

# 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 8<sup>th</sup> 2018, h February at the Mabe WI Hall, at 7.30pm

**Present:** Parish Councillors A Thomas (chair), C Cole, J Frost, T Kingsley, R Phillips, T Tindle & P Tisdale, Divisional Cllr Williams, L Clements (Parish Clerk) & 6 members of the public

**153.18 Safety Procedures** - These were explained by the chair

**154.18 Apologies for absence** - Cllr Wilkinson

**155.18 Declarations of interest in Agenda Items** - none noted

**156.18 Minutes of Previous Meeting --- meeting 11<sup>th</sup> January 2018**

Clerk noted the omission of Cllr Miller leaving the meeting after 140.18 as an amendment.

**Proposed:** Cllr Tindle                      **Seconded:** Cllr Kingsley

**157.18 Matters Arising - from previous meetings**

Letter sent by clerk to 1 Gweal Darras about hedge over footpath – no action visible as yet.

**158.18 To address council vacancies & position of nominees for co-option (may include presentation)from candidates)**

The Casual Vacancy notice for Cllr Miller's vacancy is due to run out tomorrow.

Karen Philips presented herself to the parish council for the vacancy by co-option. She has lived in the village for the last 10 years, has children now at Penryn School who came up through the village school, is a member of the Twinning Association and, more noticeably the Christmas Lighting Committee. She hopes to bring all of the community connections that this allows to a position on the parish council.

After a spoken ballot Karen was invited onto the parish council.

**159.18 Public Participation**

- A 2<sup>nd</sup> defibrillator had been installed at the shop. On Saturday 24<sup>th</sup> February the WI hall will be holding an open session for anyone, explaining how to use an AED and the basics of CPR. The session starts at 10am.
- Keith Bryant – MYCP. There are major drainage issues in the carpark that would need to be rectified prior to the play equipment being installed. The drains were cleared last week along with CCTV investigations which proved that although clear, the drains were just not adequate for the amount of flow.

He continued that the path works came in £10,000 under budget but that the drainage was not addressed at any stage; there was no survey work done or trial holes drilled. He was insistent that since COMRAC was tasked to undertake the full works they should be responsible for setting incomplete issues right. He was seeing the (CORMAC) engineer next week. In his view the whole issues seems to arise from a tunnel effect from the school drains (with the additional new buildings going in), water draining from the playing field into inadequate soakaways and a lack of capacity in the local drainage system. He sees that addressing this should be funded by S106 monies, but is insistent that this has already been paid for in the fence/path works from the summer.

Cllr Thomas – it needed to be ensured that draining works were addressed before installation of the playground equipment.

Cllr Phillips – had gone to a more senior officer at County [than Jon Mitchell]. There was nothing about drainage in the path/fencing specification. It needed to be cleared up if Cormac had NOT DONE works requested, or HAD NEVER BEEN ASKED. He agreed that the carpark regularly flooded during rains at that this needed to be sorted. Keith Bryant was insistent that this was miscommunication within Cornwall Council and was not the fault of the MYCP.

Mr Bryant then went on to comment about the emails from the clerk requesting that the MYCP refrain for involving themselves in the parish's S106 application. After being given ample time to voice his opinion Cllr Phillips intervened and said that if this was a formal complaint against the clerk it should be done in writing and not continue as part of the meeting's Public Participation.

It was agreed that the parish council continue with its S106 application as it stands and that any amendment/ further submission with regards to the soakaway quote of £3800 would be after clarification on if the works should have been done within the fencing/boundary plans.

**160.18 Update on play equipment project status – see above**

The clerk explained that the S106 submission was in but working its way through the system. It had been agreed that we could draw down funding prior to works being completed (against usual practice) if an official invoice was provided. The Outdoor Play People have agreed that we can secure works with only an official order and pay 50% of the final bill once works begin on site (they will issue an invoice once a commencement date is advised, giving the parish time to process a claim to County) and pay the rest on completion. The clerk did note that it may be that the parish's NS&I account may need to be drawn upon to cover the VAT portion of the bills.

It was agreed that one the S106 application had gone through a working committee would be set up including members of the MYCP but that this was currently a Parish Council application (in order to be able to reclaim the VAT) and others could not be involved.

