

Mabe Parish Council Planning Committee

Minutes – 27 August 2025

Minutes of Mabe Parish Council held on Thursday 27 August 25 at 1800 hrs, Mabe Parish and WI Hall, Antron Hill, Mabe.

Councillors present: Councillors: P Tisdale, B Galke, K West (Chair), County Councillor A Thomason-Kenyon.

Officer support: Clerk/RFO

Minute no:	Agenda Items
PC.25.26.007	Apologies for absence – Councillor Hewett-Silk
PC.25.26.008	Members’ Declaration of Interests - None
PC.25.26.009	To approve written requests for dispensation – None
PC.25.26.010	Public Speaking - None
PC.25.26.011	Planning Applications
	<p>a PA25/05653 – After a discussion.</p> <p>Resolved – Not supported.</p> <p>We refer Cornwall Council Planning to the following points.</p> <p>[1] The submitted location Plan and the Proposed site plan are incorrect, in that they include land owned by Mabe Parish Council and should be corrected.</p> <p>[2] The Critical drainage assessment is based on assumption and estimated data, with no physical percolation test pits, or calculations being undertaken.</p> <p>[3] It fails to comply with the Mabe NDP policies in that:</p> <p>8.2 a Being in an area of rising predominantly undeveloped land, which forms a key aspect of the Parish.</p> <p>9.1 The Parish Council consider the cumulative negative impact, when considered against the closeness to a Heritage asset, which would be frequently visited, together with the wide reaching and distant views from Argal Reservoir and other similar public view points. Contradicts the conclusions drawn in the applicants Heritage statement. In fact when reading the applicants own submitted documentation, which confirms a significant adverse impact, visual intrusion, is likely.</p> <p>12, 12.2, 12.4a & 12.4b In that it has a negative effect on, and fails to conserve, or enhance the landscape, and natural environment of the Parish.</p> <p>It has a significant adverse effect on the continuity of the landscape.</p> <p>The application by its location and close proximity to a Heritage asset, fails to maintain or improve the amenity value, landscape character, enjoyment and access to a publicly accessible place.</p>

	<p>14e The application is outside of the development boundary and it fails to conserve, or enhance the settlements historic, architectural and landscape character.</p> <p>18a & 18b The application fails to take account for the character and appearance of the natural and historic setting. The choice of material finish do not have a strong visual stylistic form, integrate into the existing surroundings, nor accord with the Mabe NDP design guide.</p>
There being no further business to discuss the meeting closed at 1810 hrs	
	Signed by Chair