

Minutes of the Meeting of St Mabyn Parish Council held in the Memorial hall, St Mabyn on Tuesday, 2nd February 2016 at 7.30pm.

Present: Cllrs. M Grigg (Chairman), Mrs A Martin (Vice Chairman), Mrs P Lloyd, Mrs C Daniels, Mrs C Bray, D Masters, R Chadwick, A Finnamore.

Also attending: Mrs J Hoskin (Parish Clerk)

Mr Jason Jarvis and Mr Simon Jones (Lipscomb Jones Architects)

Eleven members of the public

1.. Public Session. Presentation by Lipscomb Jones on planning application PA16/00181.

The Chairman welcomed everyone to the meeting and invited Mr Jarvis and Mr Jones (Lipscomb Jones) to address the Council. Mr Jones had returned to the Parish Council to update them on plans to develop the Chapel field site. Having taken into consideration the Council's initial comments the scheme had now been reduced from 30 dwellings to 14 that included 5 affordable properties. Mr Jarvis spoke about the design that reflected the local character of the area with two off road parking spaces per property. The low density scheme consisted of large gardens and open spaces with a buffer zone of 25 metres between the houses and the existing properties at The Crescent. The public footpath would be maintained.

A sewage treatment plant would be installed and a lay-by provided for maintenance vehicles. Concerns from Corfe House were being discussed.

Coastline Housing were keen to take over the properties that would be available for shared ownership or 100% rent if not sold. Restrictions under a S.106 would determine those eligible to occupy the properties.

The Clerk asked if the Parish Council could have an input into the drafting of the S.106 agreement and the agents were happy to discuss this with the Cornwall Council planning department.

It was noted that residents of The Crescent had expressed their views that a private road be installed between the two developments to allow a back access to their homes for delivery vehicles and maintenance. Mr Jones stated the police would however discourage this as a single lane may encourage burglary and anti-social behaviour.

Public questions were raised concerning the design, drainage and discharge systems, the provision of a pavement into the village, issues relating to the safety of pedestrians and the narrowness of the existing public road. I

It was noted that access was left for a potential phase 2 development on the remainder of the land but the architects confirmed that the landowner had no plans for a second stage, at this time.

The Chairman thanked Mr Jarvis and Mr Jones for attending and addressing the application with the Council and members of the public.

Police: The Clerk read an email from PCSO Andrea Crocker reporting crimes for the parish during the past month, one being drink / drive related and the other an assault.

Public: Local resident Mr Bonney had not received a response for information that had been handed to the Council at the last meeting. The Chairman had not seen this and agreed to liaise with the Clerk and address the matter. The Clerk had spoken to Mr Bonney.

Mr Bonney stated that he felt a response he received on facebook was unacceptable.

Mr Bonney also notified the meeting that he had contacted Savills to ask if the provision of allotments could go ahead if the car park and other development work on the Glebe Land was delayed. The answer to this was 'No'

(The Chairman closed Agenda Item 1 at 8.30pm and members of the public left).

Minutes Silence: At this point of the meeting the Chairman held a minutes silence in memory of the late Cllr R Clark who had recently passed away.

2. Apologies for absence were received from Cllr C Walker.

3. Members Declarations of Interest: Cllr Mrs C Bray declared an interest on Agenda Item 6 – Planning Application PA16/00301.

4. Minutes: The Minutes of the Meeting held on the 5th January 2016 were approved and signed by the Chairman.

5. Matters Arising:

Item 1 Public Session – The Clerk had carried out a land registry search on Watergate Lane and agreed to ask the Highways Department (Cormac) if they had granted permission for the flower planters etc.

6. Planning Applications / Planning Matters:

PA16/0181 Mr Simon Clark, Chapel Field, Chapel Lane, St Mabyn – Residential development of 14 dwellings with associated works.

