

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 June 2019 at the Mabe WI Hall, at 7.30pm

Present: Parish Councillors; P Tisdale (chair), Cole, Frost, Kingsley, K Phillips, R Philips, Thomas & Wilkinson.
L Clements (Parish Clerk) & 8 members of the public (variable).

459.19 **Safety Procedures** - These were explained.

460.19 **Apologies for absence** - Cllrs Higgins & Tindle. County Cllr Williams does not attend our meetings nor provide apologies.

461.19 **Declarations of interest in Agenda Items** - Cllrs Cole & K Phillips (grants); Cllr Wilkinson, Frost Kingsley (planning 7e)

462.19 **Minutes of Previous Meeting - minutes of the meetings (Annual & Parish AGM) held on Thursday 9th May 2019**

Annual Parish Meeting: **Proposed:** Cllr K Phillips **Seconded:** Cllr Wilkinson
Parish Council Meeting: **Proposed:** Cllr Frost **Seconded:** Cllr K Phillips

463.19 **Matters Arising – from previous minutes**

Lower Spargo – normal electrics still off. Planning has been notified of the issue in case it relates to permissions.

Open Spaces – how funding can be spent still under debate, it seems to depend on who you ask. It might be easiest to put in an application for footpath works and simply see if it goes through.

464.19 **Public Participation**

C Montague (agent for PA19/03512) – extant permission on the site for agricultural buildings, but because they have been used in the interim period to house the owners collection of classic cars & undertake repairs this application has had to go in. It is now redundant as the cars have been moved to bespoke storage... but permission is still required retroactively.

Residents x3 for PA19/03269-

1. Comments already logged against this application online. It would have a massive impact, cutting out light to the rear of the existing Coronation Cottages residents. The road (Antron Hill) will just become more dangerous to cross – with the new junction only making this worse. Queuing traffic is already a problem on school days at the school [Cunning ham Park junction] and car emissions from idling/stationary cars is having an effect on parents trying to walk their children to and from school/ play area. There has been lots of housing built in the village in the past 5 years that seems to have only brought more people into the village and not really addressed those who need homes from the village.
2. There have been 5 accidents on the current road/junction in recent years. They are the only residents with their own drive in Coronation Cottages and safely pulling in and out is already difficult. The “crossing” proposed would only make it more difficult, as the traffic volume is unbearable. Cars already block the layby top as there is not enough room for residents to park outside the Cottages – where would they go if the layby was to disappear completely as proposed?? There has also been no direct contact with the resident/landowner of this property – which is strange given that they own a strip of access land outside their property (to the current kerb) which appears to be used for the new access proposals.
- 2a. There is also historic evidence that, since the access proposal takes place on land outside of the site boundary proposed by the applicant that they have no right to propose changes they have no right to be making and they, in a similar vein to the Kingston Way footpath that never happened although agreed to in initial plans, may just be doing this for show to get the plans passed and then renege on this at a later date.
3. Current traffic flow along this road is already out of control – emissions are especially bad when traffic backs up (it does not take much for this to happen). Fumes are detrimental to ALL village residents, not just those walking along the road.

Cllr Tisdale noted that, following on from a regular Highways meeting that the traffic calming was due to be put in by the end of this financial year, with a consultation imminent. This has been based on the original feasibility study, but might have a few extras added; especially double yellow lines.

465.19 **Planning**

Planning Applications (please note –taken in order a,b,f,c,d,e & x)

a. **PA19/03512 Land West Of Cobweb Cottage Trevone Mabe TR10 9JQ
Retention of an agricultural building and a farm workshop**

Members discussed the application and voted to support this application; however we would like to see conditions tying the barns to the dwelling/farm and that they only be used for agricultural purposes in relation to the farm itself.

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

b. **PA19/03269 Land South Of Coronation Cottages Coronation Cottages Mabe
Outline planning application for the erection of up to 30 new dwellings with all matters reserved except access**

After considerable discussion, and considering the comments made earlier by the public Mabe Parish Council do not support this application - if fact we vigorously object.

