

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 (planning only) held on Thursday 9th August 2018 at the Mabe WI Hall, at 7.30pm

Present: Parish Councillors; P Tisdale (chair), C Cole, J Frost, T Kingsley, K Phillips, R Phillips, T Tindle & M Wilkinson. L Clements (Parish Clerk) & 3 members of the public

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

298.18 **Apologies for absence-** Cllr Thomas & Cllr Kingsley

299.18 **Declarations of interest in Agenda Items** - Cllr Tindle & Wilkinson (PA18/04438)

300.18 **Planning**

a **PA18/03098 (Revised plans) Century House 28 Parkengue Penryn TR10 9EP**
Demolition of existing buildings and erection of mixed use development comprising purpose built student accommodation and flexible working space, health centre, retail space, and associated infrastructure and landscaping.

Members discussed the application and voted to **continue with its objections** to this development, despite revised plans lowering the height.

We feel that there is no way for residential accommodations to sit within such a productive and diverse Industrial Estate without problems. There are already issues with students using the area for free, off campus parking - a fully fledged accommodations block - designed with limited parking, will still be subjected to the associated vehicles of friends, relatives & associated services needing to park.

The Road Safety report provided was based on data collected at a time when the majority of undergraduate students had already left for the summer holidays and would provide little or no true data without their inclusion. The community at large can tell when the students finish for the summer as pressures on all services dips dramatically. Likewise the Odour & Noise report have taken place during the recent spell of exceptionally calm, still, warm weather so reflect these conditions which are out of the norm for this area.

Should this development go ahead we would like some form on condition that students cannot make complaints about businesses processes already taking place on the site which would likely cause the business to have to close.

Proposed: Cllr Cole **Seconded:** Cllr Wilkinson (1 abs.)

b **PA18/ 05511 Units 10, 11a, 11b, 11C And 11D Kernick Road Industrial Estate Parkengue Penryn TR10 9EP**

Mixed use student-led redevelopment to comprise a student accommodation building for up to 329 purpose built student bedspaces (Class C2) with a maximum height of 19m. The erection of a standalone two storey employment unit (Class B1/B2) comprising up to 412m2 of employment floorspace (outline with all matters reserved)

Members discussed the application and voted to OBJECT to this application with the comments: Similar to the sister application PA18/03098 Mabe Parish Council objects to this application.

We feel that there is no way for residential accommodations to sit within such a productive and diverse Industrial Estate without problems. There are already issues with students using the area for free, off campus parking - a fully fledged accommodations block - designed with limited parking, will still be subjected to the associated vehicles of friends, relatives & associated services needing to park.

Whilst we understand that this site has been included within the draft DPD as mixed industrial/residential this document has yet to be ratified and should not be given such weight as if adopted. This development would remove much needed industrial capacity in the local area, despite the promises of the developers. 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; contrary to the ethos of Policy 1 in the Cornwall Local Plan for sustainable development.

Kernick is, and remains, a working industrial area and needs the space it has available. It is one of the truly industrial parks that we have 'many being replaced with 'clean businesses' as it appears this development is looking towards since the only current tenants offered new space are a web design company of ex-university students. Other current tenants have expressed concerns that they will not be able to find alternative comparable premises for the industrial space being lost, contrary to Policy 5 of the Local Plan. Kernow Coatings, directly opposite this development, works 24 hours making paper and security coatings for national and international companies which would no doubt at some future point be the subject of not only noise complaints but complaints based on the chemical smells from these works - actively contrary to Policy 16 on Health & Wellbeing. A residential development on Kernick Industrial Estate is effectively pulling the plug for all manufacturing on the site as it is simply incompatible.

The height of the structure is out of keeping with the surrounding buildings (the highest at present on Kernick being 2.5 stories) and would set a precedent for taller buildings on and around this site, going against Policies 2 & 12 in the Local Plan 'significantly higher buildings in this area would provide no aesthetic understanding of the area and impact on the rural character & biodiversity of the surrounding area. The area is bordered by a number of mature trees which would be adversely affected by the development works as would the resident populations of bats and other wildlife which use this as a gateway. Residential homes along Trevance & Treverbyn Rise are in the majority single storey bungalows.

Despite promises by the university accommodations management team we do not feel that it would be possible to police student parking on an around the whole of Kernick Estate and foresee problems with cars being parked for access onto the university site from yet another unregulated point as a means to avoid parking charges. The limited number of parking spaces provided for this development will not deter visitors, parents and related services having to make use of the very limited parking available or either adjacent industrial estate roads. It will also encourage pedestrian use through the busy estate where there are already conflicts with heavy goods vehicles, fork 'lift trucks and students. The Transport Assessment included with this application states 'The proposed development is essentially a new gateway to campus rather than a standalone structure' a problem for us since the application for access to this site via Kernick is only for 4 years as stated on PA17/02645. There is no direct public transport to the proposed site, rather residents will either access bus services through the university campus, which will need an access point. Traffic out onto the 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. This is before the addition of traffic for building works and then the additional ongoing vehicles needed service the accommodations themselves once completed and their residents.

We feel that any inclusion of residential accommodations within the environs of a working Industrial Estate, which is protected within both the Local Plan and draft DPD for MANUFACTURING USE, is impossible whilst maintaining the functionality and potential of businesses.

We request that this application is not dealt with under delegated powers and would prefer that it be passed to committee for deliberation and if possible is scheduled for discussion at the same time as PA18/03098.

