

Minutes of a planning meeting of Mawgan Parish Council held in the Recreation Hall on Wednesday 26th August 2015, at 7.30 pm.

Present

Cllrs Shaun Lock (Chairman), Kevin Roberts (Vice-chairman), Vivian Benney, Pearl Merton, Lindsay Hockley, John Hatton, Colin Chapman, Dot Spragg, Anthony Hoskin and 24 members of the public.

At the start of the meeting Council members retired into Committee in the back room for 15 minutes, which consisted of a pre-meeting discussion on granting the Chairman dispensation to speak and vote on the planning applications before them. It was RESOLVED that the Chairman did not have an interest in the applications and he should continue as usual.

At the commencement of the meeting at 7.45pm, the Chairman summed up the situation with regard to the planning applications before Council. The Parish Council had been pro-active in drawing up plans to prevent massive housing developments and now they were coming to fruition with two applications for housing on nominated sites before Council at this meeting. He pointed out however, that whatever recommendations were made at this meeting they were not final as the decision would be taken by Cornwall Council.

1. APOLOGIES

Apologies for absence were received from Cllr Chris Roberts.

2. Members to declare personal & prejudicial interests (incl details) re any items on this agenda

Cllr A Hoskin – item 4d) - applicant

PUBLIC QUESTIONS

The first member of public referred to the local needs housing development sites drawn up in 2011 by Mawgan Parish Council and asked how many were required for local needs. The answer was 6 at that time but the situation was very fluid. The amount of housing Council thought the parish might need over the next 10 years could be 30 as that many had moved away who wished to return to the parish. The public stated that all 8 chosen sites totalled 200 houses altogether and decisions made now were very important as mistakes could not be changed later. The best sites needed to be chosen, not what actually came in first. Cllr Hatton pointed out that it was never Council's intention to build on all 8 sites – for a start not all landowners would allow their land to be put forward. The new owner of site 2 asked whether her land was still included. As she had bought it since the sites were agreed it would not still be included unless she wanted it to be, it was her decision.

Council was advised by a member of the public that the school application had already been approved on 20th August under delegated powers. He had objected because of the traffic at the school. It seemed ludicrous that it could be allowed to expand and staff park on the highway. More cars would be turning in his driveway. Another neighbour stated that when a new joint school was suggested years ago for Garras an entrance was proposed to extra land behind the hall for parking. A school governor present stated that extra land was being sought at present so it ought to include parking.

With regard the Springfield site; a visibility splay would take up the whole of the existing hedge. It would be a danger to people walking to school and increase the flow of traffic with 3 new properties. It would also increase the risk of flooding and drainage issues that already existed on land behind Langweath Lane. Infrastructure would not support the development and it could set a precedent for all fields around. The

Chairman pointed out this was why Council had produced the plan; to prevent sprawl. If Council did nothing developers would move in and build. If it did a plan then Mawgan would get left alone.

The applicant for the Springfield site then spoke. He stated that he was born in Mawgan 61 years ago and still had family there, so had the village at heart. He referred to a planning officer report stating that the site would now be considered as infill. The visibility splay had been agreed with Highways as safe. The landscape impact would be very slight and localised and was consistent with a built up area. The foul drainage assessment form had been completed – but only outline – full drainage would be in reserved matters and be placed as far away from Springfield and south facing gardens as possible. The applicant's agent stated that there was plenty of room to move the soakaway if percolation tests were negative.

Moving on to the Lower Lane application for 15 dwellings; a near neighbour stated that there was a safety issue for road users and pedestrians. In the 2011 plan it stated that the main road access had poor visibility and no footway. There was a footway in the plans but it ran out before getting anywhere. If it were extended to Higher Lane it would narrow the road and make it unsafe that way. There was a possibility of another 15-30 cars. Access was bad at both ends of Lower Lane. Development would take two years. The 'mains' drainage was questioned and the applicant stated that he thought surface water would go into the new public sewage system and sewage would go into a private plant. He was surprised Highways were ok with the access and admitted it was not good. He did not want to cut down any trees for the development; he had planted over 300 trees in his lifetime and wanted to plant trees amongst the development. This site was the joint 1st choice during the public consultation on sites in 2011. The application was only outline. A Cllr questioned why there were 6 local needs houses and 9 open market plots. Nine were required to finance the 6 local needs.