Despite the comments at the previous Inspectors Appeal (Oct 2018) we feel that not enough changes have been made to address the main issues of community need, access and current road conditions. Cutting the number of homes fails to address the fact that the intention of the development is predominately to sell open-market homes, with only 9 being put forward on the indicative plans as affordable.

Given the viewpoint of the site as an Exception Site as set out in Policy 9 (as stated by the planning officer and inspector at the last iteration of this development proposal) the development would have to be affordable led, with a MINIMUM of 50% affordable, not 9 suggested. There is no way that 30% would be acceptable – especially as the indicative plan does not seem to suggest that these homes would be in relation to those dwellings shown as being in need on the Housing Register for Mabe(1 bed). As such we would have expected to see an Economic Viability Assessment (EVA) included with the application submission.

The new access provision takes place on land outside of the development plot, some of which is in private ownership and we do not feel that this can be decided in this application. The loss of the lay-by parking would have a significantly detrimental effect on the 6 homes already at Coronation Cottages, which would lose almost all of their parking on top of now being overlooked and losing light. There has once again been no consultation between the developer and residents – the only true communication with the parish was to find out what to include in a S106 agreement. They were given the opportunity to attend the parish meeting once again, and declined.

We feel that repeating our concerns about the traffic issues within the village is important – they have not changed nor have they been addressed in any form in this application (we accept that figures may have slightly changed in the intervening 9 months since the last application decision); Mabe is already suffering with traffic problems which would be exacerbated with any additional development. Since our original objection a traffic survey has been undertaken by CORMAC just outside Coronation Cottages which shows levels of vehicle use both up and down the hill. The period monitored was for 8 days in early December – hardly peak period for Mabe – especially since this survey did not cover any traffic making use of Church Road/ Treliever Road as a route from Constantine & Mawnan Smith. This survey shows close to 43,000 vehicles using the road just outside this proposed development ... not bad for a village that only has about 300 homes in and a specific “bypass route” that should be being used by the traffic to Penryn/ Falmouth. The Mabe bus route is down to single figures per day through the village, with the bus stop being on the opposite side of the village and means crossing through the section of the worst traffic problems we have, with no serious provision for any means to mitigate this within the proposals (going against Policy 27 of

the Local Plan & Paragraphs 103 & 105 of the NPPF). Small traffic islands just will not cut it.

This development would place more housing on the opposite side of the village from all services (shops, school and community centre). Other community infrastructure is already stretched – the primary school alone is already working at 107% of capacity. We do not need to increase the size of the parish through unrestrained large development within the village environs – this development would constitute almost a 10% increase in the total housing stocks of the PARISH and a 15% increase for the immediate village itself. This surely goes against the ethos of the NPPF (2018 consultation) paragraph 49 (sustainability) and therefore also conflicts directly with Policies 1, 2, 3, 6, 8 and 9 of the Local Plan, as well as paragraphs 79-80 (rural housing) of the NPPF – there would be no environmental gain from this development; there is no evidence of an economic need for housing in this location and the accessibility to local services when you cannot get across the main road safely is definitely limited! Section 8 of the NPPF, paragraphs 92-96, only support our stance on the suitability of this development. Given that the parish has already absorbed a large development of 90 dwellings less than 5 years ago the local parish need for homes has surely been met and any further increase in housing stocks without accompanying employment sites is simply unsustainable. We are not part of the Falmouth/ Penryn conurbation and do not see that simply because we are adjacent to one of the main roads into Falmouth that we should be required to become a “commuter community”. The area for development in question is the only green belt space now separating Mabe Burthouse village from the industrial area of Penryn and actually stands outside of the defined village boundary.

Mabe Parish Council has also declared a Climate Emergency and would ask if it would be considered appropriate to increase the amount of traffic – both driving and, more noticeably in this location, sitting idling in queues. Emission levels on the stretch of road from the Asda roundabout, up Antron Hill – where the majority of our children are walking to the school & nursery; where they residents of the parish need to walk to get to our local shop & post office; where our teenagers need to cross in order to get to the buses needed to get them to their schools and colleges – are already detrimental to health and an increase would be incomprehensible in the current climate, mitigation strategies or not.

