

Mabe Parish Council

Minutes – 9 November 2023

Minutes of the meeting of Mabe Parish Council held on Thursday 9 November 2023 at 7.00pm at Mabe WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: P Tisdale (Chair), B Galke, R Phillips, P Simmons, T Tindle, M Wilkinson.

Cornwall Councillor: C.Cllr J Bastin

Officer support: Clerk/RFO to the parish council

Minute no:	Agenda Items
MPC23.24.207	Apologies for absence - were received from Cllrs A Thomas, K West.
MPC23.24.208	Members' Declarations of Interests – None.
MPC23.24.209	To approve written requests for dispensation – None.
MPC23.24.210	<p>Public Speaking</p> <p>A speaker attended to say that they live in the house hit by a tree in last Wednesday's storms. Substantial trees in the area, and the speaker thought that the tree fell because the root system was more shallow than they would usually be (granite in the area). Asked the parish council to support another resident in their efforts to deal with concerns at tree risks in the area. Concern at a large tree behind their house.</p> <p>Agreed to write to the Cornwall Council Tree Officer and ask them to review the safety of the trees, asking if they can be assessed in a different way – if the trees are not rooting into the ground as they should, due to the granite in the ground in this area. Suggest that the County Forester consults a geologist in view of the number of large trees falling in Mabe in storms in recent years.</p>
MPC23.24.211	<p>Presentation – Chyan Community Field</p> <p>Representatives from the Chyan Community Field attended to speak about the charity and its work, to enable the parish council to understand what the charity does and how it benefits Mabe parish. Topics covered included:</p> <ul style="list-style-type: none"> - Nature connects (weekly play group for 5 year olds and under) - Cornwall Mindful Medicine - Sun Sparks energy company - Chyan's fruit company and educational work with local schools / BTEC courses - Forest School - Support for people who want to go into food and farming in Cornwall. - Getting set up to be ready for social prescribing. <p>Horticultural therapy. BTEC courses for people not in work or education. Allotment group, mums group. Supporting people with mental health problems. Connection with the environment, aiming to foster positive environmental choices. The charity has been using the site for over 20 years and is now asking the planning authority for a certificate</p>

	<p>of lawful use for the site, and would like the support of the parish council. Only providers of training in organic horticulture in Cornwall.</p> <p>With regard to a question about following due planning process, the Chyan Community Field representatives stated that the majority of the buildings were on the site before they took on the land. A straw shed and some tool sheds have been added since taking on the site, and planning officers do not have issues with these.</p> <p>Planning applications were started in 2001. Two applications are currently with Cornwall Council. Planning officers had stated to Chyan representatives today that mistakes had been made and that the parish council would be notified of this.</p> <p>It was stated that there is a growing climate emergency, there are food security issues and the Chyan community are working to address these.</p>
MPC23.24.212	<p>Cornwall Councillor report</p> <p>C.Cllr Bastin reported:</p> <ul style="list-style-type: none"> - Highways have confirmed that they will be putting up warning signs for the crossing on the B39, and that there are plans to reconfigure the road. - Meeting with Alan Mason next week (Head of Enforcement), local issues can be raised with him in advance (Cllr Tisdale will collate and send through) - will be supporting the Luncheon Club's Christmas Lunch - will be attending the Remembrance Service
MPC23.24.213	<p><u>Minutes of meeting of the council held on 12 October 2023</u></p> <p>Resolved – that the minutes of the meeting of the council, as above, having been circulated, be taken as read, approved and signed by the Chair as a true and accurate record of the meeting.</p>
MPC23.24.214	<p>Clerk's update report</p>
MPC23.24.215	<p>Planning Applications</p>
	<p>a) PA23/07780 – Gwendra Cottage, Halvasso, Penryn – Certificate of lawfulness for existing use in respect of the lawful use of land in connection with residential use and retention of outbuildings.</p> <p>Resolved – noted, no comment.</p>
	<p>b) PA23/08503 – Land South West of Menallack Farm, Helland, Treverva – Conversion of two barns to two dwellings</p> <p>Resolved – that the parish council supports the application and has the following observations:</p> <ul style="list-style-type: none"> - No reference to the Mabe Neighbourhood Development Plan in the application - Barn 1 should provide 2 car parking spaces (3 bedroom dwelling) – Policy 11.3(b), Mabe NDP - There is no evidence to support compliance with policy 3 of the Cornwall Local Plan (Policies 1 and 7 of the Mabe NDP) regarding energy efficiency within the building, heating, low carbon energy, public transport