It was noted there were only 23 parking spaces but little areas of trees. If there were fewer trees then 30 parking spaces could be made available, giving each house 2 spaces. It was noted.

4. PLANNING

- a) PA15/05819 Additional modular classroom, Garras Community Primary School, St Keverne Road, Mawgan, Mrs S Evans

The Clerk had specifically requested an extension of time on this application and been advised that planning could wait until week ending 28th August for a response. As the Clerk was going on holiday, this was why the meeting had been arranged for 26th August. For the decision to then be made 8 days before the deadline given to Council was very annoying. A letter would be sent to Cornwall Council planning deprecating the decision being made without a chance to discuss the parking and the lack of advice by Cornwall Council of the decision having been taken. A copy would go to the local member.

- b) PA15/06732 Outline planning permission with some matters reserved: Erection of three detached dwellings and construction of access road, Land Adj Springfield, Higher Lane, Mawgan, Mr & Mrs N Collins

Cllr Colin Chapman pointed out that actually in the PRE-APP the planning officer had stated that the section fronting Higher Lane could in principle be considered infill but that the remainder of the site (including plot 3) was in the open countryside and would only be considered for local needs/affordable housing. The proposal was contrary to the AONB. Another member felt the whole site was infill and it was site 5 in the original village plan undertaken in 2011. On a vote decisions

AMENDED AS CONFIRMED 16TH SEPTEMBER 2015

were divided with 4 in favour, 4 against and 1 abstention. The decision was carried in favour of recommending approval of the application on the Chairman's casting vote.

- c) PA15/06592 Works to fell three woodland oak trees and reduce the crown height of one other to reduce the risk posed to the overhead 33kV power-lines according to the requirements of Western Power Distribution's 'storm resilience' risk assessment, Trevery Wood, Gweek Drive, Mawgan, Western Power

It was RESOLVED to support the application.

- d) PA14/11166 Proposed development to form 15 dwellings (6 affordable and 9 open market), OS Field 6869, Lower Lane, Mawgan, Mr & Mrs A Hoskin

Cllr A Hoskin declared personal and pecuniary interests and left the meeting. Despite concerns expressed about visual impact, road safety, etc everything fitted with the National Planning Policy Framework (NPPF) and it was RESOLVED to support the application.

Cllr A Hoskin re-entered the meeting.

5. FINANCE

- a) To cancel cheque 100944 R Sanders £504.00 as different invoices received for August

It was RESOLVED that cheque 100944 R Sanders £504.00 be cancelled.

- b) Account for cutting Recreation Field June, including play area x2 @£80 ea + VAT 192.00

It was RESOLVED that the account of £192.00 be paid.

- c) Account for cutting Recreation Field July, including play area x2 @£80 ea + VAT 192.00

It was RESOLVED that the account of £192.00 be paid.

- d) Account for weed killing, trimming churchyards x 2, cutting grass entry village x 2 564.00

It was RESOLVED that the account of £564.00 be paid.

6. ANY OTHER URGENT BUSINESS – for information

The trimming contractor would be asked to carry out the second weed killing spray.

Cllr Colin Chapman, as Council's internal auditor, had inspected the 1st quarter accounts and found them to be satisfactory. It was noted.

The oak trees backing onto Bartles Close were touching the houses and required trimming. This was up to the residents to sort out with Devon & Cornwall Housing.

It was with regret members were advised of Cllr Chris Robert's resignation due to declining ill health. A card/letter of thanks would be sent to him for all his years on Council and everything he had done for the parish.

7. DATE OF NEXT MEETING – 16th September

The Chairman closed the meeting at 9.17pm.