of up to 60 new dwellings to include provision of access and other ancillary works. | Members discussed the application and voted to STRONGLY OBJECT and include the following comments: There has been no demonstrated need within the village for more housing; either affordable or open market (Policies 6 & 8 – Cornwall Local Plan) evidenced with this application, or through estimation of local needs by the members of the parish. In fact there were noted issues with filling homes on the recently completed Kingston Way development on the opposite side of the village, surely making the provision of more housing in the parish unviable (Policy 10- Cornwall Local Plan). This land does not appear to be listed on the current DPD consultation document and would not be classed as a rural exception site (Policies 3 & 9– Cornwall Local Plan). |

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| | | | | <p>There are already significant traffic issues within the village – centring on Antron Hill specifically. There have been multiple accidents on or around the site of the planned access; many now do not even bother to report the odd minor accident as they feel nothing is being done to rectify the underlying traffic problem. The road already splits the village of Mabe and crossing is done at your own risk. The plan to remove the traffic island would make crossing this road harder, no matter what other features were put in. Residents of Coronation Cottages are particularly concerned that the only safe way to extend the visibility up the hill would be to remove or restrict the lay-by where they park, since there is no other available parking space for them. Even residents in this terrace who have off street parking do not feel safe exiting their drives into the carriageway at present.</p> <p>Without a proper Traffic Management Plan it is currently impossible to see what measures the developers would seek to install that have not already been addressed in the Traffic Feasibility Study undertaken by the parish council in 2013, which is still trying to get works to slow speeds within the village undertaken. Traffic regularly queues from the Asda roundabout back up to the entrance of Cunningham Park, especially in the morning “school run” hour. Adding yet more cars to this area (60 houses would equate to approx. 90 extra cars) at any time would be impossible.</p> <p>Services and infrastructure within the village of Mabe Burnthouse itself are already stretched beyond capacity – the primary school is full, both local secondaries are at or near capacity, doctors surgeries are over subscribed and services in general are failing to cope. Apart from the addition of a small play area this housing development would bring nothing to the village or parish and would only tax our already limited services even more (Policy 4 – Cornwall Local Plan).</p> <p>Mabe is not a part of Penryn nor is a satellite community – it is a distinct rural parish – and we would like to see this continue (Policy 2 – Cornwall Local Plan). This development could not be classed as infill, nor is it a ‘rounding off’ of the defined village. This development could only therefore be seen a building in the countryside (Policy 7 – Cornwall Local Plan) and is not something that we would support in any way.</p> |
| <p>Planning Decisions</p> | | | | |
| <p>E</p> | <p>PA17/</p> | <p>Hantertavis Longdowns</p> | <p>Prior notification for the</p> | <p>Prior approval</p> |

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|---|------------|---|--|---------------------------|
| | 04641 | Penryn TR10 9DJ | erection of a general purpose agricultural building for storage of fodder produced on the holding | not required |
| F | PA17/04008 | Porthlowen Treliiever Road Mabe Burnthouse TR10 9EX | Construction of side extension | Approved with conditions |
| G | PA17/02645 | University Campus Penryn Penryn Campus Penryn Cornwall TR10 9FE | Construction of two temporary site construction access points for a period of 4 years and reinstatement of hedge on completion of works. | Approved temporary period |

48.17h Planning matters arising since 1st June 2017

Footpath at between Treleiver Road & School – grass verge issue
Site visit arranged (as per Cllr Williams report), however no invitation extended to school, despite request. Clerk to chase up.

49.17 Policy review : Review of Standing Orders – it was agreed to hold this to the Finance Committee meeting (August)

50.17 To receive requests for Parish Grants 2017/18

| Request from | project | bid request | Amount granted |
|----------------------------|---|-------------|----------------|
| St Laudus Church | on-going upkeep of graveyard | £2160 + | £200 |
| Mabe 1st Brownies | annual subscription | £511.20 | £200 |
| Cornwall Astronomy Society | speaker costs | £200.00 | £50 |
| Mabe Lunch Club | Christmas lunch/party | Any | £200 |
| MYCP | Sun pipes/ double glazing/ laying field maintenance | £5500.00 | £200 |
| Mabe Christmas Lights | new lights & village tree | Any | £200 |
| Mabe WI | Contrib to utility costs | any | £200 |

Proposed: Cllr Tisdale **Seconded:** Cllr Cole

51.17 Correspondence received

| | Date | Who | Description of issue | Action taken |
|----|---------|-------------------------------------|-------------------------------------|-----------------------|
| .1 | 6.6.17 | Hayley Wray (planning – PA17/03959) | Scope of works query | See photos |
| .2 | 13.6.17 | LGBC | Electoral Review – Cornwall | For comment |
| .3 | 15.6.17 | David Charles- St Laudus | Closure notification | Pending – for info |
| .4 | 21.6.17 | Ruth Grimmer – Falmouth University | Information sharing forum invite | Passed to councillors |
| .5 | 27.6.17 | Simon Clark –CC parking services | 2017 off street consolidation order | For info |

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|----|---------|-------------------------------------|---|----------|
| .6 | 30.6.17 | Matt Stokes – CC governance & audit | Electoral forecasts – part of boundary review | For info |
| .7 | 4.7.17 | Matt Stokes – CC governance & audit | Electoral Review – panel workshop outcomes | For info |

.3 Note made of closure of graveyard.

Clerk was requested to find out: What is the total S106 for all local projects still active? Where had it been spent to date? What proportion was for highways works – and what was left in the pot?

52.17 Matters of concern

Cllr Tisdale – DPD consultation- we need to request a green buffer zone to stop being amalgamated with Penryn. This needed to include the bottom fields, John Tozer’s land and both sides of the bypass.

