



**MINUTES OF THE MARAZION FULL COUNCIL MEETING  
TUESDAY 24<sup>th</sup> SEPTEMBER 2024 TOWN HALL MARAZION**

**Meeting number 9/24**

Present: Cllr J Nicholas Chairman, Cllr D Laity Deputy Chairman, Cllr G Reynolds, Cllr P Hosking, Cllr W Collins, Cllr R Clayton, Cllr J Tutchier, Cllr R Jelbart, Cllr J Rawlins.

**In attendance:**

Mrs T Unstead Town Clerk  
Cllr J Martin Cornwall Council  
Seven members of the public.

**4110 Apologies**

Cllr R Stokoe  
Cllr P Read

**4111 Declaration of Interests**

None

**4112 Dispensations.**

None requested.

**4113 Public Participation.**

A member of the public spoke on behalf of other members of the public about their objections and concerns in relation to planning application [PA24/06342](#).

The Chairman of the council asked Full Council to consider bringing forward agenda item number 10, Planning.

**RESOLVED** – unanimously approved to bring forward agenda item number 10.

**Proposed:** Cllr R Clayton

**Seconded:** Cllr P Hosking

**4114 Planning**

- a) **Application** [PA24/06342](#)

**Proposal** Proposed partial demolition of an existing derelict storage/workshop building, reconstruction, and extensions to create a two-storey workshop building (use class E)

**Location** The Garage, Silver Mine Market Place Marazion Cornwall

**Applicant** PBA Architects PBA Architects

**RESOLVED:** unanimously objected to the planning application and that this application be refused.

Further substantial revisions should be submitted, and any proposed development should better align with the local architectural traditions, context, and sensitivities of Marazion's Conservation Area and Area of Outstanding Natural Beauty

These concerns included issues related to overdevelopment, architectural coherence with the surrounding historic buildings, increase in traffic coming on and off the site and the aesthetic appearance of the proposed structure. Unfortunately, despite the submission of revised plans, these issues have not been adequately addressed.

**Proposed:** Cllr D Laity

**Seconded:** Cllr R Clayton

**Observations made:** -

**1. Overdevelopment:**

The proposed development remains disproportionate in height, size, and scale for its location. The size and mass of the structure are excessive and out of keeping with the grain and character of the surrounding area in Market Place, where architectural heritage must be respected and preserved.

**2. Aesthetic Appearance:**

The revised plans continue to present an unsatisfactory, unattractive visual impact on the historic heart of the town. The design lacks consideration for the historic context and detracts from the overall aesthetic value of the town.

**3. Inconsistent with Local Architectural Merits:**

The proposed building, as it stands, does not blend with the architectural merits of the existing historic buildings. Its design, form, and choice of materials appear alien in the context of Marazion's Conservation Area, notably Market Place and the surrounding historic properties.

**4. Roof Profile**

The contrasting gable ends, one of which shows it ending before reaching the building below, look completely out of character, ugly and certainly do not do anything to conserve or enhance the character and beauty of the area.

## **5. Precedent:**

Approving this application in its current form could set a detrimental precedent for future developments in Market Place. The Council urges careful consideration to ensure that any approval does not open the door to further inappropriate development, potentially undermining the architectural integrity of the conservation area and area of outstanding natural beauty.

## **6. Effect on neighbouring properties:**

The development negatively impacts neighbouring properties, such as by affecting their privacy, light, or outlook. The site should be large enough to accommodate the development, including parking, landscaping, and garden space which it is not. The development shouldn't negatively impact the amenity, privacy, or daylight of neighbouring properties which it does.

## **7. Rights to Light (BRE)**

The right to light is a legal principle in English law that gives a landowner the right to receive a sufficient amount of natural light through windows in their building. This right is an easement that can be used to prevent construction that would block light, or in some cases, to have a building demolished Ref: ISBN 9781474112581

## **8 Specific Design Concerns:**

The height of the proposed structure is overbearing and would have a negative impact on the residents of the neighbouring properties and their quality of life. Due to its proposed height, there would be loss of light and privacy for the neighbouring properties.

A lower single storey property, as already exists, would be more appropriate at this location.

