



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 6th FEBRUARY 2017 @ 7pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Ms Boswell-Munday
 Cllr. Crowdy Cllr. Miss Gilbert Cllr. Gisbourne
 Cllr. Mrs Morgan Cllr. Mrs Webb Mrs Thompson (Clerk)
 County Cllr. Penny

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman opened the meeting and welcomed those present.</p> <p>Mr Dingle said he was in support of Minute 20h/2017.</p> <p>Mr Tim Marshall spoke regarding his proposed planning application on land at Porthilly Farm. The site is in an AONB. It was confirmed the site is outside the development boundary but would be an exception site as it will be tied to the farm and will provide a home for a local family.</p>	
16/2017	<u>Apologies for Absence</u> – Cllrs. Davis and Richards were not present.	
17/2017	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-registerable interest</i> – none.</p> <p>c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds.</p> <p>d. <i>Dispensations</i> – none.</p>	
18/2017	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 3rd January 2017, AGREED as a true record.</p> <p>b. <i>Planning Meeting</i> – 16th January 2017, AGREED as a true record.</p>	
19/2017	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>Police</i> – PCSO Drennan reported no crimes had been recorded in December and one in January (a burglary to a shed in a holiday home).</p> <p>b. <i>County Council</i> – Cllr. Penny reported the City of Culture bid for Truro had been sent to scrutiny.</p> <p>Cllr. Mould had emailed Ms Aimee Williams, Planning Officer regarding the wording of the NDP and its impact on application PA16/11137. She asked for Cllr. Penny's support in taking this to CC's Planning Committee.</p> <p>c. <i>St Minver Highlands Parish Council</i> – a copy of their draft January Minutes were made available to the Meeting.</p> <p>d. <i>Padstow Harbour Commission (PHC)</i> – a copy of their December Minutes were made available to the Meeting.</p>	

	<p>e. <i>Polzeath Beach Management Group</i> – meeting scheduled to be held on Tuesday, 31st January 2017 was cancelled. The next meeting is scheduled for 28th February 2017.</p>	
<p>20/2017</p>	<p><u>Planning Applications</u> – Members considered the following, including any applications that are received after the agenda had been published:</p> <p>a. <i>PA16/03665/PREAPP, April Cottage, Roserrow</i> – pre-application advice for variation of condition 17 (holiday use only) imposed on decision notice no. 89/3342 dated 5th September 1991 to allow April cottage to be used as permanent residential accommodation. NO OBJECTION.</p> <p>b. <i>PA16/11752, Ferryside, Rock Road, Rock</i> – replacement of existing cottage with a six bedroom building (three linked buildings) and the creation of a subterranean garage. OBJECT on the grounds of over development of the site, insufficient amenity space and parking (St Minver NDP 2.7 refers). Members are concerned about the poor access and lack of visibility splay – the increase in traffic from the proposed six-bedroom dwelling will have a detrimental impact. Members are in agreement with the comments of the Countryside Access Team and the Ramblers Association.</p> <p>c. <i>PA16/11927, Petherwicks, Rock Road, Rock</i> – variation of condition 2 (plans approved) in respect of decision PA16/04499 to allow design changes and reduction of the overall footprint which will also provide additional parking (minor material amendment to the approved scheme). NO OBJECTION.</p> <p>d. <i>PA16/12084, Puffins, Road from St Moritz to Daymer Lane, Trebetherick</i> – demolition of existing bungalow and construction of replacement dwelling. NO OBJECTION.</p> <p>e. <i>PA16/12159, Land adj. to Merrow, Rock</i> – outline planning consent with some matters reserved for erection of dwelling. OBJECT on the grounds it is outside the development boundary as identified in the St Minver NDP. Members have problems with the number of dwellings existing from this junction onto Rock Road and request that Highways visit the site and comment. Members wish this to go to CC's Planning Committee if the planning officer is minded to ignore their objections.