

**St Mellion Parish Council
Extraordinary Meeting
Tuesday 27th October at 7:00pm via Zoom™
Minutes**

PRESENT: Bridie Kent - Chair (BK); Pam Sambrook - Vice Chair (PS); Hilary Gill (HG); Ben Bryan (BB), Nick Habermehl (NH); Steve Crook (joined at 19:33pm) (SC).

IN ATTENDANCE: Ren Jackaman - Clerk (RJ); four members of the public.

1. Councillor matters

1.1 To receive apologies for absences: None.

1.2 To receive declarations of pecuniary interests:

- HG declared a pecuniary interest in Planning Application PA20/06163, as her residence is sited within the grounds of St. Mellion Golf & Country Club.
- BB declared a pecuniary interest in Planning Application PA20/06163, as his residence is sited within the grounds of St. Mellion Golf & Country Club.

1.3 To receive declarations of non-registerable interests:

- BK declared a non-registerable interest in Planning Application PA20/06163, as a member of St. Mellion Health Spa.
- PS declared a non-registerable interest in Planning Application PA20/06163, as a member of St. Mellion Health Spa.

1.4 To approve requests for dispensations:

- No dispensations were formally requested in advance, yet the council would be inquorate if all of the above declarations were maintained, therefore a dispensation was granted to BK and PS under section 31(4 a-b) of the Localism Act 2011, in order to render the council quorate and because the Health Spa is not materially affected by the Planning Application PA20/06163.

(BB and HG left the meeting).

2. Public Session:

Jason Mills of Crown Golf:

Original planning permission was secured in the summer of 2020, the original location was adjacent to existing holiday lets, round the lakeside and land adjacent to Cornwall College building. Work went into preparing for actioning this when Covid 19 happened, the impact of which on the leisure industry has been profound and has not yet recovered.

The golfing holiday business has collapsed and so fundamental changes have had to be made. Crown Golf has scaled back from 23 golf courses to 8. The proposed holiday lodges were aimed at the luxury end of the scale, which is now not viable as a business proposition.

The pandemic has raised the importance of health and family in peoples' minds, so the decision has been made to address this in a new planning application. This seeks to keep the proposal for holiday lodges adjacent to the existing ones, potentially 26 units; then holiday lodges around lakeshore but on the hillside the footprint will

keep some of the uses originally applied for but in addition, a retirement village instead of more lodges (these would be restricted to over 55s), a nursing home, doctor's surgery and pharmacy.

In addition, this part of the site will include a swimming pool which will be designed to be more accessible and user friendly than the existing pool at the health spa (which will become a fitness facility for adult hotel guests). The new pool will be family orientated.

The already approved farm shop will be moved to a more accessible position and will include a post office. The kitchen garden will continue to be part of the plan and will provide food for the farm shop and hotel.

There will be a glamping pod area.

There will be a car park with ten, two-storey lodges behind it, these will be low visual impact due to the gradient of the land. They will be designed to be family friendly and an add on to the existing hotel accommodation.

The designs have been made with additional reference to being of benefit to local residents.

Bryan Hammond: asked Jason if traffic implications and provision of any affordable housing has been considered.

Jason Mills: responded by citing the traffic report, which is part of the application documents and which indicates that a lot of the uses are already in existence and that the new plans incorporate functions which would improve matters. The holiday accommodation and retirement facilities will be low impact in terms of traffic.

Affordable housing is not required as these are not open market homes in that sense but rather specialist houses.

Desmond Dunlop: Cornwall Council has advised that there is a large need for retirement accommodation and nursing facilities for the elderly, which this planning application address.

Nick Habermehl: asked for clarification if the question re: traffic relates specifically to Church Lane rather than the A388, this was confirmed. This is an existing issue.

Jason Mills: confirmed that staff have been instructed clearly not to use Church Lane and visitor guidance indicates to use the A388. Representations have been made to Cornwall Council to have a 'brown sign' on the A388 to direct visitors to the facilities.

Desmond Dunlop: indicated that this matter will be discussed with Highways and Planning as the application progresses.

Pam Sambrook: asked for clarification between the description of nursing home vs. residential home. Jason Mills confirmed that this will be high dependency accommodation and that the difference in terminology was the Architect's description.

Bryan Hammond: asked for an idea of timescale? Jason Mills confirmed that work would commence as soon as possible should planning permission be approved. Bryan

asked if the finance has been secured and Jason responded that the retirement village will be built in partnership with specialist company in this field.

Neil Dunkley: asked which part of the project would be actioned first. Jason explained that two different parties would construct the different sites and consequently, it may be possible to undertake both simultaneously but this has not been confirmed.