The use of hung slate is excessive and not in keeping with Cornish architecture. The use of local stonework would better balance the design and would enhance its harmony with the adjacent Town Hall building.

### **b) Planning Correspondence Received**

#### **i PA24/05526 and PA24/05527 5-day protocol.**

**RESOLVED:** unanimous to disagree asking Cllr J Martin, Cornwall Council to call into 'committee'.

Councillors raised a number of concerns about the comments submitted by Highways and have asked the Town Clerk to ask the Planning Officer if a Swept Path analysis was conducted and if not, why not.

**Proposed:** Cllr D Laity

**Seconded:** Cllr G Reynolds

#### **ii Planning Enforcement.**

**RESOLVED:** unanimously approved for a letter to be sent to the Planning Enforcement Officer. Cllr Tutchier offering to send a draft to the Town Clerk.

**Proposed:** Cllr J Rawlins

**Seconded:** Cllr P Hosking

#### **4115 Mayors Report/Matters of Urgency**

##### **Reported that:**

He had attended the HMS Warspite memorial weekend which included the HMS Warspite Commemorative service on Sunday 15<sup>th</sup> September 2024.

He and the Mayoress attended the 80<sup>th</sup> anniversary of the liberation of the bridge at Arnhem on Tuesday 17<sup>th</sup> September 2024. Marazion School children had painted beach pebbles and placed them on the beach near Red River to commemorate the loss of service personnel, in and around the lower River Rhine. A remembrance service was held on the beach ending with a lone Piper playing Cornwall My Home.

#### **4116 Clerks Report**

##### **The Town Clerk reported that: -**

- i a meeting had held been with the appointed contractor who will be carrying out the Marazion Cemetery footpath extension works. Works likely to start in October 2024.
- ii the ordering of Remembrance poppy wreaths is under way with local organisations being contacted.
- iii there will be an agenda item at the next Full Council meeting on Tuesday 8<sup>th</sup> October 2024 about the forming of a Maypole Gardens Project Management Team
- iv the Maypole Gardens survey has been sent to as many people and organisations in the town the Town Clerk could think of. Hard copies will also be made available.
- v the time of year has come again for the 2025-2026 Budget Setting. The Town Clerk will convene a meeting of the Budget Setting Working Group once drafts are available to review.
- vi a reply has been received in response to the formal request made to have the traffic management chicane removed, Turnpike Hill. The funding for the removal is to be sought from the West Penwith Community Area Partnership Highways Fund. The next funding round, March 2025.
- vii one Biffa bin has been removed leaving two remaining. They are being emptied twice a week.
- viii there has been a spate of graffiti in the Gwallon Lane play area all of which has been reported to the Police.
- ix there is a West Penwith Community Area Partnership meeting on Wednesday 2<sup>nd</sup> October 2024. Cllrs Laity and Collins are the town council's representatives.

#### **4117 Correspondence Received.**

All noted.

#### **4118 Councillors Reports**

##### **a) Cornwall Councillor John Martin**

##### **Reported that:**

He will support the town councils request for Planning Applications PA24/05526 and PA24/05527 to be brought before Cornwall Councils Planning Committee – 5-day protocol minute 4114(b).

He has spoken to Andrew George MP about a meeting with Cllr Laity to discuss flooding in Green Lane and the campaign for a mobile Post Office. Meeting is likely to be held sometime in October 2024.

He is meeting with the Cornwall Council Highways Manager. Councillors asked Cllr Martin to raise their collective concerns about Planning Applications PA24/05526 and PA24/05527.

**a) Town Councillors Reports**

**i Cllr R Jelbart**

**Reported that:**

He too had attended both the HMS Warspite commemoration event and the 80<sup>th</sup> anniversary of the liberation of the bridge at Arnhem on Tuesday 17<sup>th</sup> September 2024

**ii Cllr P Hosking**

**Reported that:**

Event notices and directional signage for the recent cycle event that took place is still displayed around the town. These need to be removed. The Town Clerk will contact the event organiser.

The brambles have not been removed from the Folly Field long hedge.

**iii Cllr J Tutchier**

**Reported that:**

Devon and Cornwall Police have reported an increase in pop up brothels in holiday accommodations and are asking for residents to be vigilant and report any suspicious activity.

