



**MINUTES OF THE MARAZION TOWN COUNCIL
EXTRAORDINARY MEETING
TUESDAY 29th MARCH 2022 TOWN HALL MARAZION**

Meeting number 23/21/22

Present: Cllr D Laity Chairman, Cllr W Collins, Cllr J Nicholas, Cllr P Hosking, Cllr G Reynolds; Cllr J Tuchier, Cllr D Walsh, Cllr J Rawlins.

In attendance:

Mrs T Unstead Town Clerk

1088 Apologies

Cllr R Clayton
Cllr R Stokoe
Cllr P Read

1089 Public Participation

Resident one advised that they were speaking on behalf of their neighbour who owns the property adjoining (on two sides) the proposed development site planning application PA22/00960.

The planning application applicant has stated that they own the access track which is incorrect as the neighbour who owns the property adjoining (on two sides) the proposed development site owns a parcel of land which has been included in the application.

Resident two reaffirmed their concerns about traffic management and safety made at the meeting held on Tuesday 22nd March 2022. Resident two proceeded to ask what consideration is being made to mitigate any increase in pressure on the main sewer which is already overloaded and is subject to being 'jetted' several times a year.

A spokesperson for the applicant, planning application PA22/00960 addressed the council. They confirmed that there had been an error made by the agent on the application in respect of land ownership and the access track and this error has now been remedied, Cornwall Council and the landowner have been notified.

The spokesperson for the applicant advised that the application does in essence meet the criteria for small scale developments, infill developments on the edge of settlements as detailed in the Cornwall Council Local Plan.

The spokesperson gave examples of the Mount Haven development which lies next to the proposed development and Henfor Farm which is located on the landward side of Turnpike Road as being developments on the edge of the main settlement being granted planning permissions.

The spokesperson spoke about the development and its location in the Area of Natural Beauty (AONB) and gave the example of the granting of planning permission for the provision of a car park for the former Mount Haven Hotel which lies within the AONB. The proposal will not significantly affect views from Turnpike Road, the fall of the land and that proposal makes provision for ample space for screening and planting.

The spokesperson spoke about the access, which appears not to be a problem as access is already shared with other properties in the area.

1090 Declarations of Interest

Cllr Reynolds agenda item number 13

1091 Dispensations

Cllr Reynolds asked for a dispensation to speak on agenda item number 13.

RESOLVED – unanimous to grant a dispensation for Cllr Reynolds to speak on agenda item number 13.

1092 Mayors Report - Matters of Urgency

The Mayor Cllr Laity reported that:

- i He had spoken to the Chief Executive Officer, St Aubyn Estates about the depositing of material from the Mount Haven development in a field located in-between the Island Field Allotments and the A394. The Chief Executive Officer, St Aubyn Estates confirmed that some of the material will be returned to the Mount Haven site, the rest to be taken away and the field to be reinstated to its original condition.
- ii A former Marazion Town Councillor had reminded him that the St Pirans Flag is usually flown on the flagpole in the Maypole Gardens as from the 1st of April 2022. However, as the Ukrainian flag is flying Cllr Laity suggested that the Ukrainian flag is flown until Mayor choosing in May. Councillors concurred with the suggestion.
- iii The pond in the Maypole Gardens is being emptied on Thursday 31st May 2022, is the pond to be filled in immediately or wait?
AGREED – to fill the pond with gravel immediately (minute 1046)
- iii The Deputy Mayor has found someone who can decorate the BT telephone boxes. Also, a website has been found where you can purchase all spare parts needed for the telephone boxes. This is to be progressed as a matter of urgency.

- iv The Town Clerk has sent the menu for the Mayor Choosing meal to all Councillors and reminded Councillors that the Town Clerk has asked for a response by Friday 1st April 2022.
- v That a letter is due to be received from St Aubyn Estates about the re-positioning of the defibrillator located at the Godolphin Steps to the Beach Box. In the absence of a formal letter, Cllr Laity wanted to reaffirm that the Council still have no objection to this. Cllrs confirmed no objection.

1093 Planning

a) Applications for Planning Permission

i Application PA22/00960

Location Land Adj To Bosworgy Turnpike Road Marazion Cornwall

Proposal Outline application for erection of up to 4 dwellings/domestic garages with all matters reserved

RESOLVED – majority to object to the application.
 Five Councillors objected, three abstained.
 Grounds for objection are: -

This application site lies within an area of outstanding natural beauty on the coastline.

