#

# **MINUTES OF THE MARAZION TOWN COUNCIL MEETING**

# **TUESDAY 12th MARCH 2024 TOWN HALL MARAZION**

# **Meeting number 19/23**

Present: Cllr W Collins Chairman, Cllr J Nicholas Deputy Chairman, Cllr D Laity, Cllr P Hosking, Cllr R Stokoe, Cllr G Reynolds, Cllr J Tutchier, Cllr J Rawlins, Cllr Ralph Jelbart (joined the table at 8.45pm)

**In attendance:**

Mrs T Unstead Town Clerk

Cornwall Councillor John Martin

Chairman Mounts Bay Gig Rowing Club

Two prospective Marazion Town Councillors.

**2049 Devotions**

Reverend Rebecca Fugill gave devotions.

**2050 Apologies Received**

Cllr R Clayton

Cllr P Read

**2051 Declarations of Interest**

Cllr Laity agenda item 9 PA23/09038 and PA23/07869

Cllr Collins agenda item 9 PA23/09028

**2052 Dispensations**

The Town Clerk advised Full Council that Cllr Laity had submitted a dispensation requesting approval to speak - agenda item 9, PA23/07869, then leave the meeting for the duration of the agenda items (PA23/07859 and PA23/09038.

**RESOLVED** – unanimously approved to grant the dispensation requested.

**Proposed** – Cllr Collins

**Seconded** – Cllr J Rawlins

**2053 Public Participation.**

The Chairman of the Mounts Bay Gig Club was invited to speak about their proposed event due to take place on Saturday 8th of June 2024. The use of the Folly Field will be required, but other event details have yet to be finalised. A meeting with the Cornish Pilot Gig Association is taking place on Wednesday 13th March 2024 after which there will be much more information. Cllr Laity suggested deferring the agenda item until the next Full Council meeting, Tuesday 26th March 2024. The Town Clerk advised that the Full Council could consider deferring when transacting agenda item number 12.

**2054** **Mayors Report/Matters of Urgency**

**Cllr Collins reported that:**

He had attended the St Pirans day event at Marazion School on Tuesday 5th March 2024.

**2055 Clerks Report.**

**The Town Clerk reported that:**

i they will be on annual Leave Monday 18th March 2024.

ii an official portrait of King Charles III has been ordered.

iii Cilca training arranged for Friday 15th March has been postponed.

iv the Community Chest Grant application submitted for the purchasing of personal protective clothing for the Speedwatch initiative has been successful, £144 being awarded.

v a Community Levelling Up Fund expression of interest application for £140,000 towards the Maypole Gardens refurbishment project has been sent to Cornwall Council. The Town Clerk was able to provide an update. Cornwall Council have asked for more information about the project which the Town Clerk will submit.

iv an ashes internment request has been received for internment Thursday 21st March 2024.

**2056 Correspondence Received**

i Letter of complaint received from Marazion Resident about the inefficiencies of several town councillors and the Town Clerk getting a streetlight fixed. A letter has been sent to the complainant expressing concern at being in receipt of such a letter and advising the complainant what actions the town council had taken.

The Town Clerk advised that the defective streetlight had been reported three times to Cornwall Council, that National Grid were carrying out a repair before Cornwall Council contractors could carry their work. The Town Clerk also reported that the same resident had complained about a BT manhole cover which too had also been reported, a BT engineer attending site within one hour of the report being made.

**2057 Councillors Report**

**a) Cornwall Councillor J Martin**

**Reported that:**

Residents in West Penwith are being contacted by Cornwall Council about the changes to refuse collection.

The 20mph speed role out across the county continues.

Traffic calming and traffic management plans for the A394 are being implemented.

He attended a meeting with representatives from National Highways, Cornwall Council, Ludgvan and St Erth Parish councils about the A30 through Crowlas to St Erth and what measures can be put in place to help with pedestrian safety and the use of public transport.

He attended a meeting at Newquay Airport about their three-year funding plan.

He is going to attend the Central Strategic Planning meeting on Monday 18th March 2024.

**b)** **Town Councillor Reports.**

i **Cllr J Nicholas**

**Reported that:**

The Square toilets are reopening on Sunday 24th March 2024.

ii **Cllr D Laity**

**Reported that:**

It appears that the promised pavement in Newtown Lane by the homeless pods is not going to be constructed. The verge has been widened but nothing more. Cllr Laity asked Cllr Martin if can seek more information.

iii **Cllr R Stokoe**

**Reported that:**

He had been approached by two residents about the Speedwatch scheme. Cllr Stokoe offered to put Cllr Tutchier in touch with them.

The newsletter is being drafted so again, if anyone has any articles can they get in touch with him please.