**iv Cllr G Reynolds**

**Reported that:**

There is a lack of road closure signage letting motorists know about the forthcoming Gwallon Lane road closure for the Marazion 10k road race taking place on Sunday 29<sup>th</sup> September 2024.

The small play boat in the Gwallon Lane play area has been dismantled. This adds to the current relentless spate of anti-social behaviours affecting the play area over recent weeks.

There is a young child who is pretending to jump out into the road, in front of cars, location opposite the cemetery.

**v Cllr R Clayton**

**Reported that:**

Cornwall Council have introduced a booking system, [St Erth Recycling Centre](#). You now

must book in advance for a thirty-minute time slot. Cllr Clayton expressed a concern that this new system may lead to an increase in illegal dumping.

vi **Cllr D Laity**

**Reported that:**

He too shared the concerns raised by Cllr Clayton about the newly introduced booking system for the St Erth Recycling Centre.

Not a report.

Cllr Laity asked Councillors to let him know if they have any issues they would like raised at the West Penwith Community Area Partnership.

**4118 Minutes of the Council Meeting held on Tuesday 3<sup>rd</sup> September 2024**

**RESOLVED** – unanimously approved that the minutes are true and accurate record.

**Proposed:** Cllr J Rawlins

**Seconded:** Cllr P Hosking

**4119 Formal Approval of the Maypole Gardens Refurbishment Quote and Refurbishment Scheme as per minute 4095 (a and b).**

**RESOLVED** – unanimously approved the quote of £159,560.00 (excluding VAT) provided by Cornish Heritage Builders and refurbishment scheme designed by Cornish Heritage Builders and the National Trust appointed architect for St Aubyn Estates

**Proposed:** Cllr D Laity

**Seconded:** Cllr J Tutchier.

**4120 Vandalism Gwallon Lane Play Area**

a) **RESOLVED** – unanimously approved the submission of a claim to the town council's insurers for the vandalised play tube.

**Proposed:** Cllr W Collins

**Seconded:** Cllr J Tutchier.

b) **RESOLVED** – unanimously approved in principle to the replacing of the play crawl tube with an open play bridge.

**Proposed:** Cllr R Jelbart

**Seconded:** Cllr W Collins

**4121 Remedial Urgent Repairs Marazion Town Council Play Areas.**

The Town Clerk reminded Councillors that there is provision within the town councils approved financial regulations for the authorisation of spend.

Section 5, 5.15 (Procurement) of the approved Financial Regulations states that: -

*5.15 Individual purchases within an agreed budget for that type of expenditure may be authorised by:*

*The Clerk/RFO, under delegated authority, for any items below £500 excluding VAT.*

*The Clerk/RFO, in consultation with the Chair of the Council for any items below £3,000 excluding VAT.*

These delegated authorities can be used to authorise urgent spend for play area repairs. Cllr Laity suggested that an amendment is made to the financial regulations granting delegated authorities to the Deputy Chairman as well. This then provides continuity in the absence of the Town Clerk.

**4122 Full Council Whatsapp Group**

**RESOLVED** – unanimously approved.

**Proposed:** Cllr D Laity

**Seconded:** Cllr R Clayton

**4123 Quote Tree Works Marazion Memorial Gardens**

**RESOLVED** – unanimously approved the quote received from TP Tree Services Ltd of £600 (including VAT).

**Proposed:** Cllr W Collins

**Seconded:** Cllr J Rawlins

**4124 Asset Risk Assessments (standing agenda item)**

The Town Clerk reported that the towns defibrillators have been checked.

There were no other assessments received.

**4125 Single Tender Action Maypole Gardens Community Levelling Up Programme Funding Grant.**

**RESOLVED** – unanimously approved the Single Tender Action presented for the engagement of Cornish Heritage Builders.

**Proposed:** Cllr D Laity

**Seconded:** Cllr J Nicholas

**4126 Matters Arising from previous Minutes.**

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

Meeting with Andrew George MP being arranged for October 2024.