Mabe Parish Council and the wider community feel that this development is inappropriate, it is not required to fill the needs of our village and would not meet and of the criteria to warrant it being considered as such under Policy 9 of the local plan.

Proposed: Cllr Cole **Seconded:** Cllr Kingsley

- c. **PA19/03577 Trecarn Treliever Road Mabe Burnthouse Penryn Cornwall TR10 9EX**
Create additional parking and easier access to and from the highway by creating an additional entry/exit from the property frontage, removing (sloping) lawn and current concrete surface and replace with a permeable surface to improve rain water drain off
 Members discussed the application and voted to **SUPPORT** the application **Proposed:** Cllr Tisdale
Seconded: Cllr Cole
- d. **PA19/04394 Old Gate House Lodge Entrance Combined Universities In Cornwall Penryn Campus**
Proposed re-roofing of existing gatehouse . Replacement of the roof covering with natural slate size 500 x 300mm. . Upgrading insulation to the roof void. . Replacement of guttering with deep flow extruded aluminium guttering. . The repair of the rotten sections of timber mouldings and fascias. . Repairs to entrance walls where damaged by vehicles.
 Members discussed the application and voted to support in principle this application, but will defer to the opinion of the conservation officer.
 We would be disappointed to see the guttering and drainworks replaced with aluminium substitutes as opposed to the cast iron there now.
Proposed: Cllr Cole **Seconded:** Cllr K Phillips

(8.24 Cllr Frost, Kingsley & Wilkinson excused)

**e. PA19/02779 Lower Spargo Cottage Rose Valley Mabe Burnthouse TR10 9JF
Conversion of agricultural building into self contained habitable unit**

Members discussed the application and voted to object (1 abs) adding comments that we feel that, given the fact this is adjacent to a listed building, the design of the proposed building is out of context and would not enhance the immediate setting.

We also feel that this would be an inappropriate development in the countryside and, as stated in Policy 7 of the Local Plan do not feel that the building is one suitable for conversion. We think that the disregard of the pre-app advice given by the Planning Officer does not add any merit to this application.

Proposed: Cllr Tisdale **Seconded:** Cllr K Phillips (1 abs)

(returned 8.30; Cllr R Phillips excused)

**f. PA19/01049/PREAPP Antron Manor Care Home Antron Hill Mabe TR10 9HH
Pre-application advice for a 14 bedroom two storey extension with ensuite facilities, kitchen, dining and plant room with internal alterations**

It was felt that overall an extension, but maybe not to the scale proposed in the plans (which the applicants mentioned was an overstatement by the architect) would be suitable for the plot and for the village as a whole.

(returned 8.40)

**X PA19/04815 The Creative Bridge Falmouth University Penryn Campus Treliever Road Penryn TR10 9FE
Advertisement consent for two signs to the rear of the Creative Bridge Building - Sign 1: 'Falmouth University' - stainless steel letters mounted on a grey background; Sign 2: 'Creative Bridge' - etched lettering on existing glass balcony.**

Members discussed the application and voted to **SUPPORT** the application **Proposed:** Cllr Kingsley **Seconded:** Cllr Wilkinson

Planning Decisions				
g.	PA19/02602	Tregaron Trenoweth Mabe TR10 9JH	Attic and side extension of a bungalow and improvement of its pebble dash appearance.	Status: Approved with conditions Must adhere to Bat & Bird assessments; no surface water run off
h.	PA19/02068	Barn Higher Treliever Farm Longdowns TR10 9DH	Prior notification of agricultural barn to form 2no. dwellings and for associated operational development	Status: Prior approval not required
i.	PA19/00835	Lower Spargo Farm Rose Valley Mabe Burnthouse TR10 9JF	Construction of agricultural shed to garage farming equipment.	Status: Approved with conditions – agricultural purposes in association with 'Lower Spargo Farm

466.19 **Planning matters arising since 9th May 2019 – none not already noted**

467.19 **Climate Declaration – initial meeting and considerations** – Cllr Kingsley reported that so far there only appears to be 2 members of the Action Committee but that putting a call out for others via MabeMatters should help. Cllr Tisdale said that he had received information via CALC as a number of parish/town council were considering declaring a climate emergency and that action they take could counteract or be in direct opposition to those being considered by Cornwall Council. CALC had suggested that until Cornwall Council formally accepts their action plan at the end of July parish councils should hold fire on finalising action plans.

It was agreed that at present the wider community has not been consulted on the parish action plan, or what they are already doing. It was felt that at this time we should wait to see what Cornwall Council declare, see what we can do to inform that parish on what Carbon Neutral means (possibly by bringing in an expert to explain) and consider what things the parish can integrate into its own running procedures.

468.19

Financial matters**a. Payments received (£42.11)**

Bank Reconciliation as at	31.5.19		
Balances	Barclays		£ 31,456.54
	NS&I		£ 7,388.83
less unpresented cheques			
	104150	£535.00	
			£ 535.00
			£ 38,310.37
Balance brought forward			£ 29,522.37
plus receipts			£ 11,153.39
less payments			-£ 2,365.39
on hand balance			£ 38,310.37

Proposed: Cllr Cole **Seconded:** Cllr Tisdale**b. Payments to be made – totalling £ £3399.24 (inc grants)**

Date	Cheque Number	Payee	Details of payment	Payment	VAT
Jun 19					
13.6.19	101451	Lisa Clements	Wages & Expenses	£352.43	£0.35
13.6.19	101452	HMRC	PAYE	£198.60	
13.6.19	101453	Information Commissioner Office	Subscriptions - ICO registration	£40.00	
13.6.19	101454	Mabe Twinning	grant - 2018/19 annual grant	£100.00	
31.5.19	101455	R Sanders	Public Service - footpaths 1st	£276.80	£43.13
1.6.19	101456	P Tisdale	Misc - Noticeboard fixings	£11.16	£1.86
29.5.19	DD	EE	Mobile Phone	£10.25	£1.71
			Sub total	£989.24	£50.05
13.6.19	101458	Mabe Xmas lights	Annual grant	£300.00	
13.6.19	014159	Mabe 1st Brownies	Annual grant	£500.00	
13.6.19	101460	St Laudus Church	Annual grant	£400.00	
13.6.19	014161	MYCP	Annual grant	£600.00	
			Sub Total	£1,800.00	
			Total	£3,399.24	

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

c. To complete the annual governance statement for the year ending 31/3/2019- - This was read out by the clerk and agreed by all councillors before signing.

Proposed: Cllr Cole **Seconded:** Cllr Kingsley

d. To receive the internal auditors report - It was agreed to accept the Internal Auditors report, with the Clerk to report progress on matters noted on a regular basis.

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

e. To receive and approve the accounting statements for the year ending 31/3/2019

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

469.19 Urgent spending for historic S106 funds (£10,000) – project application to be complete by Sept 2019

Once again the surface water overflow at the play project & secondary disabled access to the Memorial Gardens came up. Unfortunately the direction of the discussion moved more into continued/ ongoing maintenance rather than new projects to spend the £10,000 on.

It was hoped that the highways consultation would come in before the deadline for this funding (Sept 2019) ran out so add on works could be considered in the project scope.

It was agreed to have this item on the next agenda and that councillors consider any community open space projects that might work as an application.

470.19 To receive requests for Parish Grants 2019/20

(8.45 Cllr Cole & Cllr K Phillips excused)

group	Project/ Activity	Request	Awarded
Mabe 1st Brownies	annual subscription	£592.20	£500.00
St Laudus Church	ongoing upkeep of graveyard	£2,000.00	£400.00
MYCP	carpark lines / baby changing station/ bookshelf	£650.00	£600.00
Mabe Christmas Lights	new lights & village switch on celebrations	any	£300.00
Sowenna	adolescent mental health unit	any	£0.00

These were proposed en block. **Proposed:** Cllr Tisdale **Seconded:** Cllr Wilkinson

Discussion on who had NOT made applications were undertaken and it was agreed to have an amount of funds left for later distribution if necessary. There was heated debate on the subject of subs & insurances since it was felt by certain members that the parish council grant was (and historically had been) specifically used to pay for these – and not the projects being put forward on the grant applications.