</p> <p>f. <i>PA17/00231, 11 Brea Road, Rock</i> – outline planning consent for dwelling with associated access. OBJECT on the grounds it is outside the development boundary as identified in the St Minver NDP. This would be over development of the site. The NDP (Policy 3.2) also requires any new property to be for permanent residency. There are concerns about the access, as Members believe the road is inadequate and too narrow for additional traffic. There is no visibility splay. Members wish this to go to CC's Planning Committee if the planning officer is minded to ignore their objections.</p> <p>g. <i>PA17/00274, Tzitzikama, Rock Road, Rock</i> – construction of four new build dwellings (PA16/01791) with variation of condition 2, substitution of drawings to allow alteration to road layout. NO OBJECTION.</p> <p>h. <i>PA17/00279, Ferry Point, Rock Road, Rock</i> – Non Material Amendment to PA15/04431 dated 17th July 2015 for the demolition and reconstruction of building comprising the retention of an existing restaurant and retail unit together with the creation of an additional retail unit at ground floor and two residential units at first and second floor as an amendment to the scheme previously namely changes to the ground floor shop front fenestration for the proposed new retail unit. NO OBJECTION.</p> <p>i. <i>PA17/00339, Trebetherick House, Trebetherick</i> – demolition of existing store, refurbishment of existing workshop and construction of a new gallery and office. NO OBJECTION.</p> <p>j. <i>PA17/00545, Rear of Springfield House, Trewint Lane, Rock</i> – outline planning permission with all matters reserved: detached dwelling. Cllr. Gilbert declared an interest in this item.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p>OBJECT on the grounds NDP (policy 3.2) requires any new property to be for permanent residency and the site is outside the development boundary.</p> <p>k. PA17/00589, Land SE of Moor Cottage, Trewiston Lane, St Minver – outline planning for a detached dwelling. OBJECT on the grounds the St Minver NDP (policy 3.2) requires any new property to be for permanent residency and the site is outside the development boundary.</p> <p>l. PA17/00683, Anmordross, Rock Road, Rock – extension and alterations to provide an annexe. NO OBJECTION.</p> <p>m. PA17/00254/PREAPP, Fore Dore Nursing Home, Trebetherick – pre-application advice for demolition of existing buildings and proposed 8 no. dwellings. NO OBJECTION but the St Minver NDP would expect any new / additional properties to be for permanent residency. Members are disappointed that there is no section 137 donation towards a local project.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
21/2017	<p><u>Other Planning Matters –</u></p> <p>a. <i>Neighbourhood Development Plan (NDP)</i> – Mr Mark Andrews, CC advised it is not possible to comply with Members’ proposal to freeze all decisions on outline and new dwelling applications within the designated area until the NDP is adopted. Previously circulated via email.</p> <p>PA17/00001/NDP, St Minver Neighbourhood Plan – consultation runs from 5th January – 16th February 2017. See: http://www.cornwall.gov.uk/environment-and-planning/planning/neighbourhood-planning-toolkit/neighbourhood-planning-in-cornwall/tab-placeholder/s/st-minver-neighbourhood-development-plan/</p> <p>b. PA16/10922, Trenoweth, Trebetherick – replacement of existing bungalow with two new dwellings and demolition of corrugated barn; and extension of car park to the St Moritz Hotel. Members considered a letter from the applicant. They have no objection to the car park for the hotel or to the two new dwellings. However they maintain the view that the second property should be for permanent residency as identified in the St Minver NDP. If the applicant cannot agree to this, then Members wish this to go to CC’s Planning Committee. Clerk to inform CC, with a copy to the applicant.</p> <p>c. <i>Egloshayle, St Breock and Wadebridge area Neighbourhood Plan (NDP)</i> – first consultation will run for 3 weeks from Friday 27th January 2017. Previously circulated via email.</p>	<p>Clerk</p>