If would be helpful, when the new Chief Executive Officer of St Aubyn Estates is appointed that they are invited to attend a meeting of the Full Council.

iv **Cllr J Tutchier**

**Reported that:**

He was waiting for Speedwatch assessments to take place with Devon and Cornwall Police. Once the assessment has taken place then the Speedwatch team will be able to become operational.

v **Cllr P Hosking**

**Reported that:**

Hedge clippings have just been left outside of what was the old Doctors surgery.

Traffic calming road signage outside of the Silver House have yet to be replaced. Cllr Martin confirmed that he will speak to Cornwall Council officers.

**2058 Minutes of the Council meeting held on Tuesday 27th February 2024.**

**RESOLVED** – unanimously approved that the minutes of the meeting held on Tuesday 27th February 2024 be approved and signed as a correct accurate record.

**Proposed**: Cllr R Stokoe

**Seconded**: Cllr P Hosking

**2059 Planning**

a) Cllr Laity under the dispensation granted, spoke about planning application PA23/07869 and then left the room and meeting.

b) Cllr John Tutchier a member of the Planning Working Group presented their recommendations to the Full Council for consideration.

i **Application** PA23/07869

**Proposal**: Change of use of land to form garden area to serve the existing dwelling and amenity area to serve an affordable led residential development of 4 dwelling.

**Location**: Land N Of 2 Millfields Green Lane West Marazion

Cornwall

**Applicant**: Emily And Harry Fayer

**RESOLVED** – unanimous not to support the application.

However, the town council does fully support the development of social housing in Marazion for local residents.

**Proposed** – Cllr PHosking

**Seconded** – Cllr J Tutchier

Observations made to be submitted to Cornwall Council: -

The proposed development site includes a stream that runs along its boundary. The Environment Agency has raised objections to the application, as the site is adjacent to an area classified as flood zone 3, which has a high probability of flooding.

The only access to the site is through the flood zone 3 area, which poses a serious safety concern for emergency evacuation in case of a flood event.

Therefore, the development is not in compliance with the national and local policies on flood risk management and should be refused.

For an affordable housing led scheme the dwelling needs to conform to National Described Space Standards as per below.

NDSS Technical requirements 10.
The standard requires that: a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2 e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area) e.g. any other area that is used solely for storage and has a headroom of 900- 1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above.

The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom counts towards the built-in storage requirement i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

The Gross Internal Area (GIA) of each proposed dwelling is Only 79.88m2 and needs to be 93m2 for a 3 bed 5-person dwelling.
Also, 25% would need to be Part M.42 Building regulations which would mean the ground floor WC and upstairs bathroom would need to increase for disabled access also a problem in a high-risk flood zone.

The application site is typical of the undeveloped parcels of
agricultural land that run between the residential properties and the
river that runs parallel with Red River or Red River itself. As such the
current site make a positive contribution to the setting and appearance
of the area. The development of the site with the construction of up to
four dwellings would introduce residential built-form onto land
beyond the existing limits of the settlement, thereby physically
extending the settlement into the countryside.

This would represent encroachment into the countryside and
undeveloped land which abuts the settlement and makes a positive
contribution to the character and appearance of the area. The
application would be an encroachment onto the countryside outside
the clearly defined residential area in contravention to Cornwall
Planning Policy.

ii **Application** PA24/01345

**Proposal** Renovation and extension

**Location** Mount View Back Lane Marazion Cornwall

**Applicant** Stevens

**RESOLVED –** unanimous not to support.

However, the main concern is the removal of the wall to create parking, which would have a detrimental effect as to the landscape and architecture of Marazion.

The proposal has a significant detrimental impact upon a strong and distinctive feature of the streetscape that would result in harm to the character and appearance of the Conservation Area.

In removing a strong, traditional and prominent feature of the street scene to create an expanse of car parking space, it would result in a harmful reduction in the characteristics in this vicinity and a material reduction in the existing visual quality of the streetscape and failure to preserve the character and appearance of the Marazion Conservation Area.

**Proposed** – Cllr J Tutchier

**Seconded** – Cllr J Rawlins

**iii Application** PA23/09038

**Proposal** Application for the renewal and modernisation of an existing utilities room

**Location** Chyvellan Cottage Gwallon Lane Marazion Cornwall

**Applicant** Mr Chris Rosewall Rose Fabrication

**RESOLVED** – unanimous to support.

**Proposed** – Cllr J Rawlins

**Seconded** – Cllr J Tutchier

**b)** **Planning Correspondence.**

iRequest received from the planning application applicant PA23/08776 to be able to commence the work this week so that they have the wall rebuilt before the busy Easter holidays period. The Planning Officer apparently recommended that the applicant confirms the town council are happy for the applicant to start work this week while they (the applicant) wait for the process to complete through Cornwall Planning.

ii Letters received from residents objecting to Planning Application PA23/07869

iii Letters received from a resident objecting to Planning Application PA24/01048

c) **Applications Approved/Refused/Appeals - Cornwall Council**

None to note.

