

Mabe Parish Council Planning Committee

Minutes – 22 February 2024

Minutes of Mabe Parish Council held on Thursday 22 February at 7.00pm, Mabe Parish and WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: P Tisdale (Chair), C Cole, B Galke, T Tindle, K West.

Officer support: Clerk/RFO

Minute no:	Agenda Items
PC.23.24.001	Apologies for absence – None
PC.23.24.002	Members' Declarations of Interests – None.
PC.23.24.003	To approve written requests for dispensation – None
PC.23.24.004	Election of Chair of Planning Committee – After a brief discussion. Resolved – That Councillor Tisdale be the Chair of the Planning Committee
	Public Speaking – None.
PC.23.24.005	Planning Applications
	<p>a Resolved – Not Supported</p> <p>The application: Retention of existing Dome superstructure, over amphitheatre/Existing library structure and retention of sky barn, with the use of lower ground floor as occasional sleeping Accommodation.</p> <p>For the avoidance of doubt the application does not apply to the Straw Bale Building as detailed in drawing number 733/A3/05(B) dated June 2019 the Straw Barn building, drawing number 733/A3/04(B) dated June 2019, as these have both been superseded, nor does it apply to the Compost toilet detailed in drawing 733/A3/11 dated December 2023. Both drawings were referenced in the Planning Portal list of documents, but are not included in the application submitted at this time.</p> <p>It is the view of Mabe Parish Council that the application should be refused.</p> <p>From the evidence included within the application documentation, the development is in open countryside and outside the Mabe Development Boundary, contrary to the Mabe NDP policy 14.</p> <p>The application fails to meet the Good Design criteria, as detailed within the Mabe NDP Design Guide, policy18.</p> <p>The site is within an area designated in the Mabe NDP policy 8, as predominantly undeveloped land, where the prominence of built form would cause detrimental harm to the character and amenity value of the parish.</p> <p>The application fails to meet the criteria for New Employment Land, outside of the Mabe Development Boundary, contrary to Mabe NDP policy 10g.</p> <p>The application fails to comply with the Transport and Accessibility requirements in the Mabe NDP policy 11.2</p>

		<p>The application fails to comply with Mabe NDP policy 12.4 The application fails to meet criteria within Mabe NDP policy 14 [Residential development outside of the Mabe Development Boundary]</p> <p>Given the above it is the opinion of Mabe Parish Council that the development fails to meet the Mabe NDP policy 1 and the Cornwall local Plan policies 2.1 A to D [inclusive] And is generally of poor design, contrary to CLP policy 12..</p> <p>It is assumed that the current classification of the application site is Agricultural. The application refers to buildings to be used as educational, Classification F and also buildings for residential use Classification C. Whilst the application does not specify or detail which classification is being applied for, to grant planning consent would obviate any requirement for a change of use application. To do so would set a precedent for further development within the area, resulting in a cumulative detriment to the character, setting and amenity value of the surrounding area.</p>
	b	<p>PA24/00877 Resolved – Supported.</p> <p>The Council made comment that the applicant should be asked to provide assurances that the dwelling will be a primary family residence, as the plans may lend themselves to a multi-occupancy premises.</p>
There being no further business to discuss the meeting closed at 1930 hrs		
		Signed by Chair