**St Mellion Timeowners’ Association**

**St Mellion Members Forum 28th January 2020 Development Plans**

**This document has been prepared for the benefit of Time Owners at St Mellion and we hope it will answer some questions that you may have. As you know, there were two meetings ‘chaired’ by Jason Mills, the new CEO of Crown Golf Property on 14th and 28th January at which there was a presentation followed by a question and answer session. Unfortunately, the meetings were not minuted, hence this document. About 250 attended the first meeting and about 60 attended the second. There were four Time Owners at the meeting on the 28th January.**

**Please note that the answers to these questions are those given by Jason Mills at the meeting on 28th January and have been agreed for circulation to TimeOwners by the Chairman and committee of SMTOA.**

**Will the existing concrete footprint of the abandoned lodge development be used?**

No. Frost damage has occurred, and the concrete will be broken up and removed. The existing three storey thatched property close to the entrance of the Timeshare Village will be demolished.

**How will the lodges be constructed**?

They will be prefabricated in a factory and brought on site by lorry. They will be in two pieces and will be put together on site and services connected. Some stonework will be built around the base and then some green landscaping will be introduced once the lodges have been put in place.

**When will Phase 1 be built?**

Phase 1 is a Full Planning Application and is scheduled to be considered by Cornwall County Council on 7 April*.*

If the application is approved, building will commence and be completed in September 2020**.**

*SMTOA note: [It is proposed that Andy Martin, Chairman of SMTOA will attend this meeting and is proposing to speak.]*

**Will the residents of the new holiday lodges have access to golf and other facilities?**

Yes. Proposals are being worked on, but they will pay for the use of these facilities.

**What sort of residence restrictions will be in place for the new owners of the lodges?**

The new lodges will be sold strictly as **second homes only** and will not be allowed as a principal home. Annual residence will be limited however subletting will be allowed. However, at this stage, full details of the exact arrangements remain as ‘work in progress’.

**What will happen to the existing tennis court and bowling green?**

It is planned that one of the two tennis courts in the Time Share Village will be refurbished, but this court will become part of the proposed Kids Club facilities. The understanding at this time is that the Time Owners will have access to this tennis court but not sole use, this needs to be confirmed. This will mean that the Time Owners will lose another facility that was in their original lease. The bowling green will be abandoned and become part of the proposed Kid’s Club area. The area that it is proposed to build the Kids Club on has always been designated as part of the Time Owners Village and exclusively for the use of the Time Share Owners. However, it will now become available to all users of the St Mellion complex. We have not been consulted on any adjustments to our leases, when questioned on this Jason made a quick comment” I am sure that the legal people have looked at this”

**What about the road that leads from the hotel to the Timeshare Village?**

This is a public highway. It was said that this road will be upgraded to provide a footpath and lighting. It is stated that at some point in the future the road access to the existing Time Owners /Holiday village will become one way to cope with the increase of traffic using it. This would be using the existing road from the hotel area to the Village as the way in, the exit route would mean turning right at the top of the Time Owners Village driving past the cottages in Woolaton, using the existing track parallel to the 9th fairway of the Kernow course, past the new wedding venue, up the road between the 18th green of the Nicklaus course and the 18th fairway and green on the Kernow course. Then to get to the entrance of the St Mellion complex all traffic will drive in front of the gym and the 10th tee on the Kernow course.

No indication of when these potential changes to the road system would happen. The number of cars using this exit route would increase significantly when phase 2 lodges are built on the old 15th fairway and around the lake.

**Will the “Kids Club” be ‘open to all’?**

No. It will be strictly for children resident on site in the new holiday lodges and Timeshare lodges.

**Is the Wedding Barn too close to the golf courses?**

Jason Mills said that this Wedding Barn has been specially designed and includes a covered walkway from the hotel. It is completely self-contained and guests will not be permitted to circulate outside of the Barn area or its terrace. The proposed site is in a dip in the land and therefore is not spoiling the visual impact from the terraces of the existing Nicklaus Bar or No18 brasserie. It will however be visible for golfers playing up the 9th and 18th of the Kernow course.

This was a major discussion point from golf members, lots made comments and objections about this building. The risk of golf balls going into the venue from the 18th tee and fairway on the Kernow course. The venue being positioned just behind the 9th green on Kernow and also next to 18th green on the Nicklaus and Kernow courses.

Very strong feeling and suggestions that it should be placed as a standalone unit somewhere near where the farm shop is planned to be. Jason stated that it needed to be near to the hotel and existing kitchens. The walkway from hotel to venue was discussed and it was pointed out that golfers coming off of the 18th Kernow would need to walk across this venue walkway to get to the golf bar. If it was muddy this would be transferred onto the walkway with a bride needing to walk through it, Jason said that this would not be a problem as this could be managed.

**What will happen to the existing 18 ‘hotel’ lodges which form part of the Timeshare Village?**

These will be refurbished and improved internally and with external improvements will include ‘soft’ landscaping so that they blend in better with the surrounding area.

**How much will the new lodges cost?**

The selling prices will be about £150,000 to £200,000. Final details of the exact costs, what would be part of the package of ownership are not yet available.

**When will Phase 2 be built?**

The current Planning Application is an “Outline Application”. No building will commence until

 Phase 1 is “off the ground” and selling well.

**Are the indicated positions on the plan of the 202 lodges in Phase 2 finally decided?**

It was stated by Jason Mills that the drawings and location of the proposed lodges are ‘indicative’ at this stage and merely show where and how this number of lodges could be built.

**What about the proposed lodges in front of Timeshare lodges 1-6?**

The actual location of these lodges is not yet decided and may not occur, this is an indicative drawing to show how the number of lodges that planning has been applied for could be fitted on the site. The terrain is steep and it is recognised that there are access issues. Additionally, the access road between lodges 3 and 4 and the car parking would not be put in place if the proposed lodges were not built.

**What sorts of changes are proposed for the existing hotel, restaurant and bars etc?**

Proposals are currently being prepared. However, it is unlikely that any major changes will occur if Phase 2 does not go ahead for any reason.

Meanwhile, upgrades of the leisure facilities and the gym have already been made.

**Are any changes going to be made to the two golf courses?**

No. They will remain as they are at present.

**Who will manage the properties and St Mellion overall?**

All administration will be carried out by in house staff under the management of Howard Jones, the new Managing Director of St Mellion Resort, who started on the 1st February 2020. Jason Mills the CEO of Crown Golf Property will be responsible for everything at St Mellion. Mr Towers will remain as CEO of Crown Golf and is responsible for all of the golf courses. Mr Mills and Mr Towers both report to Mr Jeff Chapman, Chairman of Bennelong Inc. in Australia.