

**St. Mellion Parish Council Meeting
Tuesday 14th January 2020 at 7:00pm
St. Mellion Church Hall
Minutes**

PRESENT: Cllr Bridie Kent - Chair (BK); Cllr Pam Sambrook - Vice Chair (PS), Cllr Nick Habermehl (NH), Cllr Hilary Gill (HG), Cllr Steve Crook (SC).

IN ATTENDANCE: Ren Jackaman - Clerk (RJ), Ward Member - Jim Flashman (JF), six members of the public (four left at 7:45pm, three left at 8:30pm).

1. Councillor matters

1.1 To receive apologies for absences: NONE

1.2 To receive declarations of pecuniary interests:

HG for 4.1 PA19/10510 as a property owner at Woolaton, which is directly affected by this planning application.

1.3 To receive declarations of non-registrable interests:

PS and BK, NH for 4.1 PA19/10510 as members of the leisure facilities at the St. Mellion Resort.

1.4 To approve written requests for dispensations:

BK & PS for 4.1 PA19/10510 to achieve quorate status for discussion and vote.

BK moved item 4.1 to this point in the meeting to enable public discussion of the planning application PA19/10510

3. Questions from the public:

Jason Mills of Crown Golf: gave a brief presentation of the planning application PA19/10510. He outlined the desire to invest in the resort to provide a tourist destination in addition to the Golf Club & Hotel. He pointed out that the original planning application had a higher impact and the current proposal is for much less development. It includes a wedding venue, farm shop and kids' centre.

Brian Hammond: queried whether the designs incorporate any green energy, especially solar panels. Jason confirmed that this is an option which is being explored and clarified that the use of the term 'hybrid' refers to the context of the application being in two phases, not to renewable energy options.

Brian Hammond: asked if anything was planned for the existing timeshares, Jason confirmed that this will be a consideration at a later date

Ben Bryan: asked about the irrigation lake, he lives on the outskirts of it but was not invited to the Dunstan Lane meeting. Jason and BK explained that this was a Resident's Association meeting at which Jason gave a presentation. All were welcome to attend.

Jennifer Hooper: ask about how the irrigation pond was accessed to assess the site, as she owns the land bordering the site and asserts that there is no easy access to the pond. Her land is owned by her but appears on the plans as belonging to the Golf Club so she requested that the householders of Woolaton be consulted, which they have not been so far. She also pointed out that where the lodges are planned by the lake is not suitable as it is boggy. She was upset because she found out about these proposals by accident. She has heard from staff that a water sports centre was also planned and a footbridge, Jason confirmed the bridge but not the water sports, although he asserted that there may be fishing. She pointed out that where lodges are planned at the south west of the pond is an existing woodland and asked if the trees are going to be removed. Jason said not necessarily and clarified that the lodges indicated on the plan if greyed out, are not part of this application but potentially for a later phase, indicating 'in principal' locations rather than definite locations. In other words, it is a conceptual plan, levels of detail are therefore

vague, apart from the obviously detailed parts of the plan. She asked that the original planning application be cross checked against the current one, as there appear to be discrepancies. Finally, she asked about heating systems in the new lodges, Jason confirmed combi boiler and villager solid fuel.

Craig Leatherland: asked where the lodges were exactly planned, Jason pointed these out on the plan.

Brian Hammond: asked what input the Parish Council has had in terms of asking for things of benefit the village. BK confirmed that the Parish Council have had a courtesy meeting with the Golf Club CEO and Architect but that the application is going through due process and recommendations will be forthcoming at an appropriate juncture.

JF: asked whether the foundations which are already on site will be used, Jason explained that these have been in place for nearly a decade and are frost damaged but the materials will be recycled.

Jennifer Hooper: asked for clarification on the access to the new lodges, Jason explained that the existing road will be used, plus a footpath to the lake and a bridge across. She asked that the access road to Woolaton be protected to prevent it from becoming a rat run. Jason explained that they are talking to the council about making the existing road the main access and traffic calming will be put in place. Potentially, Woolaton Lane would be made a dead end to prevent access to the lodges.

Marie Danvers: asked which lodges are being put near her home in Woolaton, it was clarified that any lodges there are part of phase two.

Jennifer Hooper: asked if the lodges will be marketed as holiday homes, Jason confirmed that they will not be for full time occupation and that they do not want to market them as timeshares. There is a mix of different sizes and number of bedrooms. The application is for Holiday Homes only. The lodges will have access to all the facilities in the resort.

Brian Hammond: asked about traffic management and Jason confirmed that the new plan is pleasing to Highways as the traffic issues are less impactful than the original planning application.