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)  
Refer to minute 4120.

d **Minute 1753(b)(iii)** (erection of pigeon spikes)  
No update.

e **Minute 1801** (campaign mobile post office)  
Meeting with Andrew George MP being arranged for October 2024.

f **Minute 1826** (training Legionella)  
The Town Clerk advised that they still need to speak to Davey and Gilbert plus they have also contacted another company for advice.

Wallgates have responded to the enquiry about Legionella. There is a purge hygiene function that needs to be switched on.

- g **Minute 3089** (holiday lets and wheelie bins)  
Cllr Rawlins confirmed that the list of accommodations is not yet complete.
- h **Minute 3091** (recharging RNLI for utilities)  
The Town Clerk have an update. It appears that Cornwall Council have no records of the asset transfer. The Town Clerk will now check the leases held in the office.
- i **Minute 3094** (seeking of quotes for cemetery gate redecoration and noticeboard).  
Cllr Collins asked if this can be an agenda item again. The Town Clerk will check the previous minute and date of the minute.
- j **Minute 4008** (b)(v)(removal of Sycamore trees Memorial Gardens, letter to owners Bel Air)  
Refer to minute 4105 and still awaiting to hear from the owners of Bel Air.
- k **Minute 4082** (Speed radar signage)  
The Town Clerk confirmed that they have confirmed provided Cormac with a works order number. Also, Elan City contacted for an up-to-date quote for three speed radar units.
- l **Minute 4098** (b)(ii)(brambles, Folly Field affecting pavement).  
No update.
- m **Minute 4098**(b)(v)(Turnpike news articles).  
In the absence of Cllr Stokoe, the Town Clerk reminded everyone to submit articles to Cllr Stokoe for inclusion.
- n **Minute 4098**(b)(viii)(play areas and parental supervision).  
No update.
- o **Minute 4098**(b)(viii)(damp council chamber).  
Cllr Collins has spoken to Marazion Town Trust who confirmed that they are waiting for the picnic tables at the Kings Arms to be put away for the season before having scaffolding erected.
- p **Minute 4098**(b)(ix)(works to property in the heart of the conservation area)  
Noted.

**4127 Any other matters arising.**

None



## 4128 Finance

**RESOLVED** – unanimously approved other than the account for payment for Stephen Scowns. The Town Clerk instructed to contact the firm and express dissatisfaction for being charged for chasing responses and updates on the claim.

**Proposed:** Cllr W Collins

**Seconded:** Cllr J Rawlins

### a **Bank Reconciliation August 2024.**

### b **Statement of Accounts – as per bank statements 28<sup>th</sup> August 2024**

Barclays Community	£100.00
Barclays Business	£222,911.10
CCLA	£100,000.00
NS&I	£52,364.56

### c **Accounts for Payments**

Stephen Scowns Land Dispute	£1,272.00
South West Play Inspections (monthly inspections)	£79.99
St Aubyn Estates Island Field allotments	£80.00
St Aubyn Estates (Bus shelter)	£20.00
St Aubyn Estates (Folly Field East)	£1.00

### d **Receipts (up until the 28<sup>th</sup> August 2024)**

Barclays Bank Interest	£746.73
Cornwall Council precept	£36,209.50
CCLA Investment	£13.79
Garage No 1	£50.00
Plot 14b Island Field	£20.00
Plot 12b Island Field	£20.00
CCLA Investment	£414.03
Alfred Smith & Son funeral 09.09.2024	£682.50

### e **Direct Debit Payments**

Alchemy Systems Domain name renewal	£114.00
EDF Energy (Field supply, Folly Field)	£19.53
EDF Energy (Bus shelter)	£20.93
EDF Energy (Maypole Gardens)	£29.00
Talk Talk Phone and Broadband	£56.39
Siemens (printer and printer insurance)	£150.51
Alchemy Systems IT support	£124.68
Lebara mobile sim	£4.40
SW Water (Folly Field toilets)	£1,656.00
SW Water (Marazion cemetery)	£27.85

### f **Pre-payments**

HMRC VAT late penalty	£227.74
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HMRC PAYE/NI August 2024  
Town Clerk salary August

£1,009.37  
£2,146.62

**4129 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 / or the Public Bodies (Admission to Meetings) 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.

None to consider.

Meeting closed 9.15pm

Cllr John Nicholas  
Town Mayor