22/2017	<p><u>Trewint Playing Field –</u></p> <p>a. <i>Trewint Facilities</i> – Members received an update on the following:</p> <ol style="list-style-type: none"> i. <u>Children’s Play Area</u> – fortnightly H&S Inspection Reports not seen. ii. <u>Community Building</u> – community meeting to be held on Saturday, 4th March 2017 @ 10.30pm in the Scout Hut, Trewint Playing Field. <p>b. <i>Phone Mast</i> – response from Mr Dovid Pink previously circulated via email. Cllr. Crowdy will send an email on behalf of Rock Marine, to reiterate they are not interested in having a phone mast on their land.</p> <p>Mr Pink had submitted an offer of £5,500 p.a. which he believed to be the Market Rent for the site. A variation on this deal where they will pay £4,500 p.a. with a one off payment of £1,500 and a rent review to Market Rent after the 3rd year may be possible. Members preferred the original offer of a capital payment of £35K for a 20 year term. The Clerk to advise Mr Pink.</p>	<p>Cllr. Crowdy</p> <p>Clerk</p>
23/2017	<p><u>Highway Matters –</u></p> <p>a. <i>Weed Spraying of Pedestrian Areas</i> – the budget was increased to £1,500 to allow for additional roads to be sprayed. It was RESOLVED to add Cricketers Hollow to the weed spraying regime. The Clerk to advise Cornwall Council.</p>	<p>Clerk</p>

	<p>b. <i>Parking Enforcement</i> – £2,000 was budgeted to buy additional visits from parking enforcement officers. Ms Zoe Hall and Mr Phil Kitts, Assistant Enforcement Manager, CC will attend the February Planning Meeting to discuss this further.</p> <p>c. <i>Bus Shelter Maintenance Audit</i> – CC are carrying out a responsibility audit i.r.o. bus shelters. Their records show the shelters at Pityme, Trebetherick and Polzeath to be the responsibility of the PC. However Members refute this as they were all installed by CC/NCDC. The Clerk to advise CC.</p>	Clerk																								
24/2017	<p><u>Amenity Matters</u> –</p> <p>a. <i>Rock Post Office</i> – Minute 12a/2017 refers. There had been no response from the Post Office i.r.o. the future of the Rock PO.</p> <p>b. <i>Daymer Beach Steps</i> – Mr Nigel Blackler, CC had acknowledged there is a problem with the bottom step and had undertaken to see if a solution can be found.</p> <p>c. <i>Rock Dunes SSSI</i> – scrub management works will be carried out in January and February. Details previously circulated via email.</p>																									
25/2017	<p><u>Administration Matters</u> –</p> <p>a. <i>PAT Testing</i> – Minute 79a/2016 refers. Cllr. Mould reported she will speak to Mr Lee Edwards, regarding the annual PAT testing and reaffixing of the heater to the wall.</p> <p>b. <i>PC Website</i> – Members to receive an update. Mr Lawrence reported he had resolved all the new features designed for supporting the new website. The final testing had now been completed and he hoped to commence populating the site with the remaining information on 4th February. NOTE – Mr Robert Lawrence, ICTConnect Ltd. will provide instructions and training for adding / modifying information on the website.</p>	Cllr. Mould																								
26/2017	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule 2016/17-10, to a value of £1,930.18 was APPROVED for payment.</p> <table border="1"> <thead> <tr> <th>EXPENSES</th> <th>Price</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Salaries, including NI & tax</td> <td>747.72</td> <td></td> <td>747.72</td> </tr> <tr> <td>Trewint Field - incl. WCs, play equipment</td> <td>400.00</td> <td></td> <td>400.00</td> </tr> <tr> <td>Administration</td> <td>127.25</td> <td>22.59</td> <td>149.84</td> </tr> <tr> <td>Cormac - street weed spraying</td> <td>527.18</td> <td>105.44</td> <td>632.62</td> </tr> <tr> <td></td> <td></td> <td></td> <td>£1,930.18</td> </tr> </tbody> </table> <p>b. <i>Budget Monitor</i> – copy was circulated at the meeting.