JF: asked if there will there be another meeting and if so when and where?

Jason Mills: confirmed that there needs to be further public consultation, although he did state that he has given this presentation to a lot of people so far, he apologised if anyone has been overlooked. All stakeholders will be consulted in due course.

Ben Bryan: asked that in the process of turning the conceptual phase two into reality that the heritage of the 400 year old hamlet of Woolaton be protected and taken into consideration throughout.

Jason: stated that if you look at the aesthetics of the original planning application, it is awful and not fit for purpose. They are trying to come up with something more sympathetic and visually attractive, using natural materials which fit with the landscape. They have employed a local firm of landscape architects and they want to soften the impact as much as possible, there will be a lot of planting to blend in the new lodges. It is important for their investment, so Crown Golf are as motivated as anyone to get it right.

4. Planning matters *(to include any applications received after this agenda is published but prior to the meeting)*

4.1 Planning Applications:

PA19/10510 St Mellion International Resort St Mellion Saltash Cornwall PL12 6SD

Hybrid application for major development of new holiday chalets and amenities.

Before discussion began, HG and NH removed themselves and took no part in the following discussion or vote.

RJ reported that several emails from timeshare owners had been received prior to the meeting, these had been forwarded to the councillors for review. There are also a number of public comments on the online planning register.

BK gave a recap of the details of the application, some of the 65 documents relating to the application were displayed on screen. BK then gave a brief clarification of the role of Parish Councils in assessing planning applications for the benefit of those in attendance.

The following discussion took place and was simultaneously audio typed by RJ:

SC: this new application needs to be compared with the existing permission which is already in place. This version is considerably less impactful certainly in phase one.

PS: is the existing permission was only relevant to the lodges? (BK confirmed that there is currently no permission for the new design of the house, childrens' area and wedding barn).

BK: the current permission is for unsuitable buildings, this application shows consideration to improve this and create a less impact than the original permission. In terms of the Declaration of Climate Emergency, it is very important to ensure that carbon neutrality is considered within the design. Trees and sheltering/planting need to be planted in a way that is environmentally friendly and helps to reduce Co2 emissions. The lodges are clustered together, is there a general agreement that this is an improvement? There are less lodges in the new application and they are single storey.

PS: the internal design should also address climate emergency and co2 reduction should be emphasised in the design.

BK: there is access into that area already, the existing road to the roundabout is not very good, care would need to be taken to ensure that the access route is as adequate as possible and a pedestrian access route needs to be put in place which is safe and encourages walking; a cycle route would also be a recommendation for further exploration.

PS: is there was any lighting? (BK confirmed that there is no lighting planned but that if put in place it would need to be low impact and environmentally friendly).

PS: pedestrians will need lighting for safety reasons.

BK: there is a concern that Woolaton is a small hamlet, the houses have listed status and the interests of the residents and heritage here needs to be protected.

PS: with regard to lighting and accessibility, are the ways that car travel can be minimised through the area? Regarding the childrens' area at the bottom of the site, traffic would be a concern if accessing this area. Clarification is needed as to car parking arrangements. Possibly the cars need to be parked elsewhere with drop off permitted as this would reduce through traffic. This may lead to increased car parking elsewhere.

SC: Comments from one of the emails related to one of the existing lodges showing concerns of proximity of new buildings to these, this concern should be passed on to the Planning Officer. Impact on existing lodge owners would need to be carefully considered.

BK: considering the childrens' play area, the plan will need to address the criteria of environmentally responsible practices again, along with the social impact. It is an area which is currently overgrown and there is an abandoned tennis court, so it is a rundown area of the resort which could do with improvement aesthetically. It would certainly make a difference to the saleability of the homes there. This should not be an afterthought.

SC: if this application is successful does it supersede the old one?

PS: looking at what is intended, be mindful that the impression is of it becoming a 'Holiday Camp', will local residents welcome this profile?

BK: is the play area be open to local children as there is no facilities within the village?

SC: it is reasonably accessible from the village and inhabited areas of the village and from Pillaton side (BK confirmed that it is, especially if there is encouragement to use parking facilities to access).

BK: looking at the design of the Wedding Barn, the plans are pleasing visually and this facility will bring employment, from access point of view it shouldn't impact.

SC: it is in the interests of the resort to make it pleasing.

BK: if it does encourage more people to come into the area, it will hopefully benefit the wider community. The grass roof is interesting and positive.

PS: do the plans align with the National Planning Policy Framework? (BK confirmed that they do).