**2060 Vacant Town Council Seat – Co-option.**

Each candidate was invited to speak to the Full Council.

A paper ballot was taken.

**RESOLVED** – by a majority vote, Mr Ralph Jelbart was appointed as a new Marazion Town Councillor.

The Declaration of Acceptance was signed and the new Marazion town councillor Cllr Ralph Jelbart joined the table at 8.45pm.

**2061 Mayor Choosing**

Cllr Laity asked councillors for their opinions about the Mayor choosing civic reception in its current format. Especially views about individuals contributing towards the cost of the reception considering the cost-of-living crisis as well as who should be invited to attend. A lively debate followed, councilors considering a few options.

**RESOLVED** – unanimously approved to continue with the Mayor choosing civic reception in the same format as has been held in previous years.

**Proposed** – Cllr J Tutchier

**Seconded** – Cllr J Nicholas

**2062 Request Mounts Bay Gig Club**

**RESOLVED** – unanimously approved to defer until more information is available.

**Proposed** – Cllr D Laity

**Seconded** – Cllr J Rawlins

**2063 Naming of the new Folly Field play area boat**

**RESOLVED** – unanimously approved the naming of the boat as the Folly Roger.

**Proposed** – Cllr D Laity

**Seconded** – Cllr P Hosking

**2064** **Annual Parish Meeting**

**RESOLVED** – unanimously approved to change the date of the annual parish meeting to

Tuesday 23rd April 2024 in the All Saints church hall.

**Proposed** – Cllr Rawlins

**Seconded** – Cllr Hosking

**2065** **Legionella Remedial Works – Marazion Toilets.**

**RESOLVED** – unanimously approved the spend of £920 to carry out works in the Folly Field toilets and £490 in the Square toilets.

**Proposed** – Cllr P Hosking

**Seconded** – Cllr J Rawlins

**2066** **Appoint Marazion Town Trust Trustee**

**RESOLVED** – unanimously approved to appoint Cllr J Nicholas.

**Proposed** – Cllr D Laity

**Seconded** – Cllr J Tutchier

**2067 Matters Arising from previous Minutes.**

a **Minute 184** (flooding Green Lane).

 No update.

b **Minute 381** (Footpath number 8) – note that the Town Clerk due to other priorities has yet to review the process and resources needed.

c **Minute 1113** (play area repairs).

Cllr Collins reported that the play area repairs are ongoing, the town council appointed play area inspector, who is carrying out the work, is nearing completion.

d **Minute 1712(b)(ii)** (Speedwatch initiative).

 Refer to Minute 2056 (b)(iv)

e **Minute 1753(b)(i)** (RNLI (Royal National Lifeboat Institution) electric supply Folly Field).

Cllr Laity explained the lease agreements held between the Mounts Bay sailing club and the RNLI. The town council would need to recharge the Mounts Bay sailing club for utilities used, who then in turn can recharge the RNLI. To be considered at the next Full Council meeting.

f **Minute 1753(b)(iii)** (erection of pigeon spikes).

Ongoing.

g **Minute 1801** (mobile post office provision).

Cllr Stokoe advised that he intends to be invite a representative from the Post Office to receive the petition in Marazion. Former Cllr David Walsh, Cllr Collins the Town Mayor, Cllr Martin, Cornwall Councillor and Derek Thomas MP will also be invited to attend. More information will be provided at a later date.

h **Minute 1826** (training Legionella)

 Ongoing.

i **Minute** **1870** (re-drawing of the Town Crest)

 No update.

j **Minute 1975** (Article 4 Direction planning consultation)

 No update yet. The Town Clerk will send an e-mail seeking an update.

k **Minute 1978** (Town Hall repairs)

The Marazion Town Trust will arrange in due course for repair and redecoration of the wall affected by damp.

l **Minute 2013(b)(iv)** (brambles overhanging the footpath Drill Hall up towards the St Levan Close steps).

 The Town Clerk has yet to take photos and send to Livewest for actioning.

m **Minute 2048** (allotment tenancy termination)

The Town Clerk confirmed that a letter has been sent.

**2068 Any other matters arising from Minutes not covered by items above.**

 None.

**2069 Finance**

**RESOLVED** – unanimously approved en bloc.

**Proposed** – Cllr R Stokoe

**Seconded** – Cllr P Hosking

a) Bank reconciliation February 2024

a) Statement of Accounts as of the 7th of March 2024.

b) Accounts for payment

c) Receipts as presented.

d) Direct Debits as presented.

e) Pre-payments as presented.

**2070 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.

**2071 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.

Signed

Cllr William Collins

Town Mayor