



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 5th AUGUST 2013 @ 7.30 pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Rathbone
 Cllr. Strong Cllr. Taper Cllr. Mrs Webb
 Mrs Thompson (Clerk) County Cllr. Penny

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.</p> <p>Mr Lyndon Westlake, CC case officer for PA13/02011, Duncliffe, Tristram Cliff, Polzeath (101a/2013 refers) was present to answer questions.</p> <p>Mr Webb provided the Clerk with a copy of the points he raised. He had co-ordinated the objections on Cornwall Council's website, as follows:</p> <ol style="list-style-type: none"> 1. <i>Size/Mass</i> – 14 objections. 2. <i>Three Storeys</i> – 9 objections. 3. <i>Excessive Glazing</i> = 9 objections. 4. <i>Zinc Cladding</i> – 8 objections. 5. <i>No-respect for the Building Line</i> – 6 objections. 6. <i>Balcony Design</i> – 4 objections. <p>Mr Nick Pickles provided the Clerk with a copy of the points he made regarding the Duncliffe application and the list of questions he posed to Mr Westlake. The latter confirmed he had made a site visit. He said CC's policy on building in front of the building line was to assess the merits of each individual site. There is no hard and fast rule. When Mr Pickles built his property 6 years ago he was specifically told he could not build in front of the line.</p> <p>Mr Westlake was unable to consider the photographs that Mr Pickles provided because he could not be certain that they were to scale, though he was assured they are.</p> <p>Mr Webb said it was difficult to argue against the photographic evidence.</p> <p>Mr Pickles referred to the mass, which is significantly greater than any of the other houses in the road and fills the plot disproportionately. The ridge lines are squared and will appear massive compared to the other properties. Three stories will be visible from the road. The balconies in this application and the top storey extend well beyond the footprint and the building line, both adding to the visual massing. The use of zinc cladding will add significantly to the alien visual appearance.</p> <p>Mr Pickles emphasised that local people are very concerned over this development where the height and mass of the building is not in harmony with the landscape, the size of the plot or other buildings in the adjacent area. He asked that the architect provides scale photographs, should the application go to CC's Planning Committee.</p> <p>Mr and Tim Mrs Carter, Pentandra, Hr. Tristram wished to register their opposition to the Duncliffe proposal. Mr Carter said he was totally supportive of all that had been said. Mrs Carter said it would spoil the whole environment. She deplored the loss of garden and the development of a concrete jungle.</p>	

	<p>Mrs Helen Rawe said that it had become the norm for a property to be purchased and then demolished and replaced with a huge dwelling. This is to the detriment of local people, who cannot possibly afford these properties.</p> <p>Early feedback from the Neighbourhood Development Plan, which is in the process of being created, points strongly to one overwhelming area of concern, i.e. the over-development of plots.</p> <p>Cllr. Webb deplored the fact that the legal agreement to provide an affordable housing contribution is made before the application is decided. It could be viewed as a bribe. Mr Westlake said this was not the case and the legal aspect had to be agreed before planning permission is granted.</p> <p>Cllr. Mould wished to see this application taken to CC's Planning Committee. She will be willing to attend and speak on behalf of the Parish Council. She also wished to see more pre-application consultation with the PC. Mr Westlake said it was up to the applicant. CC cannot force the issue.</p> <p>Cllr. Gisbourne arrived at this point.</p> <p>Mrs Rawe spoke about the wooden footbridge on the footpath from Daymer Lane, across the field towards the golf course. She wondered if anyone was monitoring it as the bridge is very springy. The Clerk to speak to Mr David Barnes and ask for his views.</p>	Clerk
97/2013	<p><u>Apologies for Absence</u> – Cllrs. Gibson and Gilbert (both with personal commitments) and Morgan (work commitment).</p>	
98/2013	<p><u>Members' Declarations</u> –</p> <ul style="list-style-type: none"> a. <i>Pecuniary/Registerable Declarations of Interests</i> – Cllr. Webb in 101a/2013 and Cllr. Mould in 101g/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. 	
99/2013	<p><u>Minutes of Meetings</u> –</p> <ul style="list-style-type: none"> a. <i>Full Council Meeting</i> – 1st July 2013, AGREED as a true record. b. <i>Planning Meeting</i> – 15th July 2013, AGREED as a true record. 	
100/2013	<p><u>Outside Bodies/Reports</u> –</p> <ul style="list-style-type: none"> a. <i>Police</i> – PC Taylor sent his apologies and the crime figures for July, which totalled 8, all of which are currently undetected. They are 6 x burglaries, 1 x arson and 1 x wildlife offence. The burglary offences are obviously of some concern. Three of them were items of tools stolen from building sites, two were holiday homes and a store at a commercial premises. These figures show an increase from the same month last year when only 3 crimes were recorded. <p><u>Pavement Parking</u> – Minute PL62d/2013 refers. An email from PC Taylor, regarding the issue of improper parking was circulated previously. He advised that any obstruction of the footpath the Police would normally try to locate the owners, give suitable advice and move them on. People are encouraged to report these incidents at the time they happen on the 101 number.</p> <p>He feels that a much longer plan of action is required, with parking restrictions to include yellow lines [seasonal] and perhaps raised kerbs. A road width reduction at this location would slow down traffic and make it easier for vehicles to exit the junction, but he believes some of these options had already been explored and rejected by Cornwall Council. Is it time to approach them again to try to resolve these matters? He offered his assistance.</p>	

