

# Mabe Parish Council

## Minutes – 8 February 2024

**Minutes of Mabe Parish Council** held on Thursday 8 February at 7.00pm, Mabe Parish and WI Hall, Antron Hill, Mabe.

**Councillors present:** Councillors: P Tisdale (Chair), C Cole, B Galke, P Simmons, T Tindle, M Wilkinson, K West, R Philips, A Wills.

**Cornwall Councillor:** C.Cllr John Bastin sent his apologies.

**Officer support:** Clerk/RFO

Minute no:	Agenda Items
MPC23.24.279	<b>Apologies for absence</b> – None
MPC23.24.280	<b>Members' Declarations of Interests</b> – None.
MPC23.24.281	<b>To approve written requests for dispensation</b> – None
MPC23.24.282	<b>Cornwall Councillor Report</b> - None
MPC23.24.283	<b>Public Speaking</b> – Charles Green representing Chyan Farm PA22/10208 & PA18/11014 refer. Mr Green stated that an alteration to plans had been sent to Cornwall Council planning department addressing previous concerns raised by the Parish Council. It was explained to Mr Green that this amendment had not yet been seen by the Parish Council and was unable to be considered at this time.
MPC23.24.284	<b>Minutes of the council meeting held on 11 January 24</b> <b>Resolved</b> – That the minutes of the meeting of the Council, having been circulated, be taken as read, approved and signed by the Chair as a true and accurate record of the meeting.
MPC23.24.285	<b>Clerk's Update Report</b> - None
MPC23.24.286	<b>Planning Applications</b>
	a PA23/10055 – No further comment required.
	b PA22/10208 - The new plans were not uploaded by Cornwall Council Planning in time for the meeting. No comment can be made at this time. To be considered at the next meeting
	c PA23/10185 - Refused.  It is the opinion and request of Mabe Parish Council, that the section 73 application for reserved matters for appearance layout and scale should be refused.  Appearance layout and scale have been previously approved in decision PA21/07544. Condition 1 of that approval states the requirement to build as per the listed plans, contained within that application and approval notice.

		<p>From the information and plans now submitted it is clear that the proposed changes can not be considered minor / non material amendments.</p> <ul style="list-style-type: none"> <li>▪ Firstly the proposal would clearly breach a previous planning condition.</li> <li>▪ Changes are significant.</li> <li>▪ The proposals increase the roof height and volume / total area , of the vast majority of the dwellings.</li> <li>▪ The proposed dwellings significantly increase in size. [3 story aspect replacing two story]</li> <li>▪ The proposed changes would affect objection to the original proposal.</li> <li>▪ The proposal is not compliant with local planning policy and with the conditions attached to the original permission.</li> <li>▪ The application has no new corresponding EIA.</li> <li>▪ The proposals will have a detrimental impact on neighboring / existing properties and has a negative environmental &amp; visual impact contrary to the Mabe Neighborhood Development [MNDP]Policy.</li> <li>▪ The site sits within an area [MNDP policy 8 ] where development should be avoided. The area is an important wildlife habitat and which is important to the visual distinctiveness of the area.</li> </ul> <p>It is an area where the prominence of built form would cause detrimental harm to the character and amenity value.</p> <ul style="list-style-type: none"> <li>▪ The application fails to comply with the MNDP policy 12.3, 12.4 a &amp; b .</li> <li>▪ The application fails to comply with the MNDP policy 13a, b, c, &amp; d .</li> <li>▪ <b>The PC do not support or endorse the application, therefore it does not comply with MNDP policy 15, which states that rural exception sites should proceed only with the endorsement of the PC.</b></li> <li>▪ The application as submitted, fails to comply with MNDP policy 18 design.</li> </ul> <p>The new plans submitted vary substantially from the original plans and as such should be returned to the submitting body as they are non-compliant with the NDP.</p>
	d	PA23/10185 – See above
	e	PA18/11014 – Supported
1930 hrs – Members of the public left the meeting		
<b>Parish Issues</b>		
MPC.23.24.287	<p><b>Public Rights of Way – LMP agreement 2024/2025</b></p> <p><b>Resolved</b> – To sign the LMP agreement for the period 2024/2025.</p>	
MPC.23.24.288	<p><b>Public Rights of Way – Repair of stiles and path surfaces</b> – Councillor Simmons presented a list of places where repairs were required. The Council asked that Councillor Simmons price the repairs and establish where possible who is responsible for funding said repairs.</p>	
<b>Accounts &amp; Governance</b>		

