

Mabe Parish Council Planning Committee

Minutes – 28 March 2024

Minutes of Mabe Parish Council held on Thursday 22 February at 1800 hrs, Mabe Parish and WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: P Tisdale (Chair), C Cole, B Galke, T Tindle, K West.

Officer support: Clerk/RFO

Minute no:	Agenda Items
PC.23.24.006	Apologies for absence – None
PC.23.24.007	Members' Declarations of Interests – None.
PC.23.24.008	To approve written requests for dispensation – None
PC.23.24.009	Planning Applications
	<p>a PA24/00672 Resolved – Not supported.</p> <p>Having considered all the relevant information and policies Mabe Parish Council request that the application should be refused.</p> <p>It is considered that the application site is contrary to the CLP policy 2 which is superseded by the Mabe NDP policy which requires all development outside of the development boundary to be compliant with CLP policy 3 & 7.</p> <p>It does not meet CLP policy 3, as the three dwellings are not considered to be infill, or sited within a designated area.</p> <p>It is contrary to CLP policy 7 As there are no special circumstances applicable. It is not a building, broadly comparable in size to the existing Class Q approval.</p> <p>It fails to meet MNDP policy 8a, its location being within a Cornwall Wildlife protected area where its built form would cause detrimental harm to the character and amenity value of the area.</p> <p>It fails to meet MNDP policy 9.1, It is located within a site and in close proximity to two other properties, designated to have significant heritage status within the MNDP policy.</p> <p>It fails to meet MNDP policy 11.2 and CLP CEDPD. In that it does not facilitate safe pedestrian or non-vehicular access to nearby village facilities or amenities.</p> <p>It fails to meet MNDP policy 12.4a & b. It fails to improve the landscape character value and enjoyment.</p> <p>It fails to meet MNDP policy 14 a, b, d, e, f,& g. Being outside of the development boundary.</p> <p>It fails to meet MNDP policy 15 .It is not a rural exception site.</p>

	<p>It fails to meet MNDP policy 18 a & b. It is not consistent with the historic environment, or fitting the local architecture.</p> <p>Having regard to the chief officers report [Replacement Dwellings in the Countryside.] and the fallback position. It is not a conversion . It is not re use of existing buildings.</p> <p>It is only a replacement building under CLP policy 7 in regard to one aspect of, the part Q fall back which applies only to plot 1& 2.</p> <p>It is considered that the proposed buildings are not visually associated with nearby residential properties and that the development would be detrimental to the local landscape and historic designations.</p> <p>When all policy is considered as a whole, the application should be refused.</p>
<p>b</p>	<p>PA/24/01172 - Non material amendment in relation to Decision Notice PA16/03323 dated 06/03/18 - Drainage design Combined Universities In Cornwall Penryn Campus Penryn Cornwall TR10 9FE.</p> <p>Resolved – Not Supported</p> <p>It is the view of the Parish Council that a different location within the site be considered as an alternate location for the Klargster, given that the current proposed placement is deemed not feasible by the applicant.</p> <p>In addition approval should be sought from SW Water before any connection to the mains foul drainage, to ensure there is capacity in the existing sewer system.</p>
<p>There being no further business to discuss the meeting closed at 1830 hrs</p>	
	<p>Signed by Chair</p>