

St Martin – By - Looe Parish Council

To All Members of the Parish Council.

WORKING AGENDA, FOR THE PARISH COUNCIL MEETING AT 7.30PM. HELD ON THURSDAY 12th JUNE 2025 AT NO MAN'S LAND MEMORIAL HALL.

Attended by:

Chairman: Robert Henly.

Vice Chairman: Roberta Powley.

Parish Councillors: Barbara Reynolds, Louise Western, David Keeble, Paul Matthews, Simon Lawes.

County Councillor, Mark Gibbons (attended during the presentation).

Charles Hyde, Parish Clerk & Proper Officer of the Council.

Public Question Time and Councillors Comments on Declared Interests:

Millendreath Holiday Village Planning Application – A presentation to the Parish Council from the Planning Agents and Site Owners.

PUBLIC PARTICIPATION WAS NOT OFFERED DURING THIS PARISH COUNCIL ONLY PRESENTATION.

The Chairman proposed that item 4.1.1 be deferred until the 3rd July meeting to allow time to digest the contents of the presentation and the questions and answers given. This was seconded by Councillor Keeble. ALL AGREED.

Paul Harwood from Avison Young, Planning Agent and Spencer Hicks gave a visual presentation to The Parish Council followed by a Q&A for the Parish Council only.

The Parish Council had prepared list of questions following the get together on 4th June.

- 1. PARKING** - The Presentation to the Parish Council made on February 2025 stated there would be 'Circa 500' parking spaces, the planning application proposes 195, currently the site has 260 plus 30 on the road, the loss of parking on the site will result in the residents on the East Side being unable to park near their homes, if at all, particularly in the summer season when the popular beach is being used by locals. A RESIDENTS ONLY parking facility needs to be implemented to protect their current quality of life, this should also include Blue Badge spaces.

Answers: *The planning application shows only 330 parking spaces, however it was confirmed by both Mr. Paul Harwood and Mr. Spencer Hicks that there will be 410 paid for parking spaces which will not be allocated.*

Residents parking was discussed as the proposed scheme could well present the residents with problems parking outside their homes particularly in the high season. The Parish Council will be looking for some guarantees the residents will be protected either by a Residents Permit Parking Scheme or on site provision for residents of the east side of the valley and will be asking for a Section 106 agreement to be put in place, at no initial cost to them. Mr. Spencer Hicks said he would be willing to contribute to the cost of a Residents Only Parking scheme and would be happy to work with the Planning Officer and Parish Council to try to achieve this. Currently the double yellow lines are not enforced, this situation needs to change.

The proposed scheme is worked out on an 80% occupancy rate, and it is anticipated there will always be sufficient parking on site for holiday home occupants and local beach users.

- 2. SEWAGE** – The planning application gives the impression South West Water have agreed to a scheme to connect to the sewage plant at Plaidy, have they given a timescale to the

upgrade to the plant and MOST IMPORTANTLY to the residents of the valley in the private properties will they be connected to the facilities as they are now?

Answers: *The scheme can only proceed once South West Water upgrade the sewage systems at Plaidy so that the Millendreath development can connect to the mains system. The Planning Agent has agreement in principle from South West Water and is working with them on a time scale. The current east side residents are connected to the holiday village private sewage system and once the upgrade is completed, they will migrate over to the mains connection along with everyone else. There will be no connection costs for the east side residents. Assurances were given the residents on the east side will not be affected by the upgrade works.*

Regarding power interruption, the proposed scheme will have a 24-hour capacity allowing plenty time to make alternative arrangements (eg: tankers etc) should the power interruption, the system will be fitted with the appropriate alarms at all times.

3. **SEA DEFENCES** – The Parish Council have video and photographic evidence of the sea flooding the valley floor in 2014, right up to the private houses on the East Side of the valley, which were evacuated, the planning application only mentions the sea risk, but there appears to be no improvement in the current sea defences which the Parish Council consider essential, with climate change and rising sea levels, this needs to be addressed as any development on the valley floor would be at risk of sea water flooding.

