



**MINUTES OF THE MARAZION TOWN COUNCIL MEETING
TUESDAY 28th SEPTEMBER 2021 ALL SAINTS CHURCH HALL, MARAZION**

Meeting number 10/21

Present: Cllr D Laity Chairman, Cllr W Collins Deputy Chairman, Cllr D Walsh, Cllr J Nicholas, Cllr R Stokoe, Cllr J Rawlins, Cllr G Reynolds, Cllr R Clayton, Cllr J Nicholas, Cllr P Hoskings

In attendance:

Mrs T Unstead Town Clerk

776 Apologies

None

777 Public Participation

None

778 Declarations of Interest

Cllr Clayton agenda item 18(a)(v)

Cllr Reynolds agenda item 18(a) (iv and vi)

Cllr Nicholas agenda item 18(a)(iv)

Cllr Laity agenda item 18(a)(v)

Cllr Read agenda item 18.

779 Dispensations

None

780 Mayors Report – Matters of Urgency

The Mayor Cllr Laity reported that: -

- i On Sunday 19th September 2021, he had attended the annual Warspite Association memorial service at Marazion Folly Field. This was followed by the dedication to of the Warspite Way Stone, Warspite Way with members of the Warspite Association. Residents attended which was welcomed and appreciated. The HMS Warspite Association are keen to donate a commemorative tree, location to be determined
- ii He had spoken to Cllr Sue Nicholas (Chairman Perranuthnoe Parish Council), a meeting of the Chairs of the Community Network Panel is to be arranged soon. Any matters that Councillors thought needed bringing up should be reported to the clerk.
- iii Colin Pringle had resigned as a Councillor. Cornwall Council have been notified and the notice of vacancy has been placed on the council website and in the town council noticeboard.
- iv The organisers of the Lands' End 100 cycling event had contacted the council, Tuesday 28th September 2021 about using of the Folly Field including access to the electric box, the event taking place on Saturday 2nd October 2021. Councillors expressed their concern about a few health and safety issues plus the lateness of the request being made. The use of the Folly Field for this event was put to a vote.
RESOLVED – not to approve the request and for the Town Clerk to contact the organiser.

781 Clerks Report

The Town Clerk reported that: -

- i Cornwall Community Flood Forum's Annual Conference 5th November 2021 is being held at Heartlands, Pool. All Councilors are invited to attend.
- ii Planning for the 2021 Poppy Appeal and Remembrance Sunday is ongoing. The Town Clerk reported that she is now the official Poppy Appeal Organiser for Marazion.
- iii Code of Conduct Training must be completed by all Councillors and urged those who had not done so to do so. Cllr Laity reminded Councillors about the importance of the training.

782 Correspondence Received.

- i E-mail received from resident about the poor state of repair, paving in the Maypole Gardens.
- ii Letter received from researchers seeking to know how and what town and parish councils are doing to promote the Framework Convention for National Minorities of which Cornish is one.
- iii E-mail received about speeding motorbikes and a request for the information about the local Policing team. The author of the e-mail was invited to come and speak directly to the council.
- vi Notes from Police Liaison meeting held in August 2021 – to be circulated.

783 Councillor Reports

a) Town Councillors

i Cllr Nicholas

Reported that: -

The two Biffa bins at the Folly Field can now both be removed. The Town Clerk to contact Biffa.

ii Cllr Reynolds

Reported that: -

She had been contacted by a local family requesting that a family member who had recently passed away be buried in the cemetery. The Town Clerk will be contacted by a local Funeral Director. The burial request does meet with the Marazion Town Council Burials policy.

iii Cllr Hoskings

Reported that: -

The works area at Fairgreen seem to be expanding (fencing). The Town Clerk confirmed that the property development company are invoiced monthly and that it was expected that the works are to be completed this month (September 2021).

v Cllr Walsh

Reported that: -

He had been contacted by a member of the electorate who expressed their concern about the Red River deviating towards the sand dunes. Cllr Walsh went onto report that he had taken a walk to look at the reported issue and although the Red River's course has slightly changed, the sand dunes are not yet overly affected. Cllr Laity took the opportunity to report that the meeting with the various agencies on site at the Red River has yet to take place and the reasons for that delay would be explained under confidential matters.

A few people had made mention of the state of the garden, Maypole Gardens. Cllr Hosking explained what the volunteer team are doing, the intention is to cultivate sea salt tolerant plants. A discussion then took place about a sign to let the public know about the flora and fauna in around the Maypole Gardens area the benefits of having an interpretation board.

vi Cllr Stokoe

Reported that: -

He had been in contact with British Telecom about the two remaining in use phone boxes in Marazion and was advised that the telephone box at Trevenner Lane is to be made redundant.

AGREED – for the Town Clerk to contact BT and for the Town Council to 'adopt' the telephone box.