**161.18 Report from Cornwall Councillor Williams**

- Cllr Williams opened his comment with re-iteration that he was not happy about the tone of the parish's letter to him at the end of 2017 and felt that he was only acting in the best interest of the parishioners. He felt that his experience as a business director and CITB recognised contractor, along with the free time he spent on behalf of the parish should hold his effort in better standing. He said he was asked to sort out an issue by the parish (to get the link path between the two estates) and had gotten this delivered by Cormac. Cornwall Council had adopted the path from Kingston Way estate to the top of the slope by the skatepark through a Right of Way agreement which last for 50years (which increased the original project costs). He did not think that works to the MYCP drainage were ever included in this phase of the works, but would look into this with the designers. It could be that connection with the estate drains might be a possible solution.
- A further S106 Open Spaces contribution of £10,360 from Porthia Homes has been agreed due to the addition of 3 houses on the Estuary View development (giving 13 in total). It was once again highlighted that we have a desperate need funds for traffic calming to take place to allow residents to actually get to where community assets actually are and the places we have been spending the S106 funding to date, rather than more funding tied to provision of more resources. The clerk was going to see how flexible S106 Open Space agreement wording could be.
- Cllr Williams also gave the parish the results of a speed check that he had managed to get done on Antron Hill (outside Coronation Cottages) at our behest in December, for which the Parish Council is extremely grateful. This is to be distributed to all councillors for review and posted on the parish website in the hopes a member of the public can make sense of it! It appears to show the main issues are with the weekday volume of traffic using the road and speeds on the Eastbound (uphill) section of the road. Cllr Williams suggested that we invite a Highways Officer to the meeting to explain the findings of this report to the parish.
- There would be no further "intimidation" of John Tozer in respect to selling off his and He would now be treated with respect in all dealings with Cornwall Council and a suitable offer was expected to be made soon. Mr Tozer's, home, the home of his son and the family business would not be targeted in any way. Cornwall Council would not instigate compulsory purchase proceedings on any of the above – it will be up to Mr Tozer whether to accept or reject any purchase offer.
- Parkengue remains in the DPD allocation [as residential land] with pushes being made for accommodation applications to go through. There appears to be nothing to be done about it. The upcoming inspection was unlikely to affect this.
- Cllr Williams also provided a design specification and costing for the traffic calming works the parish requested at the Longdowns Junction. This came to a little over £10,000 but we have no specific Highways monies left and could not use Open Spaces S106. There were worries that even if S106 Highways monies were to become available that the requests of the parish would not be heard over other projects. He was going to see if there was any improvement funding from highways that could be used on this project.
- Penvose Student Village – actively against this even if Falmouth/Penryn seem to have changed their minds and are supporting this plan. S106 monies in this plan are to go to them and not St Gluvias, in whose parish this happens, which in Cllr Williams view is wrong.

**162.18 Police Matters - none noted**

**163.18 Transport issues arising** – chaos on Antron Hill (especially around the shop). Double yellow lines area being ignored completely and are seriously affecting traffic flow and public safety. The builders working behind the New Inn are using the carpark spaces here, leaving shopper with no-where to park. Rumour from the builders is that the current developers have bought the site it is likely to remain a pub /pub carpark whilst it remains a community asset (Nov 2018). Tim is due to be completely out by the 20<sup>th</sup> but confirmation about a new tenant is patchy.

**164.18 To discuss options for the weed spraying & footpath cutting contracts for 2018** – the clerk explained that there were some paths missing from the current footpath contract, and that some silver paths listed as “cut at the parish request” were not actually being regularly cut under the current contract as was supposed. She is redrafting this to cover all paths along with those few Gold paths as discussed. She would redraft the footpath tender with complete and full listings of all paths to be cut. She was also checking on the adoption status of the roads at Kingston Way as they would eventually need to be added to our weed straying contract, but it did not appear they would be adopted by April so would not be included in this year’s contract.

**165.18 To discuss the quote for upgrading street-lighting in the parish before a formal request for Cornwall Council to adopt**  
Cllr Phillips was vigorous in his continued insistence that Highways would not adopt individual lights **not on a Public Highway**, despite information received by the clerk. It was agreed that the clerk get further confirmation that all of the lights and the electricity supplies would be adopted before accepting the SSE quote for upgrading.

**Proposed:** Cllr Phillips      **Seconded:** Cllr Kingsley - provided that full confirmation be received that all 7 lights + utilities would be adopted.

**166.18 To discuss David Charles grant request for urgent church repairs**  
The request for funding from the church was discussed. The clerk was aware that the Diocese had an emergency fund for small works which if left unattended would endanger the material structure of the church – it was felt better that Mr Charles be contacted to see if other avenues for funding had been addressed first before the parish council could consider making a grant towards the fabric of the building. There were thought that the church already had an amount of funds set aside for maintenance works to Mabe & Ponsanooth churches in the region on £150,000. It was also unclear to everyone IF the parish could make grants towards church repairs – Cllr Tisdale was to seek advice on this.