	<p>g. <i>PA13/06328, Sundowners, Rock</i> – demolition of existing dwelling and construction of replacement dwelling and garage – alterations to approval E1/2008/00881.</p> <p>Cllr. Mould declared an interest and left the room whilst this item was discussed. Cllr. Webb took the Chair.</p> <p>NO OBJECTION provided the ridge height is no higher than that in the approved application E1/2008/00881.</p>	
102/2013	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Minute 89a/2013 refers. Cllr. Mould reported the questionnaire is being road-tested. It is hoped that it will be delivered by the end of August.</p> <p>b. <i>Plot of Land, Part OS 60, Trebetherick (adj. to Pen-y-Bryn)</i> – plans had been received, prior to an application being made to CC. Members were pleased to be consulted but felt that until the NDP is completed they are unable to comment.</p>	Clerk
103/2013	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Young Children’s Play Area</i> – Minute 90a/2013 refers. In the absence of Cllrs. Gibson and Gilbert there was no report and the H&S inspection reports were not available.</p> <p>b. <i>Playing Field / Community Building</i> – Minute 77b/2013 refers. Nil to report.</p>	
104/2013	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule No.2013-14-05, to a value of £2,106.16 was APPROVED for payment.</p> <p>b. <i>External Audit</i> – the accounts for 2012/13 had been certified by Grant Thornton and signed off. Noted the fee for this work is £240, compared to the £342 charged by the Audit Commission in the previous year.</p>	
105/2013	<p><u>Documentation</u> –</p> <p>a. <i>The Clerk Magazine</i> – July 2013. Taken by Cllr. Mould.</p>	
106/2013	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – 2nd September 2013.</p> <p>b. <i>Planning Meeting</i> – 16th September 2013.</p> <p>c. <i>Clerk’s Leave</i> – 23rd to 30th August 2013.</p> <p>d. <i>CC Town & Parish Councils’ Summit Event</i> – Saturday, 21st September 2013. Further details to follow. Contact: Helen Couch.</p>	
107/2013	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Pole, Trebetherick</i> – Cllr. Strong said the speed restriction sign had been removed, but the pole remains. Clerk to request Highways removes the pole.</p> <p>b. <i>County Cllr. Penny’s Report</i> – he advised that there will be a community Network meeting on 13th September to discuss Budget Setting. More information to follow. Mr Oliver Jones, Area Highways Officer is looking into the Penmayne flooding issue. He has a meeting on 7th August with Mr Colin Sellars, CC to discuss the practicalities of s.106 money. An incidence of illegal dumping in Trewist Lane is under investigation.</p> <p>c. <i>Licence to Hire Council Chamber</i> – signed by the Chairman.</p>	Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd September 2013