Bridie Kent: asked if any feedback has been received from Cllr Jim Flashman or other Cornwall councillors. Jason and Desmond indicated that this consultation will be undertaken in due course.

(Cllr Steve Crook joined the meeting)

Steve Crook: asked for assurance that this application will be progressed, as previous applications have not been actioned successfully. Jason commented that he could not speak to applications which were made before his tenure began and that it is possible the previous applications suffered from bad timing. The original permission which was approved and then the construction company went bust in the recession of c.2008, after which business recovery became the focus. An attempt was made to change the holiday lodge application to residential which then floundered. Since these events, lots of effort and planning has gone into addressing the various issues which the previous applications suffered from. This is a balanced application with many different types of accommodation provided. Jason finished by stating that there are no guarantees but that this new application is robust.

Neil Dunkley: reiterated the issue of increased traffic on the A388. It was recommended that the aforementioned Traffic Report be consulted.

3. Planning Applications:

- PA20/06163 - Crown Golf, St Mellion Estate, St Mellion, PL12 6SD**
 Outline application with all matters reserved except access for the construction of assisted living/extra care village (restricted to over 65) comprising 30 independent living homes, 68 independent living apartments, 64 bed nursing home (to include ancillary building incorporating office, reception, one GP surgery, pharmacy, lounge areas (Class C2). Combined holiday lodge reception (to include office, exhibition, farm shop, post office, cafe, microbrewery, artisan bakery, site security, holiday lodge laundrette and bike hire/storage compound uses, wc/shower block). Kitchen Market Garden, glamping field for 12 glamping pods. Construction of new golf driving range shelter (to include toilet block) and new golf catch net (demolition of existing golf driving range). Sports building to include swimming pool and associated facilities, climbing wall, badminton court, creche and zipwire. 10 holiday lodges, St Mellion Foundation Building and repair store, shop and cycle hire and St Mellion Open sided Community Open Air Learning Hub. Visitor/staff car parking to include other associated infrastructure (electric charging points, drop off/pick up points and new village green). Demolition of existing staff bungalow.

Discussion of the Planning Application was then undertaken by the parish council. The following points were noted:

BK commented:

- This is an improvement on the plan for holiday lodges, there is a clear need for additional housing for the elderly, which this plan addresses.
- In terms of representation of public concerns, traffic is clearly amongst the most prominent. There are potential issues with highway safety, both during construction and when open.
- It is a relatively small development on a large portion of land and appears to fit with the proposed locations.
- Existing residences need to be protected from any visual impact and noise pollution.
- The natural landscape will need to be preserved as far as possible.
- Use of public transport should be encouraged, there are bus stops within a few hundred yards but if people would have to cross the A388 from the Crocadon bus stop, this would be very dangerous and would need to be addressed.
- The application has a lot of information in the associated documents.
- It is clear that traffic is likely to increase over time due to more housing being developed in line with the Cornwall Local Plan.
- The inclusion of shop and medical facilities are a benefit to the local community and will help to reduce carbon footprint of locals who have to travel to shop and visit the local health centres. Outlying villages would also benefit.
- The shop could provide business opportunities for local producers.

PS commented:

- She considered that the development appears to be very busy and potentially an increased number of cars may be an issue. This may be adversely affected by the removal of existing car parks to be replaced with one larger one of 100 car spaces. She has surveyed the existing car parks which have c75 cars on an average day. Would the planned facilities be adequate to accommodate all users?
- Would the waterslide on the exterior of the building may have an adverse visual impact both aesthetically and to traffic on the A388.
- Would the retirement accommodation be attractive given the lack of facilities in the neighbourhood, especially in terms of walking distance, bus provision etc.

NH commented:

- His first impression is that this application represents a more practical use of the space.
- He was also concerned about the number of cars to be accommodated, including those for staff.

- Opportunities for employment are much higher with this new application, which is a positive.
- The inclusion of the shop and GP surgery and pharmacy to be a benefit to the community of St. Mellion.

SC commented:

- This is an unusual application because it supersedes an existing, approved application on the same land. The site has been confirmed as appropriate for this development.
- The Golf Club must remain viable and this plan would help to ensure that.
- The overall feel of the plan for leisure and lodge facilities is reminiscent of Center Parcs.
- Traffic is also of a concern, the existing problems with Church Lane will need to be addressed by disincentivising users of the lane.
- If the 'Safe Passageway' plan comes to fruition, this may alter commuter patterns and reduce traffic?

It was proposed by BK, seconded by SC and RESOLVED to support this application, three in favour, one against.

Meeting closed at 20:14.