Answers: *Many hours of work and computer modelling have taken place, and it is envisaged that the proposed scheme will protect the site from rainwater, sea flooding and climate change in all but the 1 in 1000 year events, including a worst case scenario and a flood evacuation plan and alarm will be incorporated into the scheme. The stream and pipes currently used to drain the rain water from the stream will be deepened and widened and the sea pipes removed to prevent sand blocking the outfall, this is anticipated to allow a free flow of water from the stream into the sea without sea water overtopping into the valley, currently the scheme in place fails because the outfall pipes become blocked with sand and the stream cannot then drain into the sea resulting in the valley floor flooding.*

4. **THE JETTY** - off the beach is in a poor state of repair, should it fail coastal erosion WILL increase as can already be seen on the cliffs on the east side of the beach where the garage is teetering on the edge due to recent erosion caused by the crumbling jetty, there is also a danger of the road being lost to the sea, Cornwall Highways are monitoring this regularly.

Answers: *Although not included in the proposed scheme, Mr. Hicks explained that the jetty will be repaired and strengthened, and cliff netting will be installed to help prevent cliff falls due to erosion.*

5. **DEVELOPMENT IN THE WOODLAND** – The tree officers' comments below, regarding the woodland development coincides with that of the Parish Council, who are concerned the wildlife will be disturbed and habitats destroyed. **'Woodland and Spinney** - The current design proposes the development of a significant a number of pods in addition to the associated infrastructure within the woodland north of the carpark. Whilst it is noted that the proposed design seeks to minimise the direct damage, development within this woodland (which is recorded as a BAP Woodland and County Wildlife Site) will have the effect of permanently changing the site type from Woodland to Holiday Park and as a result will have diminishing affect upon the characteristics that define the site as worthy of designation. Development within this woodland should not be supported'.

Answers: *There is existing planning permission in place for development in the woodland, extensive work has been done to establish the effect on the wildlife and environment and*

where concerns have been raised by consultees further work is being carried out, but surveys are near completion and need to be carried out at the correct times of the year. It is envisaged with the environmental improvements in the valley eg: additional tree planting and maintenance of existing trees and the removal of unhealthy, dangerous trees, together with the improved river stream work any environmental disturbance will be outweighed by the improvements.

- 6. PUBLIC AND CONSULTEE CONSULTATION** – Yes, the public were invited to a presentation of sorts, which lacked any real detail and was more of a sharing of ideas than a formal presentation, the same goes for the Parish Council, the Planning Agents came to the meeting expecting a projector and screen to be available, which the Parish Council does not own. No printed documents were available to distribute and were only made available to the clerk during the meeting who was sent the PDF electronically after the meeting (attached). The document although more detailed than the public presentation still only gave an idea of the scale of the development but with no specific plans, this was raised by the Parish Council who were assured further consultation would take place when more detail was available, since then only the submitted planning application has been received.

Answers: *This is the purpose of the presentation today, to further inform the Parish Council and any member of the public observing of the scheme's progression, drawings and printed documents have been supplied to the Parish Council to facilitate consultation. In addition, Information Boards have been attached to outside the Beach Bar for over a year and Pre-application is available online, and the elected member of Cornwall Council has been contacted.*

- 7. VALLEY FLOOR DEVELOPMENT** – The erection of two-story buildings is considered to be overdevelopment by the Parish Council. The private properties on the East Side will be facing tall clad buildings out of keeping with the valley. The planning application artists impression gives the impression these buildings will be lower than the road, this it appears to be not the case, and there is also a suggestion that the valley floor level be raised even higher, we would prefer to see the roadside development reconsidered taking into account the private properties residents point of view.

Answers: *The appearance of the buildings on the valley floor have been carefully designed to be modular and positioned behind the tree line lower than the road so as not be overbearing for the east side residents.*

- 8. PUBLIC ACCESS TO THE BEACH** – as the planning application does not appear to provide any public parking for beach users or diners at the restaurant, are the developers proposing making the beach for private use of guests and residents only?