BK: There is a need to make sure the wedding barn does not impact on Woolaton. It can't be seen from the club, but it can be seen from the village a bit. How does it affect the residents of Wollaton? It is on the access route to Wollaton, at the moment this is used as a service road. Suggest that steps be taken to make sure that this venue does not increase traffic in the area.

SC: It should be drop off only, especially for entertainment and catering.

PS: The play area also includes allotments, it is understood that these would be used to grow produce for the shop and kitchens. Would these be available for local residents' use?

BK: Impact assessments indicate that lots of study has been done into noise, traffic etc. In phase one can the noise and traffic be monitored?

PS: what would be the arrangements for waste management? (BK confirmed that they would need to adhere to CC standards). Is the waste collection and disposal the resorts responsibility? This needs to be managed in such a way to encourage maximum efficiency and recycling, including composting.

BK: The traffic report it mentions the A388 but Cornwall Council needs to put something in place to restrict access via Church Lane and the village generally. This is likely to involve further traffic calming measures and consequent expense.

SC: There may be access at the Pillaton end via Mushton Lane, as this is a byway, both these issues are likely to be more phase two

BK: Comments received prior to this discussion, will be taken into account.

PS: expressed concern again that this development will end with the 'Holiday Camp' profile.

SC: shared this concern but more in relation to the existing permission.

BK: emphasized that the community of St. Mellion will need to work very closely with Crown Golf and Planning to make sure that this undesirable result does not take place.

It was proposed by BK, seconded by SC and RESOLVED that the application be supported in principal but with all the caveats identified being duly noted and discussed, two to one in favour. **ACTION: RJ to fully record the above discussion on PA19/10510, create a list of caveats and points for clarification to pass on to the Planning Officer and Crown Golf and to provide a precis of this discussion and decision on the online planning register.**

4.2 Enforcement: Refusals, Approvals & Appeals: NONE

4.3 Other Planning Matters:

- i. Meet the Planners: Planning Team 7 have been in touch and have requested to meet at 6:15pm, prior to the council meeting on March 10th.

2. Previous Parish Council meeting (12th November 2019)

2.1 To approve the minutes

It was proposed by HG, seconded by PS and RESOLVED to approve the minutes of the Ordinary Meeting of 12th November 2019 as a true record of the meeting.

2.2 To note matters arising from the minutes

- i. Climate Change: RJ has been unable to update the leaflet, due to technical problems, so this item was deferred to the next meeting.
ACTION: RJ to update the leaflet as soon as possible in time for next meeting.
- ii. Glebe Field Path (Licence & wall): no further news since the last report.
- iii. Solar power to bus shelters: Euroshell have been in touch via Lee Quinney and have provided the following quote for fitting solar powered lighting to all three bus shelters:
The cost of each unit is £1245.00 x 3
Delivery/Fitting cost of £245.00 x 3
Total cost £4470.00.
All prices plus Vat.
It was pointed out that the shelter opposite the Crocadon entrance is a replacement which may not be the same.
ACTION: RJ to check with Lee Quinney and establish whether the third bus shelter is suitable for this equipment.
It was proposed by PS, seconded by HG and RESOLVED to approve the installation of solar powered lighting to the three bus shelters (pending the outcome of the query above).
- iv. To agree a date for the next Litter Pick: The next Litter Pick will be organised on Saturday, 22nd February 2020 between 10am-Noon.
ACTION: RJ to book the equipment from Clean Cornwall, invite Callington Volunteer Litter Pickers, advertise on Facebook, book the hall with the PCC and ask Helluva Pasties if they can provide pasties for the volunteers.

Items actioned since last meeting:

- i. *New Noticeboard Location:* The PCC have confirmed that fitting it to the side of the church hall is approved. SC and NH to explore the work involved in fitting the board.
- ii. *Displaying PROW Map in Church Hall:* Cornwall Council Rights of Way Department have confirmed that we are welcome to frame it and display it.
ACTION : RJ to confirm with the PCC and seek quotes for framing at A0 size.
- iii. *Outcomes of Fly Tipping Reports:* PS reported the fly-tipping in Mud Lane byway, which has been moved slightly to the side but now there is a bigger pile of new material. PS to report again.
- iv. *Replacement of temporary yellow Golf Club road sign:* Crown Golf management have been asked to remove this and replace with a brown tourist sign.
- v. *Overgrown footpath by Glebe:* Paul Hoult was not in attendance to look at the map, so this item was deferred to next month.

5. Highway matters

5.1 Pedestrian Crossing: Paul Allen of Cornwall Council has considered options and concluded that there is no suitable location to put a pedestrian crossing in the village.