The BT phone box in the Square is to be re-decorated.

vii Cllr Collins

Reported that: -

The benches in the Maypole Gardens have been repaired. There are some allotments that are very unkempt, and the working group must meet to discuss. The Town Clerk has



arranged an Allotment Working Group (evening) but has been asked to re-arrange the meeting for during the day.

784 Minutes of the Council Meeting on Tuesday 14th September 2021

Members considered the minutes of the meeting held on Tuesday 14th September 2021.

RESOLVED – that the minutes of the meeting held on Tuesday 14th September 2021 be approved and signed as a correct and accurate record.

785 Play Area Inspections

RESOLVED – to continue with the current contractor. The Town Clerk to write to the unsuccessful bidder.

786 Mounts Bay Sailing Club

RESOLVED – to approve the request made by Mounts Bay Sailing Club for access to the Folly Field and use of the Council Chamber for the proposed sailing event 2022 subject to conditions.

787 Annual Investment Strategy

RESOLVED – to approve and adopt the Annual Investment Strategy.

788 Conclusion of the External Audit 2020 – 2021

RESOLVED – to formally note the conclusion of the External Audit 2020-2021 – no matters arising.

789 Redundant BT Telephone Box Feliskirk Lane

RESOLVED – to approve the delegation of the exploration of what can be done to the improve appearance of the redundant telephone boxes to the Queens Platinum Jubilee Task and Finish Group.

790 Painting Benches War Memorial

RESOLVED – to defer a decision to a later date once information has ben sought about ownership of the benches.

791 Matters Arising from previous Minutes

- a Minute 094 (Footpath 14) – *no update at the time of publishing.*
- b Minute 184 (Flooding Green Lane) – *Cllr Laity advised due to unforeseen circumstances the meeting has yet to be arranged.*
- c Minute 381 (footpath number 8) – *note that the Town Clerk due to other priorities has yet to review the process and resources needed.*
- d Minute 654(a)(i) (litter bin sponsorship) – *The Town Clerk advised that the location of a bin determines the cost of emptying. Councillors asked to send locations to the Town Clerk.*

- e Minute 694 (Maypole Gardens) – *Cllrs Laity, Nicholas, and Collins to arrange a date to carry out remaining repair works*
- f Minute 756(v) meeting with Head of Planning – *The Town Clerk advised that the meeting is to be confirmed upon the Head of Planning returns from annual leave.*
- g Minute 756(vi) letter to Wallgate – *The Town Clerk confirmed that a letter has been sent but as of yet no response received.*
- h Minute 758 (b)(i) Hand Dryer disabled toilet – *Cllr Nicholas reported that handdryer has been repaired at no cost to the council. The Town Clerk is to send a thank you letter to the contractor.*
- i Minute 758(b)(i) Japanese Knotweed – *The Town Clerk reported that Cornwall Council have been notified.*
- j Minute 758(b)(ii) Sewage on main road – *The Town Clerk read out a response received from Livewest. The Town Clerk is to speak to South West Water.*
- k Minute 758(b)(iii) Memorial Bench Memorial Gardens – *the bench located was in fact the Maypole Gardens.*
- l Minute 761 Plastic Free Marazion – *The Town Clerk reported that the Chamber of Commerce had been contacted.*
- m Minute 765 Cycle Racks – *to receive an update – the cost had been received and an order being placed.*
- n Minute 768 Seawall Insurance – *The Town Clerk reported that the insurance company needed more information – value of the stretch of seawall to be insured. Cllr Laity to speak to St Aubyn Estates*

792 Finance

a) Statement of Accounts

RESOLVED – to note the statements of accounts as of 23rd September 2021

b) Account for Payments

RESOLVED – to approve.

c) Receipts

RESOLVED – to note.

d) Direct Debits

RESOLVED – to approve.

e) Pre-payments

RESOLVED – to approve.

793 Planning

a) Applications for Planning Permission

i Application number: PA21/05460

Location: Car Parks Known As Godolphin, Slipway And Residents Kings Road West End Marazion Cornwall TR17 0EN



Proposal: Retention of payment machines, ANPR Camera and associated infrastructure
RESOLVED – no comment.