Answer: *Public access to be maintained and encouraged, however it is hoped vehicle use could be minimised and alternative forms of transport used, e.g.: walking, cycling, public transport (where available).*

Additional Question:

Raised by Councillor Western – *The percentage of the expansion of the site does not appear to add up – Paul Harwood explained that with the three already approved planning applications and the additional units included in this application the percentages are correct. Councillor Western felt the expansion of the existing site and what was proposed was over development.*

The presentation and Q&A closed at 8.50pm. Both Mr. Paul Harwood and Mr. Spencer Hicks made themselves available in the car park to talk to members of the public.

Copies of the presentation will be circulated to all Parish Councillors in due course.

There was a 10-minute break proposed by the Clerk, which was agreed by the Chairman.

The Parish Council Meeting.

Agenda Item 1: Declarations of Interest:

4.1.1: Councillor Lawes Personal Resident.

Agenda Item 2: Apologies for absence:

PCSO David Billing.

Agenda Item 3: Minutes of the Parish Council Meeting:

3.1.1: Minutes for the Annual Parish Council Meeting held on 15th May 2025 It was proposed by Councillor Reynolds, seconded by Councillor Keeble and agreed unanimously that they be taken as read and signed by the Chairman as a true and accurate record of the meeting.

3.1.2: Minutes for the Parish Council Meeting held on 15th May 2025 It was proposed by Vice Chairman Powley, seconded by The Chairman and agreed unanimously that they be taken as read and signed by the Chairman as a true and accurate record of the meeting.

Agenda Item 4: Planning Applications:

4.1.1: Application PA25/03028.

Proposal: Re-development of existing beach resort to create new flood alleviation channel, replacement of 103 units of holiday accommodation (existing and extant) and the addition of up to 87 units of holiday accommodation. Construction of a restaurant building, a central facilities building, a tennis court, car parking, passing places, re-alignment of the coastal path, hard and soft landscaping, fixed surface infrastructure and other associated works.

Location: Millendreath Holiday Village, Millendreath, Looe, Cornwall.

Applicant: Mr. Spencer Hicks, Orange Valley Resorts Ltd.

Grid Ref: 226832 / 54122.

IMPORTANT - Consultation Extension: Granted by Cornwall Council until 4th July 2025, due to size of the application, no agreement could be reached at this meeting so the decision will be deferred until July 3rd, 2025, meeting.

Agenda Item 5: Planning Decisions received by the date of the meeting:

5.1.1: Application No: PA25/02910.

Applicant:- Mrs N Boswell.

Location:- Mylle Parke Farm, Millendreath, Looe, Cornwall, PL13 1NY.

Proposal: Certificate of Lawfulness for the existing use of the property in breach of the agricultural occupancy condition, imposed upon planning consent 00/00889/FUL, continually and without break for a period more than 10 years prior to the date of this application.

Cornwall Council's Decision: Granted.

Agenda Item 6: Planning Matters:

None received.

6.2: Correspondence:

Forwarded by email where possible.

7.1.1: Summary of Accounts.

Reconciled balances date 04/06/2025.

Opening Bank Balances 1 st April 2025	£25,655.80
Income to date	£6,827.11
Expenditure to date	£3,484.02
Balance to date	£28,998.89

7.2: Accounts paid in May 2025.

Cheque No	Organisation	Amount
BACS	CF Hyde – Clerks April 2025 Internet package & expenses.	50.00
BACS	Cornwall Council - Clerks Salary April 2025.	767.92
BACS	HP Instant Ink (Monthly subscription) paid by C Hyde	5.49
SO	Bank Service Charges	4.25
	Total	827.66

7.3: Income in May 2025.

20-May-25	Happy Feet AD REVENUE		£	30.00
30-Apr-25	Bank Interest		£	26.66
30-May-25	Bank Interest		£	22.89
		Total	£	79.55

It was proposed by Councillor Reynolds, seconded by Councillor Lawes that Items 7.1, 7.2 and 7.3 are ratified. ALL AGREED.

7.4: Requests for Funding received by date of meeting

None received.

7.5: Receipts and letters of thanks received by the date of the meeting.