6. Transport matters

6.1 Proposed siting of northbound village bus shelter on pt9143 update: Earl & Crocker have now been commissioned to take over from Blight, Broad & Skinnard. They have all the information they need but have been rather busy since BBS closed. RJ is visiting the office tomorrow to go over the necessary paperwork. They have quoted an estimate of £794.50 inc. VAT for the whole conveyancing process.

7. Parish Council finances

7.1 To approve monthly payment schedule for December 2019 & January 2020 (shown on screen)
It was proposed by SC, seconded by PS and RESOLVED to approve the payment schedule for December 2019 and January 2020.

7.2 To approve the draft budget for ye 2021 (shown on screen)

It was proposed by NH, seconded by HG and RESOLVED to approve the draft budget for ye 2021.

7.3 To approve the Quarterly Financial Review

This item was deferred to next month, due to technical issues outlined in 8.2 below.

7.4 To review funds available to the Parish Council and discuss potential uses

- i. S106 funds available from Newton Ferrers solar farm: The balance of funds available has been confirmed as £39,868.71.
- ii. Community defibrillator (to receive an update on installation matters): There has been no word from Western Power, or the Residents Association, none received. Householders who are to host the AED units have been on holiday.
ACTION: BK will seek an update from the Residents' Association.
- iii. Adoption of Telephone Kiosk: the proposed agreement document was circulated in pre reading. It was proposed by SC, seconded by BK and AGREED to approve this agreement.
ACTION: RJ to sign and return the agreement.

7.5 Other suggestions arising

- i. VE Day Celebrations 8th May 2020: Suggestions made include a road closure in Church Lane to allow for a street party. The WI, School, Church and Crocodon to be asked if they have any existing plans or suggestions.
ACTION RJ to contact these organisations and ask the community via Facebook.
ACTION: HG to ask WI the same.

8. Parish Council governance

8.1 Casual Vacancy for Councillor following resignation of Cllr Alan Twist:

Ben Bryan has applied to be co-opted onto the parish council.

It was proposed by BK, seconded by HG and RESOLVED to approve the co-option of Ben Bryan as a new councillor, all in favour

Ben Bryan (BB) duly signed the declaration of acceptance of office.

ACTION: RJ to process BB's addition as councillor: to set up an email account, add to the website profiles, register with Monitoring Officer, add to the bank mandate and book on the next available code of conduct training.

ACTION: BB to complete the Register of Interest and provide DBS check certificate.

8.2 Changes to IT equipment: following the demise of the Mac Mini, RJ is reverting to use of laptop and flash drive with regular back-ups, instead of using an alternative to the Macmini. Barry Isaacs

is transferring the files held on the back up flash drives to a windows friendly format on a new flash drive for council use.

The associated equipment is now surplus to requirements, consisting of a relatively new keyboard, monitor and mouse.

It was proposed by BK, seconded by SC and AGREED to offer these items as a gift to the school.

ACTION: RJ to contact the school and offer the equipment for donation.

9. Premises licensing: to receive an update on recent applications: NONE

10. Caradon Community Network Panel update: The next meeting is on 16th January, RJ will be attending and will report back next month. Agenda items include Highways scheme tranche two, parish council priorities in Caradon, police update, planning enforcement updates, A38 safety, Governance Review update, Electric Vehicle charging points.

11. General correspondence for information and discussion (pre-circulated)

The Royal British Legion has sent a thank you letter following the annual donation of £35.

12. Items for next Parish Council meeting agenda

Quarterly Review

Litter Pick

Parking at Glebe (JF)

13. Date and time of next meeting:

Tuesday 11th February 2020 at 7pm in St. Mellion Parish Hall.

BK Closed meeting 9:41pm

St. Mellion Parish Council				
Payment Schedule REVENUE Account				
DATE	14th January 2020			
PAYEE	Invoice Date	Invoice #	Description	Amount
December 2019				
R Jackaman	n/a	n/a	Clerk Salary and Reimbursements for November 2019	£427.64
Angela Greenhough	03.12.19	2733	Payroll Services	£10.85
Tindle Newspapers	30.11.19	300002159	Advert for Councillor Vacancy	£133.20
NEST	09.12.19	n/a	Employer + Employee contribution to clerk's pension	£33.32
TOTAL				£605.01
January 2020				
R Jackaman	n/a	n/a	Clerk Salary and Reimbursements for December 2019	£406.91
Angela Greenhough	03.12.19	2761	Payroll Services	£10.85
NEST	09.01.20	n/a	Employer + Employee contribution to clerk's pension	£33.25
TOTAL				£451.01