



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL

ON TUESDAY, 3rd JANUARY 2012 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Gisbourne (PC/CC) Cllr. Rathbone
 Cllr. Strong Cllr. Taper Cllr. Mrs Webb
 Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particularly warm welcome to the members of the public.</p> <p>Mr David Ramsbottom addressed the Council, regarding agenda item 05e/2011. He outlined his concerns that a major privacy issue would be created by the proposed development looking straight into his lounge, conservatory and the rear garden of his property. He said that a number of trees, which have been a feature of Penmayne Lane for decades, are at serious risk from this development. He pointed out a number of errors/omissions on the plan. The proposal is for a new dwelling in the garden of Rosemayne, which is itself a holiday home – would the new dwelling also be a holiday property? He produced a 'mock up' of the impact the development would have on his home.</p> <p>Mr Tom Fletcher said the proposal would be detrimental to his enjoyment of his property. He, too, expressed concern about the damage which would result to existing trees on/around the proposed development site. In his view there would also be a detrimental impact on wildlife, including bats.</p> <p>Mr Mike Perry spoke regarding the access via Penmayne Lane, which is already under stress. More vehicles using this lane would create yet more problems, particularly in relation to parking.</p> <p>Cllr. Gisbourne said that Highways had made a recent site visit to Penmayne Lane, to look at issues regarding flooding.</p> <p>A letter from Mr and Mrs Rigby, objecting to the application, was read to Members</p>	
05e/2011	<p>Agenda item 05e/2011 was taken at this point.</p> <p><i>PA11/10007, Rosemayne, Penmayne Lane, Rock</i> – construction of dwelling and formation of new vehicular / pedestrian access to highway. Cllr. Gisbourne took no part in the discussion. It was resolved to OBJECT, on the grounds that:</p> <ol style="list-style-type: none"> 1. the proposed development is 'un-neighbourly' (in terms of overlooking / overbearing of properties and gardens); 2. there is potential damage to trees on the site; 3. it is not clear if the development would have any impact on the banks of the stream, but this needs to be investigated, including any potential, additional flooding issues; 4. there are concerns regarding the original access and the creation of a new one; there are already issues with vehicles (associated with Rosemayne) parking on Penmayne Lane (a single track road) – this application wouldacerbate this; 5. the lack of ability to turn/park on site; 	

	<p>6. poor visibility splay on a single track, unclassified road, with a great volume of pedestrian/vehicular traffic; this has increased significantly with the recently completed Dingles' Way affordable housing development and the new development for 16 properties, which has recently been granted for land opposite the proposed development site;</p> <p>7. at the narrowest point the new development is only 4m from November Cottage and 17m (window to window) from 21 Croftlands;</p> <p>8. the ridge heights given for existing sheds is inaccurate.</p> <p>If the Planning Officer is minded to grant permission for this development, then Members request that the application to put to CC's Planning Committee and that they hold a site meeting.</p>	
01/2012	<u>Apologies for Absence</u> – Cllr. Gibson (personal reasons); Cllrs. Blewett, Gilbert and Morgan were not present.	
02/2012	<u>Members' Declarations:</u> <ol style="list-style-type: none"> a. <i>Declarations of Interest, in Accordance with the Agenda</i> – none b. <i>Declarations of Gifts over £25</i> – none 	
03/2012	<u>Minutes of Meetings:</u> <ol style="list-style-type: none"> a. <i>Full Council Meeting</i> – 5th December 2011, AGREED as a true record. 	
04/2012	<u>Outside Bodies/Reports</u> – <ol style="list-style-type: none"> a. <i>Police</i> – PC Taylor was not present. b. <i>County Council</i> – Cllr. Gisbourne reported that Mr Brian Doney is no longer the first point of contact for Highways' matters. It is now Mr Steve Bayley. He has met with Mr Bayley to discuss the completion of the Rock Road project, a new pavement to serve the school and flooding issues in Penmayne Lane. c. <i>St Minver Highlands Parish Council</i> – a copy of the December Minutes were made available to the Meeting. <ul style="list-style-type: none"> • <i>Missing/Damaged Field Gate</i> – Cllr. Mould reported that she believed this matter had been resolved. She will make a site visit to confirm. d. <i>Padstow Harbour Commission</i> – a copy of the November Minutes were made available at the Meeting. <ul style="list-style-type: none"> • <u>Rock Dunes</u> – Minute 144d/2011 refers. Mr Rob Atkinson had provided a copy of the survey results, which consists of a series of photographs of plants, a list of species found and an aerial shot of the proposed site. • <u>Car Park Sign</u> – Minute 144d/2011 refers. In the absence of Cllr. Blewett there was no update, regarding the re-siting of the car park sign. e. <i>Community Network Meeting</i> – Cllr. Mould reported that the Code of Conduct was the main topic on the agenda of the last meeting. 	<p>Cllr. Mould</p> <p>Cllr. Blewett</p>
05/2012	<u>Planning Applications</u> – Members expressed concern that the planning applications, as shown on CC's website, are woefully inadequate. They would like to see an improved service, in terms of clearer plans and a summary of the application, i.e. a 'before and after' illustration, as this would make it so much simpler to understand. The Clerk to bring this to the attention of our 'friendly' Planning Officer (Ms Cathy Devereux-Mack). <p>Cllr. Gisbourne pointed out that current legislation does not compel the submission of standardised plans.</p> <ol style="list-style-type: none"> a. <i>PA11/09327, Meadow Garth, Worthy Hill, Trebetherick</i> – construction of dwelling. NO OBJECTION. b. <i>PA11/09780, Pantops, Highcliffe, Polzeath</i> – erection of replacement dwelling with existing access. NO OBJECTION. 	Clerk