None received.

7.7.1: Accounts to be paid in June 2025.

It was proposed by Councillor Matthews, seconded by Councillor Keeble that the following be authorised for payment. ALL AGREED.

Cheque No	Organisation	Amount
BACS	CF Hyde – Clerks May 2025 Internet package & expenses.	50.00
BACS	Cornwall Council - Clerks Salary May 2025.	767.92
BACS	HP Instant Ink (Monthly subscription) paid by C Hyde	6.49
SO	Bank Service Charges	4.25
BACS	Ansvar Insurance (Annual Premium)	470.76
BACS	WesternWeb (Email hosting annual fee)	86.40
	Total	1385.82

Agenda Item 8: Reports on Matters arising from the Minutes.

8.1.1: Speeding traffic leaving the 40MPH on the B3253 – At the junction with Bucklawren Road, there have been several near misses here. The Clerk contacted William Glassup at Cormac re our concerns about the speed limit ending too soon.

Email 1. Reply below:

Thanks for your email.

You did raise this; however, it was explained that it didn't meet the policy set by DfT to continue the speed restriction. This was the reasons for struggling to get any reduction through No Mans Land.

This is poorly placed junction which has been in place since pre 1875 upon the highway's creation, it hasn't changed.

The sign could be replaced for a high visibility background (yellow) sign, but the effectiveness of this not guaranteed.

I will review the vehicle telematic speed data for the approach to the junction.

Email 2. Reply below:

I have the telematic speed data for the Westbound approach to the junction, shown below. The 85th percentile speeds - The 85th percentile speed is a traffic engineering metric used to determine the speed at or below which 85% of vehicles are observed to travel under free-flowing conditions on a particular road. It

represents the speed that most drivers consider safe and reasonable under normal conditions, without enforcement or coercion.

The 85th speeds are low and consistent for what I would expect for a junction and bend approach.

I am happy to discuss further. If the PC want to raise this as future Highways Scheme under the CAP I would not object.

Discussions ensued and it was agreed that the Clerk submit this road improvement scheme to the CAP Highways group for consideration.

8.1.2: No Right Turn sign into Holland Road coming from Looe – The sign is badly faded and needs to be replaced as there have been people turning right across the carriageway. The Clerk reported to Cormac. Reference: **W252121512**, not replaced as of date of agenda preparation. The Clerk to chase up as nothing has been done.

8.1.3: Holland Road resurfacing – Despite the entire road surface being removed only an area outside the hall has been fully resurfaced, the rest has only had potholes filled. The Clerk to contacted Cormac to find out why this has not been completed.

Email reply below:

From William Glassup.

To confirm, the areas have been structurally patched, not micro surfaced. The micro surfacing will take place at a later date and seal over all the areas from the village hall.

This is not a penny-pinching exercise and is a new treatment method that the Council has adopted in line with national resurfacing practices.

8.1.4: Widegates Play Area – Cars parked both sides of the road blocking buses and children seen running onto the road, a dedicated car park needs to be provided, and safety fencing installed at the entrance to the play area. The Clerk talked to PCSO Dave Billing who agreed to raise this at the Morval PC meeting.

Awaiting an update from PCSO Dave Billing.

Agenda Item 9: Business received after publication of agenda:

None received.

Agenda Item 10: New Business:

None received.

Agenda Item 11: Around the table:

Councillor Reynolds:

Nothing raised.

Councillor Western:

Nothing raised.

Councillor Keeble:

Nothing raised.

Councillor Lawes:

20MPH now in place on May Lane, Millendreath.

Councillor Matthews:

Nothing raised.

Vice Chair Powley:

Nothing raised.

The Chairman:

B3253 raised manhole cover – BT Manhole covers have not been reinstated properly. The Clerk to report to Cormac.

County Councillor Mark Gibbons:

Report – To be circulated shortly.

Date and Time of Next Meetings: 3rd July 2025, **The Parish Council Meeting** at 7.30pm at the No Man's Land Memorial Hall.

There being no other business the meeting closed at 9.15pm.