**167.18 Financial matters**

**a. Payments received & bank reconciliations to be received at meeting**

Payments Received - £23.37 / £9.23  
Cash book total (as of 31.1.18) £26,467.27

**b. Payments to be made in January totalling £877.44**

Date	Cheque Number	Payee	Details of payment	Payment	VAT
8.2.18	101379	Lisa Clements	Salary & expenses	£ 333.84	
23.1.18	101380	Duchy Defibrilators	AED maintenance - device 1	£ 342.00	£ 57.00
23.1.18	101381	Duchy Defibrilators	AED maintenance - device 2	£ 192.00	£ 32.00
	DD	EE	Mobile Phone	£ 9.60	£ 1.60
				<b>£877.44</b>	<b>£90.60</b>

**c. Quarter 3 budget & spending review**

The clerk went through the Q3 figures & projected end of year amounts, noting that there were no items that had not already been addressed raising concern.

- d. **To discuss purchase options for a new noticeboard (as distributed January)** – it was agreed to purchase the noticeboard from Earth Anchors as circulated  
**Proposed:** Cllr Cole **Seconded:** Cllr Tisdale
- e. **Update on new audit position – external audit exemption now dependent on MYCP S106 project dates.**  
The clerk explained that under the new Audit regulations the parish was eligible for exemption as they had income of <£25,000 and would not need to undergo External Audit procedures (and costs). If the S106 play equipment went ahead this financial year the parish council would need to undergo standard audit procedures and this would have a cost implication.

### 168.18 Planning

Planning Applications				
A	PA18/00640	17 Kingston Way Mabe Burnthouse TR10 9FD	Proposed attached garage to side of house	Members discussed the application and voted to <b>SUPPORT</b> but ask for a condition precluding any future change of the garage to residential use be made <b>Proposed:</b> Cllr Kingsley <b>Seconded:</b> Cllr Cole
B	PA18/00450	Land At Corpascus Farm Corpascus Mabe TR10 9JB	Construction of three detached dwellings	Members discussed the application and voted to <b>OBJECT</b> with the following reasoning: balanced against the Local Plan and NPPF we see no reason for what would essentially be a development in the countryside. We also feel that despite assurances there would be a net loss of agricultural land and a visual impact to the development.; <b>Proposed:</b> Cllr Tisdale <b>Seconded:</b> Cllr Phillips

Planning Decisions				
C	PA17/11818	Boundis Barn Boundis Farm Halvasso TR10 9BY	Rear extension to dwelling with first floor access to rear garden (revised scheme of PA13/01201)	Approved with conditions
D	PA17/08202	Trenoweth Lane Trenoweth Lane Mabe TR10 9HZ	Proposed Conversion of existing redundant barn to holiday let	Withdrawn
E	PA17/09730	Penryn Campus Treliever Road Cornwall Penryn TR10 9EZ	Improvements to infrastructure & car parking provision - including creation of 163 car-parking spaces (49 contractor spaces), access road, associate traffic calming measures, associated landscaping, installation of utilities and waste compound and relocated solar tracker to facilitate developments approved via the original outline approval (08/01579/OM).	Approved with conditions: tree/hedge protection in place; contractors carpark short term only

Enforcement complaints				
F	EN18/00019	Land Adj 34 Antron Way Mabe TR10 9HS	Alleged gateway being used for vehicular access and not pedestrians as stated in planning application PA13/00895.	Ongoing Investigation

G	EN18/ 00032	Land Off Antron Way Antron Way TR10 9HS	Alleged engineering works.	Pending Consideration
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The clerk reported that she had received a response from the Enforcement Officer on the two issues above, stating that because there was no condition against vehicular access the application for the pedestrian gate there was no breach.

**169.18 Planning matters arising since 11<sup>th</sup> January 2018** - report from 18<sup>th</sup> Jan Ocean Reach technical briefing  
Cllr Tisdale volunteered to attend the Strategic Planning Committee meeting on behalf of the parish council. Cllr Kingsley said that there needed to be a large public presence at the meeting to show that there was public objection to the plans.

From the presentation at the Technical Briefing there was confusion on the figures for the number of student on roll being supplied. Cllr Phillips felt that the still did not reflect figures posted on the Funding Council website or figures obtained under a FOI request by John Ellis (Save our Falmouth).

It was noted that Phil Mason (Head of Strategic Planning) had stated that planning permission should be refused as County were close to a resolution in discussions with Mr John Tozer on the purchase of his land, which was the preferred development site, with the University supporting the Ponsharden Development plans.

