

Mabe Parish Council Planning Committee

Minutes – 26 March 2026

Minutes of Mabe Parish Council held on Thursday 26 March 2026 at 1800 hrs, Mabe Parish and WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: P Tisdale, B Galke, K West (Chair), P Filmore.

Officer support: Clerk/RFO

Minute no:	Agenda Items
PC.25.26.027	Apologies for absence – Councillors Wills & Hewett-Silk
PC.25.26.028	Members' Declaration of Interests - None
PC.25.26.029	To approve written requests for dispensation – None
PC.25.26.030	<p>Public Speaking – All speaking to do with PA26/01235</p> <ol style="list-style-type: none"> 1. A resident of Church Road stated that the calculations of the developers in regard to traffic volumes referred to in the planning application was erroneous as it used survey data some 30 years old, none of which pertained to the proposed site. They stated that they had conducted their own traffic survey on Church Road during rush hour and had counted 700 vehicles using the road in that hour. The planning application encourages residents to walk or cycle, however, there are no pavements or cycle lanes to connect the proposed site to the remainder of the village, the junction in the centre of which is unsafe for pedestrians. 2. Another parishioner asked why the developer was not present at the meeting and why they had not conducted a public consultation as recommended in the Pre-Application advise from Cornwall Council. 3. A parishioner stated that in their opinion the developer had ignored the Pre-Application advise from Cornwall Council. The advise stated that the proposed site could not be considered 'in fill', or rounding off but should be regarded as a rural exception site. The planning application is for rounding off. The development if it were to go ahead would have a detrimental visual effect on the village. There are currently two other sites under construction in Mabe, which are offering very few affordable homes. The full market value homes on those site that are for sale have had to be reduced in price as they are not selling. Settlements and hamlets should not be allowed to bleed into each other and should remain distinct entities. This development would bleed into the hamlet of Antron. The site is outside the Mabe development boundary. 4. The residents wished to make their feelings clear that this development is unwelcome and unnecessary.

	5. A parishioner stated that the land is reported by the developer as low quality, this is not the case as the land has been used for arable farming in the past. The area is of significant interest as it is used by bats and deer. There is no indication that the development would present a biological net gain by being developed.
PC.25.26.031	Planning Applications
	<p>a PA26/01235 – Following a discussion</p> <p>Resolved – Not supported</p> <p>The planning application fails to meet the requirements of Mabe NDP policies 8, 11, 12, 14, 15, and 18.</p> <p>The planning application fails to meet the requirements of CLP policies 2a, 3, 6, 7, 8, 9, 10, and 21.</p> <p>There is no housing need.</p> <p>There is no safe pedestrian access to the remainder of the settlement.</p> <p>The site is outside the Mabe Development Boundary.</p>
	1835 hrs the general public leave.
	<p>b PA26/00731 – Following a discussion.</p> <p>Resolved – No objection.</p>
There being no further business to discuss the meeting closed at 1850 hrs	
	Signed by Chair