(Cllrs Cole & K Phillips returned at 10.05)

(Cllr Thomas left the meeting at 10.05pm)

471.19 Correspondence received

	Date	Who	Description of issue	Action taken	Agenda Item
.1	Various	C Warren	WI – Hall deeds	Clerk dealing (trying!)	
.2	7.5.19	EDG – customer relations	Parish planning spring newsletter	For info	
.3	14.5.19	BF Adventure	Taxis on bridleway		5
.4	16.5.19	Mark Ball –planning	Coronation Cottages – involvement question	To clerk – on agenda	7
.5	16.5.19	Enviro Agency	Waste licence query		7
.6	18.5.19	CPRE	Climate change lobby		
.7	21.5.19	E Richmond - localism	CNP – highways scheme info	For info	
.8	22.5.19	Lynda Garland – Fxplus	Uni neighbourhood meeting	To chair/vicechair	
.9	23.5.19	Resident	Memorial Garden – joint fencing	Clerk replied	
.10	28.5.19	N Drewitt – localism	CNP (May) meeting notes	For info	
.11	30.5.19	MYCP	Play Inspection report 2019	reference	
.12	31.5.19	Grassroots planning	Presentation/ query attendance	On agenda	7
.13	31.5.19	Open Spaces – CC	Historic S106 spending review	On agenda	11
.14	31.5.19	CALC	CALC – may newsletter	For info	
.15	1.6.19	Resident – Kingston Way	Antisocial behaviour at Skate Park	Clerk responded/ to police & MYCP	
.16	4.6.19	Nigel Brabyn -planning	Condition query		7
.17	4.6.19	Various	Lower Spargo – power/ planning issue	None necessary	7
.18	5.6.19	Cornwall SaR	Open Day invitation	Volunteer?	

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

Cllr Thomas asked that the parish note his disappointment with the letter sent to him with regards to attendances. Given his being a member in good standing and a verbal answer being given to this question already, he felt a letter was unwarranted.

- 472.19 Police / Traffic & Transport matters** – why only one side of Antron Hill cut? Pavement side was not cut back at all and none of the signs have been visibility cleared.
Repainting/ extending double yellow lines on Church Road – not possible at present, but may well be included within upcoming consultation.
Cllr Cole said there had been a flurry of cones going up on Antron Way to protect parking spaces/ deter parking. Was this legal? As soon as Cormac found out where the cones had gone they went and removed – it is not legal for residents to put/move cones on a public highway.

- 473.19 Report from Cornwall Councillor Williams** -none noted

- 474.19 Reports from councillors on any meetings undertaken on behalf of the council (including University liaison, CNP) -**

University meeting (Cllr Wilkinson): No new information, much work now on summer holiday hiatus. Planned visit for 26th June by parish.

Highways event (Cllr Tisdale): road safety & speedwatch discussed, both should be reactivated soon. Highways should be communicating better with parishes & responding to queries as they accept they could be doing better.

CNP next meeting had focus on climate change & refuse/recycling. Poster for public display.

- 475.19 Comments to be made on the Governance & Boundary review** – we were still unsure about the position of residents in Longdowns requesting for inclusion within Mabe Parish. It was also unclear if Penryn were also intending to put forward a claim on land using the A39 as a substitute parish boundary.

It was agreed that the clerk re-iterate the parish council's position (that we were happy with our boundaries & number of councillors) but that we had heard the rumours of the two other possible changes and that if they materialised we would make a full application based on that.

- 476.19 Matters of Concern** – Traffic access to/ from BF; they are regularly causing access problems on the Halvasso Road with coaches blocking through traffic. It has been agreed with immediate residents they will be contacted if coaches are booked.

Fundraising event for Alex, who has just made it home. A request for the parish council to donate towards a fundraising event was viewed as being outside our remit, however if the parish were to fund a community event that focussed on this , or put towards specific costs involved in such a community event, it might be possible. The clerk agreed to check with CALC.

- 477.19 Items to be added to July Agenda** - **policy review; clerk annual review**

- 478.19 Date and time of next meeting: 11th July 2019**

Meeting finished at 10.40pm