</p> <p>c. <i>Coronation Gardens WCs</i> – Mr Jon James had clarified that CC is seeking an increase in the PC's contribution of £2,500 for 2017/18, in addition to the £5,000 already pledged. It was RESOLVED to agree to this increase, to include winter opening. The Clerk to inform Mr Jon James, CC.</p>	EXPENSES	Price	VAT	Total	Salaries, including NI & tax	747.72		747.72	Trewint Field - incl. WCs, play equipment	400.00		400.00	Administration	127.25	22.59	149.84	Cormac - street weed spraying	527.18	105.44	632.62				£1,930.18	Clerk
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27/2017	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda:</p> <p>a. <i>Clerks & Councils Direct</i> – January 2017. Taken by Cllr. Mould.</p> <p>b. <i>The Clerk</i> – January 2017. Taken by Cllr. Mould.</p> <p>c. <i>New BBC 2 Show</i> – Mr Ben King, Ricochet Ltd. is seeking sentimental/interesting items belonging to individuals or the community.</p> <p>d. <i>Cornwall Local Plan</i> – hardcopy held by the Clerk.</p> <p>e. <i>Local Government Boundary Review</i> - the report of the Parish and Town Council Local Government Review Inquiry Panel held on 4th January 2017. Deadline 23rd January 2017. Details previously circulated via email.</p> <p>f. <i>Parish Council Elections</i> – 4th May 2017. Timetable previously circulated via email.</p>																									

	<p>g. <i>Fuel Poverty Awareness Day</i> – Council Chamber, New County Hall, Truro on Friday 17th February 2017 from 10am to 1.00pm and the guest speaker is Louise Evans, Project Development Coordinator, National Energy Action. Refreshments will be available on the day. To book a free place, https://www.eventbrite.co.uk/e/fuel-poverty-local-action-perspectives-tickets-31121754004?aff=es2</p> <p>h. <i>Notice of Intention</i> – regarding the re-adoption of legislation. The resolution will have the effect of confirming the area of the Cornwall Council as a ‘controlled district’ for the purposes of the 1976 Act, thus empowering the Council to control the licensing of Hackney Carriage and Private Hire Vehicles, Drivers and Operators. Details previously circulated via email.</p> <p>i. <i>NALC Tree Charter Survey</i> – details previously circulated via email. The survey will be open until Tuesday 28th February 2017.</p> <p>j. <i>Better Planning : Better Farming</i> – leaflet from the NFU. Details previously circulated via email.</p>	
28/2017	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – 6th March 2017.</p> <p>b. <i>Planning Meeting</i> – 20th February 2017.</p> <p>c. <i>Free War Memorials Workshop</i> – 8th March 2017, 9.45am – 1pm. To reserve a free place at the workshop visit www.eventbrite.co.uk/e/war-memorials-condition-survey-workshop-truro-tickets-28287176707 or contact Civic Voice on 0151 707 4319 or email info@civicvoice.org.uk</p>	
29/2017	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Trewiston Lane</i> – the Clerk to report to Highways the flooding adjacent to Moor Cottage.</p> <p>b. <i>Overgrown Hedge</i> – the Clerk to write to the owner of Quorndon and requests he has the hedge cut back as it is blocking visibility.</p> <p>c. <i>Polzeath Beach Management Group</i> – Members were reminded that Mr Nick Pickles arranges beach cleaning events at Polzeath.</p>	<p>Clerk</p> <p>Clerk</p>
30/2017	<p><u>Closed Session</u> – in view of the special/confidential nature of the business about to be transacted, it was RESOLVED that it is advisable in the public interest that the press and public be temporarily excluded and they were instructed to withdraw.</p>	
31/2017	<p><u>New Play Equipment</u> – Cllrs. Gilbert and Webb to revisit this and provide suggestions for alternative pieces of equipment and report to a future meeting.</p>	<p>Cllrs. Webb / Gilbert</p>
32/2017	<p><u>Meeting Closed</u> – 20.56pm.</p>	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th March 2017