**170.18 Correspondence received**

	<i>Date</i>	<i>Who</i>	<i>Description of issue</i>	<i>Action taken</i>
.1	12.1.18+	David Courtney – CC	Site Allocations examination meetings	To full council(19)
.2	15.1.18	Stuart Wallace – CC	Coronation Cottage – appeal information	To full council
.3	22.1.18	Matthew Williams- SSE	Quote for street lighting upgrades	To full council(13)
.4	22.1.18	CC – parking services	Review of parking charges – consultation	For discussion
.5	24.1.18	CALC	GDPR training available	Cllr Wilkinson
.6	30.1.18	Katie Moseley – CC enforcement	Antron Way – enforcement complaints	To full council(16)
.7	31.1.17	David Charles – St Laudus	Grant request for roofing works	To full council(14)

Please note items classed as 'for info' have already been emailed on to all councillors and will not be included in the emailed agenda pack

**171.18 Report from Cllrs Cole/Wilkinson on 1<sup>st</sup> February University Information Sharing Forum**

The clerk read out Cllr Wilkinson's notes:

Presentation by Peter Cox

1. Presentation is based on their report to Cornwall Council to meet the obligations of the 106 agreement.
2. Presentation was regarding PBSA (Purpose Built Student Accommodation. With a Uni commitment in reducing HMO's in Falmouth and Penryn
3. The numbers/figures are based on their HEFCE numbers which is how the Uni gets its funding from the government/student loans body. They submit a first rough draft figures in Oct these then are finalized and submitted in December. These count as verified figures/numbers. (SECTION 106 NUMBERS ARE FOR THE PENRYN CAMPUS ONLY NOT WOODLANE OR EXETER CAMPUSES)
4. Figures presented:  
Falmouth Uni = 4955; Exeter Uni = 2345      Total 7300  
Take away Woodlane students and online students total is 5808 on Penryn campus
5. 1000 beds on campus with planning they haven't been able to find a developer to action as the cost of the build on the site is to expensive they are looking at breaking the development into smaller parcels to be done by a group of developers to spread expense of the development.
6. Parkengue/Kernick is assigned 550 in DPD they would like to boost this towards 1000 beds. Joint developers possibly giving presentation to Penryn Planning committee on the 19th of March Mabe Parish is invited to attend once confirmed.
7. They said they are not in support of compulsory purchase of Tozer's land for Innovation Park and felt that an agreement would be possible. But absolutely did not support Penvose student village.

8. Uni recognizes that students would not want to live out at Penvose and that the developer would end up with the highest voids/empty rooms in the area. They also suggested that the developer would not complete sporting facilities.
9. Falmouth Mayor said they are still smarting over losing appeals on student accommodation in Falmouth. On reflection if Ponsharden had been available earlier could have prevented these other developments.
10. We were asked how we felt about a Statement of Common Ground so that Parish/town councils and Uni could support Ponsharden site this could then be submitted as part of planning and to the inspectorate when required. Would this be predetermination?
11. Peter Cox happy to come and deliver the power point to all parish/town councils if councillors would like.

**172.18 To agree a representative for the Cornwall Site Allocations Development Plan Examination meeting on 13<sup>th</sup> March@ Falmouth Hotel** – it was agreed Cllr Phillips attend and that all previous comments made be sent to him prior to the next parish meeting.

**173.18 Matters of concern**

- Cllr Tisdale – Cornwall Council’s Planning ‘Agreed to Disagree’ process is under review as they want less items to go to committee for decision. The planning partnership has strong objections to this – talks for a process for when more than 1 objection has been lodged, or that only 1 conclusion from the planning officer is being argued against that extra time to consult may be given, are underway.
- Clerk – Quarry committee meeting date between 27<sup>th</sup> & 30<sup>th</sup> March proposed. Agreed Cllrs Tisdale, Phillips & Tindle attend – 10.30am on 27<sup>th</sup> March. Cornwall Planning to be invited as well.
- Cllr Williams – event are supposedly planned for the St Piran Cross when it moves from Trenoweth Quarry to the barge for France by Penryn & Falmouth Town Councils. Should the Parish be doing something too? Tim Marsh to be contacted to check if anything has already been arranged and what date the move is likely.
- Cllr Tindle – wished to be added to GDPR training is there is still space.

**174.18 Items to be added to next agenda** – apologies from Cllrs Frost & Kingsley (panto)

**175.18 Date and time of next meeting: 8<sup>th</sup> March 2018 7.30pm**

Meeting finished at 9.30pm