The Parish Council support this application but make the following comments:-

- That the Parish Council have an input into the conditions on the S.106 agreement
- That the development retains the existing trees, where possible
- That a vehicle access is provided for the existing properties at The Crescent to enable access to the back of these homes for residents, delivery lorries and emergency vehicles (a private lane to serve the properties).
- That should a mains sewage system ever be installed in the village the homes on this development are transferred onto the mains and the sewage treatment plant is removed at the developers expense
- That a virtual pavement is created to protect pedestrians going into the village

PA16/00301 Mr Tom Bray & Family, Haywood Farm, St Mabyn –

Proposed amenity building including storage and toilet accommodation

Cllr Mrs C Bray declared an interest and left the meeting for this item.

The Parish Council support this application but request that cedar wood or a similar timber cladding is used on the building rather than a concrete finish to blend with existing buildings and the cider farm. Also that planting is carried out to screen the building.

Planning Decisions:

PA15/11726 Mr & Mrs Tim Frisby, Elderbush Cottage, Longstone Road, St Mabyn –

Extension works to east and west elevations to provide additional living accommodation – Approved.

6.1 Cornwall Council – paperless planning and how the Parish Council are going to implement the change – It was agreed that a letter be sent to Cornwall Council stating the Parish Council do not

accept the paperless planning decision and asking that the current methods of consulting are continued.

7. Accounts / Financial Matters: The Council approved the payments presented. The finance report is issued as Part 2 of the minutes.

8. CCLMP Footpaths – update on trimming: It was reported that the path between Pitt Farm and Polglaze had been trimmed but wet weather conditions had delayed any further work.

9. Playing Field: Inspections were reported by Cllr Mrs C Daniels identifying the covers of the bolts on the roundabout required tightening. Cllr D Masters offered to investigate the work required. Cllr Mrs P Lloyd offered to pass to the committee the details of a company that provided play and fitness equipment. Cllr Mrs C Daniels was speaking to parents and children at the school to research the type of equipment required.

The committee will carry out further inspections.

10. Correspondence:

- **Cornwall Council** – Notification of the public consultation on further significant changes to the Cornwall Local Plan – Strategic Policies 25th January 2016 - 7th March 2016.
- **Cornwall Council Parking Review for Wadebridge** and four other towns.
- **Clerk & Councils Direct** magazine January

11. To Agree / Discuss:

- **Grass Cutting Contractor 2016/2017 and appointment of contractor:** Having discussed the grass cutting contract at the last meeting, Cllr D Masters reported on the donation required by the Parochial Church Council should they take over the maintenance of the burial ground. The donation of £350 for one year's maintenance was agreed. The Clerk confirmed that A1 would continue with the remainder of the contract and had been asked to submit a revised price for this work.
- **Cormac Weed Spraying Contract:** It was noted that weed spraying was not carried out in the village.
- **Transparency Code for Smaller Authorities:** The Clerk detailed the requirements of the Transparency Code and outlined the additional information to be published on the website. The Clerk will liaise with Cllr C Walker to make provision for further documentation on the website. It was also agreed that a 'st mabyn pc' email address be set up.
- **Report from Community Network Meeting, if available:** No meetings held.
- **Replacing / relocating the bus shelter in the village:** Having looked at various options and costs to replace the bus shelter in the village and prevent parking on the pavement, it was agreed to defer this project and concentrate on the funding and work required to upgrade / replace equipment in the playing field and the public toilets and maintain these facilities.
- **Public Toilets – replacing windows and repainting:** Having received a further quotation it was agreed to accept the costs of £750 and to have three windows replaced. The new windows to be UPVC and double glazed. New doors were not required. The Clerk reported on an enquiry by Western Power as to the type of electric supply to the toilets. Western Power were working with EDF the energy provider. Cllr D Masters will adjust the timing of the lighting within the building.
- **Parish Council Vacancy (1):** There was one current vacancy left by the resignation of Cllr R Clark prior to his death. Cornwall Council had advertised the position via the Clerk.

12. Parish Matters / Any other Business:

- **Street light by school gate:** It was noted that the street light had now been replaced.
- **Highway Matters:** Potholes by the Mill in Tredinnick Lane were reported and will be passed to Cornwall Council.

13. Date of the next Meeting: Tuesday, 1st March 2016

14. To close the Meeting to the public: There being no further business the meeting closed at 10.10pm. The Clerk and Councillors remained for a Closed Session to discuss confidential matters.

Dated: 1st March 2016

Signed: