



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 1st JULY 2013 @ 7.30 pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Miss Gilbert Cllr. Gisbourne
 Cllr. Mrs Morgan Cllr. Mrs Webb Mrs Thompson (Clerk)
 County Cllr. Penny

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.	
84/2013	<u>Apologies for Absence</u> – Cllrs. Rathbone, Strong and Taper (all on leave). Cllrs. Blewett and Gibson were not present.	
85/2013	<u>Members' Declarations</u> – a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Webb in 89c/2013. b. <i>Non-Pecuniary/Disclosable Interests</i> – none. c. <i>Declaration of Gifts</i> – Members were reminded they must declare any gift or hospitality with a value in excess of fifty pounds. d. <i>Dispensations</i> – there were no requests for dispensations.	
86/2013	<u>Minutes of Meetings</u> – a. <i>Full Council Meeting</i> – 3 rd June 2013, AGREED as a true record. b. <i>Planning Meeting</i> – 17 th June 2013, AGREED as a true record. Cllr. Gisbourne reported he had submitted the <i>Expanding the Neighbourhood Plan Evidence Base Project</i> questionnaire, in order to meet the deadline.	
87/2013	<u>Outside Bodies/Reports</u> – a. <i>Police</i> – PC Taylor sent his apologies and provided the crime figures for the period 1 st to 28 th June, when one crime (a theft) was recorded. This compares favourably with last year when a total of nine crimes were recorded for June. b. <i>County Council</i> – Cllr. Andy Penny said he was still working towards a solution for the Penmayne flood issue. c. <i>St Minver Highlands Parish Council</i> – a copy of their May Minutes were made available to the Meeting. The June Minutes were unavailable. d. <i>Padstow Harbour Commission</i> – a copy of their May Minutes were made available to the Meeting. e. <i>Community Network Meeting</i> – Cllr. Mould reported the Community Network had agreed a figure of 80 new properties for St Minver Highlands and Lowlands combined.	
88/2013	<u>Planning Applications</u> – a. <i>PA13/04015, 38 Higher Tristram, Polzeath</i> – demolition of existing dwelling and rebuilding. An email from Mr Boden was read to the meeting. OBJECT	

	<p>on the grounds that the dormer window on the south (rear) elevation should be replaced with velux windows to avoid possible future overlooking. There is also concern that there is inadequate parking to correspond with the increased number of bedrooms, on an estate notorious for parking problems. Members also have sympathy with the near neighbour and would like the overall height of the building kept to the original, we think the extra 0.1 metres would compromise the neighbour's enjoyment of his property.</p> <p>b. <i>PA13/05148, The Oystercatcher, Dunders Hill, Polzeath</i> – retrospective consent for deck extension to cottage holiday let unit. NO OBJECTION.</p> <p>c. <i>PA13/05149, Sparks Cottage, Trebetherick</i> – demolition of existing dwelling and construction of new dwelling. NO OBJECTION, but Members request clarification of whether there will be a s.106 obligation for affordable housing.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
89/2013	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Minute 76a/2013 refers. Cllr. Mould reported the questionnaire is nearing finalisation and a mailshot is planned to all local residencies and businesses, in August. She reported that the Steering Group had been successful in obtaining a grant of £7,000 towards the project. Cllr. Mould paid tribute to Mr Keith Snelling for all his hard work. The Clerk will circulate the draft questionnaire to all Parish Councillors.</p> <p>b. <i>PA13/03911, Seascape, Highcliffe</i> – construction of replacement dwelling. Members had objected that this would set a precedent as the first three-storey dwelling on the 'front row' at Polzeath, though it was noted it would be no higher than the adjacent dwelling because the lower floor will be dug in; they were also concerned by the plunge pool on the seaward side of the site. Members would like landscaping to disguise the lower floor.</p> <p>Mr James Hills responded by saying he was minded to approve this application. He said he had taken on board Members concerns and would ask for landscaping to be planted in the first season, before building. Also CC had negotiated a £60K affordable housing contribution, because of the plot size.</p> <p>Members were concerned that the case officer could be influenced by the affordable housing contribution and felt this aspect should be considered after a decision is made on the merits of the planning application. There was also concern that this application is opening the door to more and more three-storey dwellings.</p> <p>Cllr. Penny will speak to Mr Marshall Plummer and feedback to the Clerk.</p> <p>c. <i>PA13/02011, Duncliffe, Tristram Cliff, Polzeath</i> – Minute 29c/2013 refers. Demolition of the existing six bedroom dormer bungalow and construction of a new five bedroom detached family home with integral lower level garaging. Cllr. Mrs Webb declared a prejudicial interest and left the room whilst this item was discussed. Members objected to this application, however, the case officer, Mr Lyndon Westlake had responded with his reasons for favouring granting permission. He also explained there will only be consultation with the neighbours, as the only difference relates to the shared access.</p> <p>This application had been invalidity by CC and withdrawn from their website. It had now been reinstated. However, the six week period of consultation had not been given. Members are of the firm opinion that the consultation period should recommence from the date the invalidation was withdrawn. Cllr. Penny and the Clerk will speak/email Messrs Westlake and Marshall.</p> <p>Cllr. Penny was asked if he could ask the case officers to encourage developers / applicants to consult with the Parish Council prior to submitting planning applications.</p> <p>d. <i>PA13/03275, Penmayne Corner, Penmayne, Rock</i> – Mr James Hills left a message asking someone to call him regarding this application. Cllr. Mould will contact him. It was confirmed that a planning condition could be imposed that if permission is granted for a 'modest' dwelling, that no future development on the site is permitted.</p>	<p>Clerk</p> <p>Cllr. Penny</p> <p>Clerk to record</p> <p>Cllr. Penny / Clerk</p> <p>Cllr. Mould Clerk</p>

90/2013	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Young Children’s Play Area</i> – Minute 77a/2013 refers. Cllr. Mould reported repairs to the space net had been completed. There is an issue with the plastic on the big slide.</p> <p>It was noted that the issue with the space net was caused by the four ground anchor turnbuckles being too loose and undoing themselves. In order to prevent this happening in the future it was RESOLVED to ask Mr Meneer to regularly tighten these to retain the rigidity equally and to glue in place the plastic on the big slide.</p> <p>b. <i>Playing Field / Community Building</i> – Minute 77b/2013 refers. Cllr. Mould reported that a lot of groundwork had been done, but the project is in need of a Project Manager to move this forward.</p> <p>Work on re-orientation of the football pitch was on hold, whilst additional funds are raised.</p> <p>c. <i>Summer Fete</i> – Cllr. Mould reported that the Fete had been well attended, but income was down this year, perhaps, a fresh approach is needed.</p>	Clerk
91/2013	<p><u>Highways Matters</u> –</p> <p>a. <i>Rock Road</i> – Minute 83a/2013 refers. Cllr. Mould reported that the missing yellow lines had since been reinstated.</p> <p>b. <i>Trewint Road Safety Improvements</i> – Minute 136a/2013 refers. The Clerk reported an figure of £2,000 had been made in the 2013/14 budget for traffic works on Rock Road / Polzeath. Deferred to the August meeting for further discussion.</p> <p>c. <i>Polzeath Hill</i> – Cllr. Morgan said since the double yellow lines were installed, parking at the top of the hill had become worse, which creates visibility problems.</p> <p>Cllr. Penny advised he has £3,000 in his CC Community Chest.</p>	Clerk
92/2013	<p><u>Administrative Matters</u> –</p> <p>a. <i>Council Chamber</i> – Minute 79a/2012 refers. Cllrs. Strong and Webb had met with Mr John Godwin (St Minver Methodist Church) to negotiate the Triennial Rent review. The rent is to remain at £300 per quarter, for the next 3 years.</p> <p>b. <i>August Meeting</i> – Members AGREED to hold a Meeting in August. Cllrs. Gilbert and Morgan gave their apologies.</p> <p>c. <i>Vandalised Bench</i> – the Clerk reported a resident was seeking assistance in finding the owners of the vandalised bench, so she could return the name plaque to them. Regrettably, the Council’s paperwork did not help to clarify ownership.</p>	
93/2013	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule No.2013-14-04, to a value of £1,630.61 was APPROVED for payment.</p> <p>b. <i>St Minver Cemetery Committee</i> – Minute 83c/2012 refers. A copy of the Committee’s 2012/13 accounts was not yet available.</p>	Clerk
94/2013	<p><u>Documentation</u> –</p> <p>a. <i>Clerks & Councils Direct</i> – July 2013. Taken by Cllr. Mould.</p>	
95/2013	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – 5th August 2013.</p> <p>b. <i>Planning Meeting</i> – 15th July 2013.</p>	

	<ul style="list-style-type: none"> c. <i>Clerk's Leave</i> – 22nd to 26th July 2013. d. <i>CRUSE Bereavement Care</i> – invitation to their AGM on Thursday, 18th July 2013, 7.30pm in The Council Chamber, New County Hall. 	
96/2013	<u>Information Only/Future Agenda Items</u> – <ul style="list-style-type: none"> a. None. 	

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 5th August 2013