MPC.23.24.289	<p><b>Training</b> – The Chair explained that the following training was available in February at zero cost:</p> <ul style="list-style-type: none"> <li>a. Martyn’s law training on 13 Feb 24</li> <li>b. Planning training on 28 Feb 24</li> </ul> <p>Both of these being online via Teams.</p>																																	
MPC.23.24.290	<p><b>Schedule of Payments –</b></p> <p><b>Resolved</b> – To approve the schedule of payments as detailed below:</p> <table border="1" data-bbox="347 521 1476 1249"> <tr> <td data-bbox="347 521 671 595">Duchy Defibrillators</td> <td data-bbox="681 521 1251 595">Annual monitoring fee – MYCP and Post Office (BACS 075)</td> <td data-bbox="1260 521 1476 595">£456.00</td> </tr> <tr> <td data-bbox="347 602 671 703">Mabe WI</td> <td data-bbox="681 602 1251 703">Contribution to hall costs, insurance. <b>To be paid from reserves, Minute 63, 8 June 2023 refers</b></td> <td data-bbox="1260 602 1476 703">£467.30</td> </tr> <tr> <td data-bbox="347 710 671 779">Gwinear Gwithan Parish Council</td> <td data-bbox="681 710 1251 779">Meeting room hire – Clerk’s handover meeting</td> <td data-bbox="1260 710 1476 779">£40.00</td> </tr> <tr> <td data-bbox="347 786 671 855">Purple Cloud (formerly Cornwall IT Ltd)</td> <td data-bbox="681 786 1251 855">Email support and Microsoft business – Feb. (BACS 072)</td> <td data-bbox="1260 786 1476 855">£150.00</td> </tr> <tr> <td data-bbox="347 862 671 887">L Dowe</td> <td data-bbox="681 862 1251 887">Officer cover (cover for January) (BACS 074)</td> <td data-bbox="1260 862 1476 887">£506.86</td> </tr> <tr> <td data-bbox="347 893 671 918">L Dowe</td> <td data-bbox="681 893 1251 918">Officer expenses (January)</td> <td data-bbox="1260 893 1476 918">£26.00</td> </tr> <tr> <td data-bbox="347 925 671 1032">HMRC</td> <td data-bbox="681 925 1251 1032">Underpayment – shown on HMRC online account, but not on Basic Tools payslip for January (BACS 073)</td> <td data-bbox="1260 925 1476 1032">£26.07 <b>plus interest</b></td> </tr> <tr> <td data-bbox="347 1039 671 1064">HMRC</td> <td data-bbox="681 1039 1251 1064">PAYE tax and NI (Month 11)</td> <td data-bbox="1260 1039 1476 1064">£126.60</td> </tr> <tr> <td data-bbox="347 1070 671 1140">Vodafone</td> <td data-bbox="681 1070 1251 1140">January use – wifi hub (DD on16 Feb) Inv XXXX4648 (DD16)</td> <td data-bbox="1260 1070 1476 1140">£12.85</td> </tr> <tr> <td data-bbox="347 1146 671 1216">HugoFox</td> <td data-bbox="681 1146 1251 1216">Monthly subscription – website provider (DD15)</td> <td data-bbox="1260 1146 1476 1216">£11.99</td> </tr> <tr> <td data-bbox="347 1223 671 1247">IONOS</td> <td data-bbox="681 1223 1251 1247">Annual subscription – website domain(DD17)</td> <td data-bbox="1260 1223 1476 1247">£18.00</td> </tr> </table>	Duchy Defibrillators	Annual monitoring fee – MYCP and Post Office (BACS 075)	£456.00	Mabe WI	Contribution to hall costs, insurance. <b>To be paid from reserves, Minute 63, 8 June 2023 refers</b>	£467.30	Gwinear Gwithan Parish Council	Meeting room hire – Clerk’s handover meeting	£40.00	Purple Cloud (formerly Cornwall IT Ltd)	Email support and Microsoft business – Feb. (BACS 072)	£150.00	L Dowe	Officer cover (cover for January) (BACS 074)	£506.86	L Dowe	Officer expenses (January)	£26.00	HMRC	Underpayment – shown on HMRC online account, but not on Basic Tools payslip for January (BACS 073)	£26.07 <b>plus interest</b>	HMRC	PAYE tax and NI (Month 11)	£126.60	Vodafone	January use – wifi hub (DD on16 Feb) Inv XXXX4648 (DD16)	£12.85	HugoFox	Monthly subscription – website provider (DD15)	£11.99	IONOS	Annual subscription – website domain(DD17)	£18.00
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MPC.23.24.291	<p><b>Finance report &amp; bank reconciliation</b> - Due to the new Clerk not yet being able to access bank records a finance report was not presented.</p>																																	
MPC.23.24.292	<p><b>To consider appointing a planning committee</b> – Following a vigorous discussion where various options were discussed for dealing with planning applications in a timely manner.</p> <p><b>Resolved</b> – That a planning committee of five council members be established to deal with planning requests in a timely manner outside of those dealt with at full council. Whilst any councillors may attend and contribute to the planning meeting only members of the planning committee may vote. The members of the planning committee are:</p> <p>Councillor P Tisdale, Councillor K West, Councillor C Cole, Councillor B Galke, Councillor T Tindale</p>																																	
<b>Community Links &amp; Consultations</b>																																		
MPC.23.24.293	<p><b>A39 proposed road changes – Cornwall Highways Consultation</b> – Following a discussion of the various options</p> <p><b>Resolved</b> – That either</p> <ul style="list-style-type: none"> <li>a. The road be reduced to a two way carriageway.</li> </ul>																																	

	<p>b. Traffic lights be installed to moderate the flow of traffic.  c. The speed limit be reduced to 40 mph.</p> <p>The Clerk is to email Cornwall Council in response to the consultation.</p>
MPC.23.24.294	<b>Climate group</b> – No update
MPC.23.24.295	<b>University update</b> – No Update
MPC.23.24.296	<b>Correspondence</b> – None
There being no further business to discuss the meeting closed at 2050 hrs	
	Signed by Chair