Proposed: Cllr Cole **Seconded:** Cllr Tindle

It was decided to make an enforcement complaint in regards to the emergency access road from the original Performing Arts Building application , which it would seem has never been varied.

C PA18/05182 Daphne Du Maurier Building Penryn Campus TR10 9FE Two storey extension to provide additional academic teaching/seminar space as supplementary accommodation to the library

Members discussed the application and voted to make NO COMMENT on this application

Proposed: Cllr R Phillips **Seconded:** Cllr K Phillips

- D PA18/05195 Trenoweth Lane Trenoweth Lane Mabe Burnthouse TR10 9HZ**
Retention of agricultural store with solar panels to roof
Members discussed the application and voted **OBJECT** to this application. We feel that an inaccurate description has been given - the property in itself is not an agricultural holding as it only encompasses the one field so an "agricultural store" to such a scale would be inappropriate. We are also unsure of the age of the structure in question - since we are well aware from a site visit early in 2017 of an established store on the site.
Should this application gain approval we would ask that a condition restricting use as a business premises - designating it for use solely as an agricultural store only be included.
Proposed: Cllr Tisdale **Seconded:** Cllr R Phillips
- E PA18/06233 1- The Cottages Antron Hill Mabe Burnthouse TR10 9HJ**
Provision of an off road parking space within the front amenity area of the property, which will include the removal of a section of stone wall and works carried out to the public highway and associated pedestrian footpath.
Members discussed the application and voted to **OBJECT** to this application, including the following comments: We support the comments from the highways officer and feel that, given the traffic issues prevalent within the village that such an egress would be inappropriate and dangerous.
Proposed: Cllr K Phillips **Seconded:** Cllr Tindle
- F PA18/ 06035 Barn At Higher Treliver Farmhouse Longdowns**
Application for Prior Approval for a Proposed Change of Use of Agricultural Building to two Dwellinghouses (Class C3), and for Associated Operational Development
Members discussed the application and voted to **OBJECT** to this application, including the following comments ; Whilst we understand that this type of application is not usually consulted on by the parish the number of residents who have made comment to the parish council means that we would like to have our concerns heard.
The barn in question is a single skin concrete block shed and would need works to bring it up to code before being converted. The plans for the conversion provided, along with information from the neighbours, seems to show that the intention of the redevelopment would be for use as student accommodations - adding the potential for an extra 10+ cars. Access by car would be the only option for this site as there is no form of safe pedestrian or cycle access. The new dwellings would be within meters of current homes - with all of the ground floor windows shown facing directly into the neighbouring house.
Works promised to the current barn conversion residents by the owner of this development (who's responsibility it is to maintain the access track) have never materialised. There is also no curtilage shown so no details of garden/ amenity space or parking provision has been given to a building which site in the environs of a working field.
There is concern that this development would put extra capacity onto a poorly maintained access track which has direct egress onto the main B394. There is no turning lane at this point on the road, and the entrance sits on the bend on this road - allowing for no true line of sight either up or down the road. Anecdotal information had said that overtaking and speeding are prevalent on this stretch of road and that a car waiting in the middle of the carriageway to make a right turn would be likely to cause accidents. Significant investment had to be made to accommodate the recycling centre entrance on this stretch of road where it WAS possible to see in both directions .. we feel that an entrance to this site would need much more works.
Mabe Parish Council would object to an application of this type unless a stringent highways plan was involved.
- G PA18/05354 Daphne Du Maurier Building Penryn Campus TR10 9FE**
Two storey extension to provide additional social space
Extension granted – deferred to September meeting

Not for council consultation:

4h	PA18/ 05664	Mabe Community Primary School Cunningham Park Mabe TR10 9HB	Submission of details to discharge condition 3 (drainage) in respect of decision PA18/01483
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301.18 Planning matters arising:

Agree/ Disagree/ committee letter re: PA18/04438

It was resolved to agree to disagree as we still feel that the retaining /engineering issues have not been sufficiently addressed.

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

302.18 Financial matters

a. Payments received (£14.55 –AED tin) & bank reconciliation

Bank Reconciliation as at	31.7.18		
Balances	Barclays	£	17,155.60
	NS&I	£	7,388.83
less unpresented cheques			
		£	-
		£	24,544.43
Balance brought forward		£	26,294.93
plus receipts		£	11,272.25
less payments		-£	13,022.75
on hand balance			£24,544.43
PAYE commitment		£	69.80
VAT commitment		£	1,103.95
Cash Book Balance		£	23,370.68

b. Payments to be made in Aug totalling £1034.17

Date	Cheque Number	Payee	Details of payment	Payment	VAT
9.8.18	101409	Lisa Clements	Salary & expenses	£348.76	£0.27
9.8.18	101410	Bob Sanders	footath contract (missed VAT)	£167.82	£167.82
1.1.18	101411	Vision ICT	website hosting	£201.00	£35.00
9.5.18	101412	Hudson Accounting	internal audit	£125.00	
2.7.18	101413	EDF Energy	lighting (march-jun)	£181.61	£8.65
	dd	EE	Mobile Phone Charge	£9.98	£1.66
				£ 1034.17	£ 213.40

Proposed: Cllr K Phillips **Seconded:** Cllr Wilkinson

303.18 Date and time of next meeting 13th September 7.30pm