Any development in this location would have an adverse effect on the area. It does not lie within an area identified for housing under the Strategic House Land Availability Assessment and there has not been shown a local need for this development.

Policy 3 of the Local Plan advises that, other than at the city and main towns identified in the Policy, housing growth will be delivered through rounding-off of settlements, and infill schemes that fill a small gap in a continuous built frontage and do not physically extend the settlement into the open countryside.

Chief Officers Note - Infilling and rounding off. Rounding off provides a symmetry or completion to a settlement boundary, it is not intended to facilitate continued incremental growth. Rounding off development should not visually extend development into the open countryside and should be predominantly enclosed by edging features

Infilling is development that would fill a gap in an otherwise continuous frontage which will normally be a road frontage. The layout and density of the development should be in character with and like others in the continuous frontage. Development should not diminish a large gap that is considered important to the setting of the settlement.

It is a stretch to claim that the site is enclosed by 3 ½ sides. Tigh Na Mara and Bos-wor-gy do border the border to the north, but Chy Morvah House is away from the west border and the buildings shown are only. Chy Morvah East borders just the corner of the south border and should not be considered as enclosing the land. The buildings on the other corner are clearly agricultural and cannot be considered as a factor in this application. This

application cannot therefore be considered infill or rounding off and does not comply with the guidance of Policy 3

The site is considered countryside and to allow any development would be against **Policy 7**.

To say the field is too small for agricultural use is wrong. It is approximately 2 acres in size, which is comparable with many of the agricultural fields in the immediate area if not Marazion.

We believe the application does not meet **Policy 21** of the plan and making best use of the land. It could be returned to valuable agricultural use or remain 'scrubland and be further enhanced as part of the governments re-wilding scheme.

To claim that the site is a 'scrubby piece of land which has long lost its agricultural value and use because it is too small' is blatantly incorrect. The land has previously been used for agriculture and could be returned easily for use again. Alternatively, what has inadvertently been created is a valuable wildlife haven on the coastline.

A dangerous precedent could be created if non cultivation of agricultural land is allowed as a reason for development. This could allow the floodgates to open for all Greenfield sites to become housing developments.

Policy 23 encourages enhancing Cornwall's natural environment, this proposal does nothing for that and destroys part of Cornwall's green infrastructure against **Policy 25**. The proposed development will lead to substantial harm to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss NPPF' (para 195).

The application would have an adverse impact on the area, environmental and wildlife. This green space lies within an area of outstanding natural beauty and should be protected. Whilst the proposed development may not be seen from the public highway it will be seen from the national coast path and St. Michaels Mount.

In addition, there are highway safety concerns with traffic entering and exiting the site.

The fact that planning approval has been given for the Mount Haven site should not be a consideration in this application. Those properties are being built on a brownfield site replacing a hotel whereas this current application is on an obvious green field site.

1094 Minutes of the Council meeting held on Tuesday 22nd March 2022.

Members considered the minutes of the Council meeting held on Tuesday 22nd March 2022.

RESOLVED – unanimously approved that the minutes of the Council meeting held on Tuesday 22nd March 2022 be approved and signed as a correct and accurate record.

1095 Finance

a) Statement of Accounts

RESOLVED – unanimous to note the statement of accounts as of the 24th March 2022.

b) **Accounts for Payment**

RESOLVED – unanimous to approve

c) **Receipts**

Noted none received.

d) **Direct Debits**

RESOLVED – unanimous to approve

e) **Pre-Payments**

RESOLVED – unanimous to approve

1096 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

1097 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.

1098 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 – unanimous to move into Part II

1099 Lease Folly Field Car Park.

RESOLVED – unanimous to engage the services of a business property specialist to act on behalf of Marazion Town Council in negotiating a new lease with the existing tenant.

1100 Other Parking Provision Marazion

Councillors considered a suggestion being made by St Aubyn Estates; the offer being made in response to the Town Council asking about the possibility of extra parking provisions being made available specifically for residents.

RESOLVED – unanimous to write to St Aubyn Estates, support in principle with the proviso

that the provision is solely for yearly and half yearly pass holders as per St Aubyn Estates suggestion.

Signed

Cllr Derek Laity
Town Mayor