	<p>c. <i>PA11/09938, Seasalt, The Pavilion, Rock</i> – alterations to shop front and siting of air conditioning unit on roof. Members have concerns that the noise and potential vibration could impact on neighbouring properties and request that this be investigated.</p> <p>d. <i>PA11/09968, Pityme Industrial Estate, St Minver</i> – advertisement consent to display 2 directional sign at junction in road leading to estate, 1 map of estate showing individual companies located at entrance to the estate. NO OBJECTION.</p> <p>e. <i>PA11/10007, Rosemayne, Penmayne Lane, Rock</i> – construction of dwelling and formation of new vehicular / pedestrian access to highway. Covered above.</p> <p>f. <i>PA11/10490, Whitehaven, Rock</i> – works to trees covered by a Tree Preservation Order, namely removal of a large heavy limb of a mature <i>Macracarpa</i> Tree (T53) that grows out towards the house right back to the main trunk and then crown raise the rest of the tree removing the downward facing limbs to approximately 15^{ft} in height thus giving a 15^{ft} clearance from the ground. NO OBJECTION, provided CC's Tree Officer has no objection.</p> <p>g. <i>PA11/10515, 9 Forlaze Road, Rock</i> – construction of extension over garage. NO OBJECTION.</p>	
06/2012	<p><u>Environmental Matters</u></p> <p>a. <i>Trebetherick Litter Bin</i> – Minute 148a/2011 refers. A new (free standing) litter bin has now been installed by Cornwall Council.</p> <p>b. <i>Rock Beach Water Quality</i> – Minute 148b/2011 refers. Cllr. Mould reported she had not been able to obtain any answers. No further action.</p>	
07/2012	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Young Children's Play Area</i> – Minute 149a/2011 refers. There was a query with the fortnightly H&S inspection reports. The Clerk to clarify the position with Mr Mineer.</p> <ul style="list-style-type: none"> • <u>Disabled WC Radar Key / Lock</u> – the Clerk to order a radar lock and key, but will do so now. • <u>Security Equipment</u> – a replacement for the faulty piece of CCTV equipment had been received. Cllr. Mould to ask Mr Mineer to install. <p>b. <i>Older Children's Play Area / Community Building</i> – Minute 149b/2011 refers. A public meeting is to be held in the Scout Hut on Saturday, 28th January 10.00 to 13.00 for all parishioners to view the initial plans.</p>	<p>Clerk</p> <p>Clerk</p> <p>Cllr. Mould</p>
08/2012	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule No.2011/12-9, to a value of £3,975.75 were APPROVED for payment, together with a late payment of £1,854 to pdp Green Consulting Ltd.</p>	
09/2012	<p><u>Administration</u> –</p> <p>a. <i>QEII Jubilee Celebration</i> – Minute 151a/2011 refers. The event, to be organised over the weekend of 2nd–5th June 2012, will be discussed at the Joint Meeting with Highlands. NOTE – a sum of £500 has been allocated for this project in the 2012/13 budget.</p> <p>b. <i>Cornwall Council's Expenditure</i> – Minute 144b/2011 refers. No response had been received to Members' Freedom of Information request for details of every CC payment over £500. The Clerk to pursue.</p>	<p>Clerk</p>
10/2012	<p><u>Documentation</u> –</p> <p>a. <i>Cornwall Play Survey, 2010</i> – Ms Sharon Davey, CCPFA has emailed a copy of the survey results. Cllr. Mould requested a copy.</p>	<p>Clerk</p>

	<p>b. <i>BTCV</i> – Ms Helen Simcock, CC has emailed an appeal from this environmental charity, for new Members (£38 pa); together with details of the Green Flag Community Award scheme.</p> <p>c. <i>Cornwall Olympic Torch Relay</i> – 19th May 2012. Community newsletter 2.</p>	
11/2012	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – Monday, 6th February 2012.</p> <p>b. <i>Planning Meeting</i> – Monday, 16th January 2012.</p> <p>c. <i>Joint Meeting with Highlands</i> – Wednesday, 11th January 2012, Perceval Institute. The Clerk to forward to Mrs Hyland the Neighbourhood Plan paper for circulation with the agenda. The Clerk gave her apologies. She has another meeting and is unable to attend.</p> <p>d. <i>Planning Training, 2011/12</i> – Members were reminded of the following:</p> <ul style="list-style-type: none"> • <u>S.106 Agreement</u>... – 10th January 2012, Dragon Centre, Bodmin. Cllrs. Gilbert, Morgan and Mould booked to attend. The Clerk gave her apologies, she had previously given the wrong date for this training. 	
12/2012	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. Nil.</p>	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th February 2012