	<ul style="list-style-type: none"> - The application site is in a designated protected area (Policy 9, area 55, Mabe NDP) - Note that the proposal is to make use of redundant buildings - The remedial ground works referred to in the application should be covered in planning conditions. - Pitched roof with slates would be a more suitable design, if possible, concern at the flat roof element of the proposal, particularly in a protected area - Request a condition that the dwellings are used for family members or primary residence only, and not for holiday or short term letting. 												
MPC23.24.216	<p>Update on use of s.106 funds Update given and noted:</p> <ul style="list-style-type: none"> - the s.106 funding agreed to be granted to Bloomin Mabe for purchase of plants has been submitted to Cornwall Council and has been approved for payment. - application for s.106 funds for the Mabe Open Space project – pending decision by Cornwall Council 												
MPC23.24.217	<p>Plaque for Landmark Tree</p> <p>Deferred to next meeting, in the absence of Cllr Wills.</p>												
MPC23.24.218	<p>Draft letters to Potters Farm and BF Adventure</p> <p>Deferred to next meeting, pending meeting with Head of Enforcement next week.</p>												
MPC23.24.219	<p>Land behind the bus shelter – ongoing maintenance</p> <p>Resolved – to draw up specifications for additional ground works to be included in the footpath maintenance contract for 2024, on the basis of a quote for hourly rate for works in addition to the budget.</p>												
MPC23.24.220	<p>Review of Council policies</p> <p>Deferred to future meeting.</p>												
MPC23.24.221	<p>To consider use of CIL funds</p> <p>Deferred to future meeting.</p>												
MPC23.24.222	<p>Council credit, debit or pre-paid card</p> <p>Resolved – that the council will apply to Unity Trust Bank for a Corporate Multipay Card, and bring a protocol on use of credit card to the December meeting of the council.</p>												
MPC23.24.223	<p>Training No training requests.</p>												
MPC23.24.224	<p>Schedule of payments – Resolved to approve payments as set out in the payments schedule</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Payee</th> <th style="width: 40%;">Purpose</th> <th style="width: 30%;">Amount (inc VAT)</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;"><i>Payment approved at Oct 23 meeting, incurred following Oct 23 meeting, not listed on payment schedule</i></td> </tr> <tr> <td>L Dowe</td> <td>Expenses refund – purchase of projector</td> <td style="text-align: right;">£304.98</td> </tr> <tr> <td colspan="3" style="text-align: center;"><i>Payments to be made by online payment</i></td> </tr> </tbody> </table>	Payee	Purpose	Amount (inc VAT)	<i>Payment approved at Oct 23 meeting, incurred following Oct 23 meeting, not listed on payment schedule</i>			L Dowe	Expenses refund – purchase of projector	£304.98	<i>Payments to be made by online payment</i>		
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	Greens Grounds & Trees	LMP RoW cutting, 2 nd cuts	£1,259.02
	Greens Grounds & Trees	Clearance of land behind bus shelter	£657.41
	Cornwall ALC Ltd	Planning training (KW) 10 Oct 23	£36.00
	Purple Cloud (formerly Cornwall IT Ltd)	Email support and Microsoft business – Oct. Inv 4417 XX955	£150.00
	Royal British Legion	Poppy wreath (s.137) donation to the Royal British Legion	£30.00
	L Dowe	Clerk's salary (Oct)	£501.40
	L Dowe	Clerk's expenses (Oct)	£43.16
	HMRC	PAYE tax and NI (Month 8)	£125.40
	<i>To be paid by Direct Debit</i>		
	Vodafone	Oct – wifi hub (DD on 16 Nov)	£12.85
MPC23.24.225	Finance report and bank reconciliation Noted, no report at this meeting.		
MPC23.24.226	Climate Group – regular update The group have not met recently, so no update.		
MPC23.24.227	University Update No update		
MPC23.24.228	Correspondence 1. Cornwall Sustainability Awards, Forest For Cornwall <i>previously circulated</i> 2. CALC AGM – Martyn's Law presentation <i>previously circulated</i>		
MPC23.24.229	Agenda items for a future meeting Any matters deferred from, or raised at this meeting - To receive and approve the National Pay Award notification, and approve rate of pay and payment of backpay from 1 April 2023 - Scheme of Delegation - Terms of Reference for Committees - Review of Asset Register - Review of the Council's Financial Risk Assessment - Bank account – to open an interest earning savings account		
	Meeting closed: 8.44pm		Signed by Chair: