



# St MINVER LOWLANDS PARISH COUNCIL

## MINUTES OF THE COUNCIL MEETING

### HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 2<sup>nd</sup> JULY 2012 @ 7.30 pm

Present: Cllr. Mrs Mould (Chairman)                      Cllr. Blewett                      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>Mrs Saunders strongly objected to the application for 47 Hr. Tristram, Polzeath (92d/2012). The extension will be 9.7m deep and 12.6m down the garden, giving a total depth of 22.4m, with the majority overlooking her family's home. She feared that it would set a precedent.</p> <p>Ms Pat Hall, representing the elderly owner of a neighbouring property, said she has much the same concerns as Mrs Saunders. There will be significant overlooking of her property. She will look onto a blank wall. She is also concerned about the septic tank on her property, which she fears will be affected.</p> <p>Ms Pauline Smart, owner of No.44, said it will go across the bottom of her garden. She is concerned about the size of the proposed extension on a garden, which is not that large. It is out of proportion to the original house. It will increase the floor space by 80%. It will be ugly and cause overlooking. There is car parking for four cars, which will all be using the private road.</p> <p>Mr Cole said this isn't really an extension, but is in effect a second property. All that is missing is a kitchen.</p> <p>Ms Morley objected to the wind turbine planning application (92a/2012), which is 44m from her home and business. She produced a map showing the relationship of her property to the proposed site. No-one had taken noise readings from her land, though she believes these will be significant. What readings were taken were done over one week, the industry norm is for non-consecutive readings over at least a month. Her business is looking after cats and dogs, so noise is a sensitive issue. She fears that the noise frequency and 'flicker' from the turbine is likely to affect the animals more than humans, and will upset the animals unnecessarily. There is no benefit from the proposal to anyone other than the landowner.</p> <p>Mr Tim Railton spoke of a new bill, currently before Parliament, which would make it illegal to have a wind turbine of this size within 1.5 kilometres of residential property.</p> <p>Mr Marcus Diamond spoke of the affects of wind turbines on human health. He is the owner of a Gunvenna Holiday Park, with up to 380 people on site during the season. This could, therefore, adversely affect his business. If granted this would set a precedent and it is known that there are other turbines proposed. He will have customers in tents, which are subjected to noise levels equivalent to a 'normal working office', surely this is unacceptable. He was formally a pilot and said the aircraft survey was 'a joke'.</p> <p>Ms Penny Kirkham showed a picture of a similar wind turbine, illustrating the size.</p>	

	<p>The turbine will have an adverse affect on National Trust and AONB land and will be highly visible from several beauty spots. She pointed out that visitors come for the beautiful scenery and this would adversely impact on that. She felt this application would damage the AONB and the visual landscape.</p> <p>Mrs Jenny Railton supported earlier speakers and said that this is too close to residential properties. There are 68 objections on CC's website.</p> <p>Mr Kevin Griffin said his family had owned a property in St Minver for over 65 years. There are many families like his, who have holidayed and now retired to the area. Such a huge turbine, twice the height of St Minver church tower, will have a detrimental affect on the area. So tall is the structure that it requires a flashing red light to warn light aircraft. This is too close to people's homes. Consideration must be given to the health and well being of local residents and visitors. He referred to other applications, possibly in the pipeline. Size and position of this turbine will do significant harm to the community.</p> <p>Ms Jane Stone works full-time for the Treswarrow kennels and cattery. Her main concern is for the health and well being of the animals in her care. She feared that her employer's business would suffer and she could lose her job.</p>	
87/2012	<u>Apologies for Absence</u> – Cllrs. Gibson and Gilbert (both with personal commitments) and Cllr. Morgan (ill health).	
88/2012	<u>Code of Conduct</u> – it was <b>RESOLVED</b> to adopt the new Interim Code of Conduct for Members of St Minver Lowlands Parish Council in compliance with the Localism Act, 2011.	
89/2012	<p><u>Members' Declarations:</u></p> <p>a. <i>Pecuniary Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda. The Clerk advised that CC would be issuing new Financial Interest forms shortly.</p> <p>b. <i>Non-pecuniary Interests</i> – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent.</p> <p>Members declaring either type of interest must leave the room and not take part in the discussion or decision making, including public participation.</p> <p>c. <i>Declaration of Gifts</i> – Members must not accept any gift or hospitality with a value in excess of fifty pounds.</p>	
90/2012	<p><u>Minutes of Meetings:</u></p> <p>a. <i>Full Council Meeting</i> – 6<sup>th</sup> June 2012, <b>AGREED</b> as a true record.</p> <p>b. <i>Planning Meeting</i> – 18<sup>th</sup> June 2012, meeting cancelled. PA12/05036, 47 Hr. Tristram, Polzeath was taken at this point (see below). PA12/04547, Treswarrow Park Farm, Trelights, Port Isaac, was then taken (see below).</p>	
91/2012	<p><u>Outside Bodies/Reports</u> –</p> <p>a. <i>Police</i> – PC Taylor sent his apologies. He reported there had been 8 crimes in June, 1 burglary and 7 thefts (2 detected), four of these thefts were stolen boat engines from the same premises, and enquiries are currently ongoing, with males arrested out of force area and the property recovered. Last year in June 2011 there were only 3 offences.</p> <p>b. <i>Community Speed Watch</i> – Minute 76b/2012 refers. Deferred to the September Meeting.</p> <p>c. <i>County Council</i> – Cllr. Gisbourne had nil to report.</p> <p>d. <i>St Minver Highlands Parish Council</i> – the Clerk had downloaded a copy of the May Minutes from the website and these were made available to the Meeting. However, she had been unable to obtain a copy of those for June.</p>	All Members

	<p>e. <i>Padstow Harbour Commission</i> – a copy of the May Minutes were made available to the Meeting.</p> <p>f. <i>Community Network Meeting</i> – Cllr. Mould reported that there are still concerns about the new waste collection. There will be no change to the regime for the foreseeable future. She reported that there had been a proposal to charge holiday homes business rates for waste collection. The Network had been unanimous in wishing to see CC's governance revert to the Committee System.</p> <p>g. <i>St Minver Cemetery Committee</i> – a copy of their 2011/12 annual return has been received, which shows a balance carried forward of £8,280, compared with £4,470 for the previous year.</p>	
92/2012	<p><u>Planning Applications</u> –</p> <p>a. <i>PA12/04547, Treswarrow Park Farm, Trelights, Port Isaac</i> – erection of a single wind turbine with maximum blade tip height of 77m. Formation of new vehicular access track and associated infrastructure. It was <b>RESOLVED</b> to object on the grounds that the turbine is too close to residential properties and, also to the businesses which will be affected (with potential harm to animals and distress to campers of prime concerns); it will dominate the landscape and borders an AONB; there is a protected owl 625m from the turbine and members would like to see a bat survey undertaken; there are a number of bee hives close to the site and their importance should not be under-estimated; it would stand between the church towers of St Minver and St Endellion creating a visually unacceptable addition. There is a strong local objection. Members feel that taking noise measurements over one week in November is totally inadequate and there is concern that the recording process was flawed. Information on shadow flicker was lacking in depth and there are H&amp;S concerns about light aircraft. Members are extremely concerned that there is no mention in the application of the two businesses (Treswarrow Dog Kennels and Cattery and Gunvenna Holiday Park), which would be affected by this turbine. Copy to be sent to Ms Branney, of the Wind Turbine Committee, Environmental Health.</p> <p>b. <i>PA12/04603, 2 Pityme Farm Road, Pityme</i> – construction of extension to existing dwelling to accommodate utility, living and storage rooms. <b>NO OBJECTION.</b></p> <p>c. <i>PA12/04605, Seaside Pool Café, St Moritz Hotel</i> – construction of extension to existing Seaside Pool Café and regularising of condition 3 (trading hours and periods) to both Seaside and Pool of application no. PA10/04565 dated 15<sup>th</sup> October 2010. <b>NO OBJECTION</b>, to the extension; but Members <b>OBJECT</b> to an increase of the trading hours (i.e. they should be not before 1000 hours or later than 1800 hours on any day).</p> <p>d. <i>PA12/05036, 47 Hr. Tristram, Polzeath</i> – extension to rear and other associated alterations. Cllr. Gisbourne advised that as a member of CC's Planning Committee he cannot comment at this stage, because this would prevent him from speaking and voting on the application. It was <b>RESOLVED</b> to object on the grounds of over development and that it is out of keeping with the surrounding properties and overlooking of neighbours homes and gardens. There was also concern that this is in effect the size of a second property and that the existing septic tank might be affected. Members would also like to call this in, if the Planning Officer is minded to grant permission. There is a huge strength of feeling in the community against this proposal. Cllr. Mould said it was annoying that local opinion is so often ignored by the planning officers. Cllr. Taper said it was ridiculous that decisions are made at Liskeard by people who have no knowledge of the area.</p> <p>e. <i>PA12/05097, Harbour Lights, Porthilly Lane, Rock</i> – extension and internal re-ordering to existing single dwelling house and conversion of garage to ancillary accommodation. <b>NO OBJECTION.</b></p> <p>f. <i>PA12/05414, Landersfield, Rock</i> – extension and internal re-ordering together with re-roofing in natural slate of existing dwelling. <b>NO OBJECTION</b></p>	Clerk

	<p>g. PA12/05767, <i>Trepetroc, Trebetherick</i> – construction of porch with ramp and canopy to front of dwelling. The applicant is a Councillor, but was absent. <b>NO OBJECTION.</b></p> <p>h. PA12/05772, <i>Hanjaque, Rock Road, Rock</i> – construction of first floor extension to provide en-suite to bathroom over existing utility. <b>NO OBJECTION.</b></p>	
93/2012	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood / Local Development Plan</i> – Minute 78a/2012 refers. A copy of the Notes from the Meeting held on Tuesday, 19<sup>th</sup> June 2012 was previously circulated. CC require a formal letter, which confirms:</p> <ul style="list-style-type: none"> <li>• That both councils have discussed and agreed that they wish to undertake a NDP.</li> <li>• The area identified so CC are absolutely clear about the area – this prevents any misunderstanding later.</li> <li>• That both councils understand that there is a financial implication to the councils with regard to developing the NPD.</li> </ul> <p>Noted points 1 and 2 are covered by Minute 78a/2012. It was <b>RESOLVED</b> to allocate £5,000 to cover the costs of creating an LDP. Noted Highlands has been asked to pledge a similar amount. The Clerk advised that the wording of the letter to CC needs to be looked at by the LDP Working Party</p> <p>b. <i>Section 106 Contributions</i> – Minute 76b /2012 refers. Cllr. Gisbourne reported that it was now established that the money could not be put towards the costs of the proposed community building.</p> <p>c. PA12/05208, <i>Pinewood Development, Polzeath</i> – Minute 78c/2012 refers. The Clerk reported that the case officer, Mr Simon King, has left and it was not yet known who his replacement will be. The Clerk to contact the Planning Dept. and Cllr. Gisbourne will speak to CC's Mr Plummer.</p> <p>d. <i>Enforcement Issues</i> – the following cases have been closed:</p> <ul style="list-style-type: none"> <li>• <u>EN12/01647, 8 Brea Road, Rock</u> – creation of access.</li> <li>• <u>EN12/01653, Land Adj. to Tristram Car Park, Polzeath</u> – change of use of land for camping. The Clerk to request more information about this.</li> </ul> <p>The following case has recently been reported to CC:</p> <ul style="list-style-type: none"> <li>• <u>EN12/01671, Haddon Cottage, Rock</u> – alleged construction of wall not on the approved plans.</li> </ul>	<p>Clerk</p> <p>Clerk / Cllr. Gisbourne</p> <p>Clerk</p>
94/2012	<p><u>Highways Matters</u> –</p> <p>a. <i>Traffic Enforcement</i> – Minute 79b/2012 refers. Mr Graham Holland, CC, advises that “<i>Regrettably we did not visit Rock over the jubilee bank holiday weekend, our staff did not have time to visit your location as it is not a priority for us to enforce.</i>” The Clerk to enquire how many tickets have been issued so far this year and to point out that a great deal of time and money was invested in installing double yellow lines on Rock Road. The reason for doing so was to prioritise access for emergency services, particularly the Lifeboat. This is surely of prime importance and Members request that CC's policy is reviewed to ensure that Rock Road is ‘policed’ in the future.</p>	Clerk
95/2012	<p><u>Environmental Matters</u></p> <p>a. <i>Overgrown Hedges</i> – Minute 80b/2012 refers.</p> <ul style="list-style-type: none"> <li>• <u>Pendragon</u> – the Highways Safety Inspector had visited the site, but had been unable to locate the property, with the overgrown hedge. She will advise Highways that it is the house right next door to the Rock Institute, opposite Stoptide Lodge, at the top of Porthilly Lane.</li> </ul> <p>b. <i>Community Payback Scheme</i> – Minute 80c/2012 refers. Details of this scheme can be found on <a href="http://www.communitypayback.com">www.communitypayback.com</a>.</p>	Clerk

	<p>c. <i>Paths for Communities (P4C)</i> – Cornwall Countryside Access Forum draw Members’ attention to this grant scheme (details previously emailed). See <a href="http://www.naturalengland.org.uk/ourwork/access/rightsofway/p4c.aspx">www.naturalengland.org.uk/ourwork/access/rightsofway/p4c.aspx</a>.</p>	
96/2012	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Young Children’s Play Area</i> – Minute 81a/2012 refers. In the absence of Cllr. Gilbert there was no update. The fortnightly H&amp;S inspection reports to be considered at the September Meeting.</p> <p>b. <i>Older Children’s Play Area / Community Building</i> – Minute 81b/2012 refers. Cllr. Mould reported that a further meeting will be arranged.</p> <p>c. <i>St Minver Pre-School</i> – the Pre-School intend to install roof top solar panels. It was <b>RESOLVED</b> to appoint Cllrs. Mould and Webb, to sign the revised lease, if necessary.</p>	Clerk
97/2012	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule No.2012-13-04, to a value of £1,258.12 were <b>APPROVED</b> for payment in July and a further £1,106.46 for August. The Clerk to invoice Highlands for their share of Jubilee celebrations expenditure.</p> <p>b. <i>Bank Signatories</i> – Minute 82a/2012 refers. The Clerk to forward the paperwork to Cllr. Webb to add her as an additional signature on the Council’s bank accounts.</p> <p>c. <i>Community Building Account</i> – Members <b>CONFIRMED</b> they wish to open a separate account to manage this project.</p>	Clerk Clerk Clerk
98/2012	<p><u>Administration</u> –</p> <p>a. <i>Historical Records</i> – Minute 83b/2012 refers. The Clerk has deposited the records, previously stored in the cupboard, in the Cornwall Records Office. She will advise Highlands of the action taken.</p> <p>b. <i>General Power of Competence</i> – Members received the Clerk’s report (previously emailed) and accepted her recommendation to take no further action.</p>	Clerk
99/2012	<p><u>Documentation</u> –</p> <p>a. <i>Ancient Tree Forum</i> – are seeking ‘verifiers’ to check the data being placed on their database, i.e. people to check the tree recorded is accurate, by making a site visit. Currently some help with travel expenses is available. Further information from the Clerk.</p> <p>b. <i>CC’s Governance Review</i> – details previously emailed. Enquiry date is 17<sup>th</sup> July 2012.</p> <p>c. <i>Cornwall County Playing Fields Assoc.</i> – are seeking a Treasurer and new Committee Members. Further details available from the Clerk.</p> <p>d. <i>Camel Estuary Youth Sailing</i> – the charity has written to thank Members for their generous donation and to give some details of their successes.</p> <p>e. <i>Bulk Oil Buying Scheme</i> – CRCC have launched this scheme and are looking for local co-ordinators to help run it. The Clerk has further information.</p> <p>f. <i>Inter-Link Newsletter</i> – June 2012, previously emailed to Members.</p>	
100/2012	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – there will be no Full Council Meeting in August.</p> <p>b. <i>Planning Meeting</i> – 16<sup>th</sup> July 2012.</p> <p>c. <i>Clerk’s Leave</i> – 30<sup>th</sup> July – 3<sup>rd</sup> August 2012.</p>	

	<ul style="list-style-type: none"> <li>d. <i>River Trip</i> – 4<sup>th</sup> July 2012, 6pm. Cllr. Blewett was thanked for organising a trip to enable Members to view the parish from the river.</li> <li>e. <i>Renewable Energy Show</i> – 26<sup>th</sup> and 27<sup>th</sup> July 2012, Former Gaia Centre, Delabole. Further details available from the Clerk.</li> <li>f. <i>Cruse Bereavement Care in Cornwall</i> – AGM, Thursday, 19<sup>th</sup> July 2012, 7.30pm in the Council Chambers, New County Hall, Truro.</li> <li>g. <i>Clerk of the House Commons</i> – Wednesday 25<sup>th</sup> July 2012, 1130-1300, Council Chamber, New County Hall. Opportunity to meet with Mr Robert Rogers, the Clerk of the House of Commons.</li> <li>h. <i>Mental Health Forum</i> – Thursday, 12<sup>th</sup> July 2012, 2-4 pm, The Pavilion Building, Egloshayle Road, Wadebridge.</li> </ul>	
101/2012	<u>Information Only/Future Agenda Items</u> – a. Nil.	

Signature: ..... (Cllr. Mrs Carol Mould)  
Chairman

Date: 3<sup>rd</sup> September 2012