- ii **Application number: PA21/05461**
Location: Folly Field Car Park West End Marazion Cornwall TR17 0EF

Proposal: Retention of Payment Machines, ANPR Camera and associated infrastructure
RESOLVED – no comment

- iii **Application number: PA21/05462**
Location: Overflow Car Park Green Lane Marazion Cornwall
Applicant: Initial Parking Ltd

Proposal: Retention of Payment Machines, ANPR Cameras and associated infrastructure
RESOLVED – no comment

- iv **Application PA21/08238**
Location Land To The Rear Of 3 Turnpike Road Marazion Penzance TR17 0BJ

Proposal Proposed single storey side extension to the existing dwelling
RESOLVED – to object on the grounds: -

A Planning Policy Assessment and Explanatory Statement was submitted by the applicant in respect of planning application **PA17/04946** to change the use of the existing timber building into a dwelling. It stated that 'Planning permission has already been granted for the building and this development will not alter the external appearance of the building at all'

In the summary, it stated that the proposed development has been conceived taking the current and proposed character of the immediate area into consideration. It stated that the building is well designed and neighbourly as a result of the following:

- The provision of a small-scale residential scheme on a site which is substantially enclosed by existing development in the village.
- A form of development which seeks to maintain the exiting low-density grain of development in the area;
- A form of development that will not alter the external appearance of the building at all;
- A form of development that will provide a plot of a similar size to those of the surrounding dwellings;
- A form of development that will provide the proposed dwelling with suitable private amenity spaces, comparable in size to the surrounding dwellings;

- A form of development that provides a safe and secure access to the highway, which adjoins the site;
- A form of development that is well proportioned, consisting of elements whose forms are complementary to each other;
- A proposal that has been carefully designed with due consideration to the relationship of the wall area to the window area;
- A proposal that has well-proportioned doors and windows;
- A proposal which uses design elements that are evident in the parent and neighbouring dwellings; and
- A proposal that seeks to ensure that privacy between the proposed and the existing dwellings is protected and enhanced through appropriate siting of the proposed dwelling, the carefully considered design and existing landscaping along common boundaries.

The Council would therefore assume that all these points were taken into consideration when the delegated officer reported on that application that 'The plot size is considered large enough to accommodate the small residential unit and provides an outdoor amenity area which will be suitable enclosed'.

With this new application there would be clear overdevelopment of the site should it be approved. The existing property has a gross internal area measuring some 19.3 square metres, the proposed extension to have a measure a gross internal area of some 11 square metres in extent. The proposed extension representing a 52.28% increase on the current gross internal area measurement and is not proportionate in scale to the location. None of this is in keeping with the supporting evidence that was submitted for the change of use to a dwelling to keep the property a 'a small scale residential scheme', 'not alter the external appearance of the building at all', provide suitable private amenity spaces, or ensure that privacy between the proposed and the existing dwellings is protected'.

The Planning Policy Assessment and Explanatory Statement for **PA17/04946** also stated 'There is more than sufficient separation distance between the proposed and the existing houses to ensure that there is no loss of privacy, overshadowing or loss of natural daylight.'

The Delegated Officer concluded 'The building is site a sufficient distance from neighbouring properties as not to give rise to direct overlooking or overbearing issues'

This new application takes no consideration to the overbearing impact on neighbouring properties and the council has concerns over the loss of light to these neighbouring properties.



Furthermore, Marazion Town Council is concerned about the additional demands on the sewage plant system and 'run off' which will be no doubt at least doubling in volume. There is also an issue with the increase in rainwater from the roof and the reduction of suitable drainage land where the extension would be built.

Finally, it should be noted that the proposed floor plans and elevations submitted with the application are incorrect. There is no longer an access gate located leading from the grass area to the land to the south.

To grant this application would completely ignore the rationale given in passing the application **PA17/04946** and go against the advice of that planning officer.

- v **Application PA21/08748**
Location Chi Park An Melin 1 Millfields Green Lane West Marazion

Proposal Proposed porch
RESOLVED - to support.

- vi **Application PA21/08067**
Location Teylu House Gwallon Lane Marazion TR17 0HW

Proposal Single storey rear extension
RESOLVED - to support.

- b) **Applications Approved/Refused**

None to be noted.

- c) **Correspondence**

None to be noted

794 The Freedom of Information Act 2000

Deems that all information held by this Council should be freely available to the public unless it falls under one of 23 exemptions.

795 Data Protection Act 2018

Precludes this authority from publishing the names, addresses or other private information of individuals unless written permission is given by the individual for such details to be made public.

Therefore, where necessary, personal details have been removed from the papers attached to ensure that information held is available, but individuals are protected.

796 Part II

(Private)

Items which may be taken in the absence of the public and press on grounds that Exempt information may be disclosed as defined in the Local Government Act 1972 and Public Bodies (admissions) Act 1960.

To move that in the view of the confidential nature of the business to be transacted viz; information where public disclosure at this time may be prejudicial to the good business of the Council, it is in the public interest that they be temporarily excluded, and they are instructed to withdraw in accordance with Standing Order 3d
RESOLVED – to move into Part II

797 East End Garages

Cllr Laity updated the council as to developments and considered options available. Cllr Laity and the Town Clerk given approval to speak directly to the council's legal advisor.

798 Personnel issues.

Cllr Laity updated the council on some Cornwall Council personnel issues.

Signed



Cllr Derek Laity
Town Mayor