Cllr Kingsley – Request a proper public meeting by the developers to discuss the Coronation Cottages development – the small scale letter drop was not enough. There were signs for 2 dwellings on the Western Approaches – Sail Loft & Captain’s Quarters – were they approved dwellings? (1 was house, 2nd area over garage – both OK)

Cllr Cole – loss of surgery report in newspaper. Clerk noted we have already responded to NHS consultation saying we should remain as is.

Cllr Hocking – footpaths – these don’t appear to have been cut this year. Cllr Thomas is already going out to check footpaths since they have just been cut and would be talking to the contractor before releasing payment.

53.17 Items to be added to September Agenda

54.17 Date and time of next meeting 14th September 7.30pm

Meeting finished at 10.05pm

Appendix 1: Penvose Student Village – presentation by CAD Design (Mark & Martin)

Public consultation last summer was undertaken to get views, prior to a planning application submission in December last year. CAD were now working with consultees to test and amend the proposal and put these views back into the application. The request for landscape and “in situ” views had been really productive and it instigated a full model of the site and allowed amendment to incorporate topographical to be incorporated. Buildings were now better sculpted into the site and visual impact limited.

Cycle path and pavement to the University site were to be included, utilising the current grass verge, rather than an original access through Packsaddle. These would then join up to the newly installed works at the roundabout.

Cllr Kingsley asked if this plan was a direct response to an expansion request by the University or was it speculative development to be undertaken anyway? CAD responded that it was a bit of both, it followed on from local report of dissatisfaction by the locals with the proliferation of HMOs & student numbers in Falmouth & Penryn. The developer and landowner both saw the potential of this site for purpose built student accommodations with the space for required services & ancillary facilities, without impacting on the towns themselves. The development would be spread over 55 acres, with 5.5 acres being green space.

Cllr Tisdale – what if the beds are not taken up by the student population? CAD said this would be a phased development so only enough to immediate needs would be built. Cllr Tisdale said that 1049 beds were already agreed to be built by the University on their own site and that the rise of the cap figure would be met by this. CAD responded that the university had abandoned on their plans and withdrawn the application as they had a funding issue. They were unlikely to be reinstating them.

Cllr Frost asked how many parking spaces were to be included. CAD says that 400 spaces for students, with a 450 park and ride site also included. This did not include those for the sports facility or commercial properties. Cornwall Council were not happy about the number of student spaces, as they still felt no students brought cars. A management proposal where the Council managed the park & ride spaces for 12 weeks and the university had them for the other 40 weeks per year, thus sharing to best exploit seasonal variations was on the table, given that safeguarded space for a Park& Ride was in the Regional Travel Strategy Plan for Falmouth/Penryn.

Q: this land was not currently included on the consultation DPD document. Is there no support from Cornwall Council then? CAD- the consultation was still out and they would be pushing to get this land designated within it. Designation of land at Kernick could lead to a void in business potential – housing on this site would cut potential uses for commercial works simply by being there. Any site in the DPD needs to be deliverable – the land proposed here was acceptable to the landowner as well as the developer unlike that closer the university site. The DPD forms the basis of a long term strategy and would last until 2030.

Q: Why was the County Council not considering this land then, which was at one point in the DPD? Cornwall Council seem to be targeting land which is currently unavailable and would be for the lifetime of the owner. CAD – they had no idea why Cornwall was targeting land that was not available and why this parcel was not knocked out at review, as had other with similar parcels.

Q: development would be unlikely to alleviate any pressure on Penryn. Why are brownfield sites not being used, such as Ponsharden? This was one of 5 potential brownfield sites removed from

the DPD. CAD – using brownfield sites within towns only redistributed student accommodations – they did not really deal with the problem of student numbers crowding services.

Q: Would 2000 students really want to live here – they want to be either immediately next to the university site or in the centre of the town. CAD – there is no more room for student accommodations on the university site. Falmouth needs more employment/ business space so moving student rooms onto Kernick would limit this, and just push housing out onto other greenfield sites. There is now a limited number of suitable, developable brownfield sites in the whole of Cornwall that are not within town limits.

Q: Pedestrian access. There was a damning response from transport & the police for the original proposal – what has changed? The pavement/ cycleway would be incorporated into the current green verge, thus no access road would be needed.

Q: 400 extra cars on already saturated road? CAD – modelling of real time traffic data, captured by camera, had been used to analyse traffic flow and patterns and it was decided that very little extra traffic at peak times would join the system. Many of the students only bring cars for evening/ weekend use where they exit the immediate area.

Cllr Kingsley returned to the question of the already agreed 1049 beds – she had been to a recent strategic planning meeting where this was still on the table and could not understand where/when it seemed to have been removed. CAD – Midas were not able to continue under the current financial plan and had served the university a notice of abandonment, stopping the development.

Q: was this just a sneaky way of capturing the land for future use – maybe an expansion of educational or research facilities? CAD – one of the reasons Midas gave was the cost of retaining walls on this section (almost £1,000,000) which would just make the whole project as it stands almost undeliverable. The university has already said it has enough teaching space and would not be looking to expand this any further. Filling the land in between this area might possibly happen in the future, but this development would reduce the need for this drastically.

Cllr Tisdale asked if the development was to be phased what would come first? CAD – infrastructure (roads & junctions) would be first, then some accommodations (limited by discussion with the university) followed by the budget hotel, a number of the commercial properties, shops & offices the bar and possibly the sports facilities. So when would the park & ride come in? What effect would extra retail space have on the town centre of Penryn, which already struggles? CAD – there would be no impact as the commercial elements would be matched to student needs and numbers so there would be very little impact on the established businesses in the town and they would not be in direct competition with them.

Cllr Thomas thanks CAD for coming in to keep us up to date.

Meeting section finished at 7.45pm