



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE FULL COUNCIL MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON MONDAY, 3<sup>rd</sup> MARCH 2014 @ 7.30 pm**

Present: Cllr. Mrs Mould (Chairman)      Cllr. Gisbourne      Cllr. Rathbone  
 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. Mrs Needham addressed Members regarding Minute 37c/2014. She referred to her deeds and said that in 1976 a restriction on the height was imposed. She will provide details to the Chairman.</p> <p>She objected to the application because it would create another storey. She felt this would spoil the aesthetic view of the development and set a precedent. She believed it will impact on the privacy of the adjacent property.</p> <p>Cllr. Mould said in effect it would turn a bungalow into a house.</p> <p>Mrs Needham said the neighbours had banded together and resurfaced Brea Road. She was concerned that building traffic would damage this and wanted to see a condition that the road is left in its original, good condition.</p>	
33/2014	<p><u>Apologies for Absence</u> – Apologies from Cllrs. Blewett, Gibson, Gilbert and Strong (all on leave) and Cllr. Morgan (ill health).</p>	
34/2014	<p><u>Members' Declarations</u> –</p> <p>a. <i>Pecuniary/Registerable Declarations of Interests</i> – none.</p> <p>b. <i>Non-Pecuniary/Disclosable Interests</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> – there were no requests for dispensations.</p>	
35/2014	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 3<sup>rd</sup> February 2014, <b>AGREED</b> as a true record.</p> <p>b. <i>Planning Meeting</i> – 17<sup>th</sup> February 2014, <b>AGREED</b> as a true record.</p>	
36/2014	<p><u>Outside Bodies/Reports</u> –</p> <p>a. <i>Police</i> – PC Taylor was not present. He had provided Cllr. Mould with a map of the double yellow lines in Polzeath.</p> <p>b. <i>County Council</i> – Cllr. Andy Penny. Cllr. Mould asked for Cllr. Penny's views on 38d/2014 below. Members were against this application. The Clerk to provide Cllr. Penny with Members' objections, which he will discuss with the planning officer. He, too, has concerns about the proposal.</p> <p>The Meeting was temporarily adjourned to allow Public Participation (see the Public Forum above), as members of the public had just arrived. The meeting then re-opened and Cllr. Penny then gave his report.</p>	Clerk

	<p>He queried the comments from the PC regarding Lowenva (Minute PL03a/2014 refers). The response made in January differs from those shown on CC's website for February. This is not the case and the Clerk will speak to Mr Lyndon Westlake, Planning Officer.</p> <p>Cllr. Penny asked if Ms Louise Dwelly had confirmed her attendance at the March Planning Meeting. The Clerk will pursue.</p> <p>c. <i>St Minver Highlands Parish Council</i> – a copy of their January Minutes were made available to the Meeting. The February Minutes had not been received.</p> <p>d. <i>Padstow Harbour Commission (PHC)</i> – a copy of their January Minutes were made available to the Meeting.</p>	<p>Clerk</p> <p>Clerk</p>
37/2014	<p><u>Planning Applications</u> –</p> <p>a. <i>PA14/01220, Sharp's Brewery Ltd., Pityme Ind. Est.</i> – proposed installation of 4 fermentation vessels. <b>NO OBJECTION</b>, but Members would like to see a sizeable donation towards the proposed Trewint Community Building.</p> <p>b. <i>PA14/01411, 7 Forlaze Road, Rock</i> – proposed two-storey extension to form two additional bedrooms with en-suite. Proposed garage conversion to form an open-space living area and kitchen. <b>NO OBJECTION</b>.</p> <p>c. <i>PA14/01582, 1 Brea Road, Rock</i> – re-submission of previously withdrawn application PA13/05637 for proposed extension and internal alterations to include removal of existing roof structure, construction of accommodation within the roof.</p> <p><b>OBJECT</b> on the grounds that this is an estate of bungalows and this would set a dangerous precedent. It would impact on the privacy of the adjacent properties. The properties are so close, overlooking is inevitable. It would spoil the aesthetic view of the development and completely alter the street scene. It will be much more visible from the open space / adjacent Golf Club. Members have evidence from the neighbours' deeds that there is a height restriction on the properties.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
38/2014	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Minute 23a/2014 refers. Cllr. Mould reported that on 12<sup>th</sup> March 2014 there will be a business event at The Point, followed by a further public meeting, primarily to look at the proposed development boundaries, on 17<sup>th</sup> March 2014. Representatives from CC will be at the latter event.</p> <p>b. <i>PA13/01166, Pendeenah, Tristram Cliff, Polzeath</i> – Minute 23d/2014 refers. The Clerk reported there had been no response from the Planning Inspectorate, following their complaint against the decision to overturn CC's refusal of this application, despite a reminder. The Clerk to pursue.</p> <p>c. <i>EN13/02558, Pinewood, Polzeath</i> – Minute 23b/2014 refers. Non-compliance with the planning condition (PA12/05208) to remove the barrier and replace it with a wall expired on 3<sup>rd</sup> November 2013. Case closed: not expedient.</p> <p>Mr Marshall Plummer, Senior Planning officer: <i>"Marshall has advised that he has nothing further to add to his previous response as he has taken the advice of the Highways Department that the slab behind the crash barrier was not designed for highway and has been stated that a more sympathetic barrier would not be sufficient to provide the safety measures required. He has discussed this with his Group Leader who agrees with this and therefore they have nothing more to add."</i></p> <p>The Clerk was instructed to bring this to the attention of Mr Phil Mason CC's Head of Planning.</p> <p>Cllr. Penny left the meeting at this point.</p> <p>d. <i>PA13/11758, Trelyon, Rock</i> – construction of new boathouse with store. Members objected on the grounds of the excessive size and that it is completely out of character with the surrounding area. There are trees on the site with TPOs. It will aesthetically change the street scene. Members would</p>	<p>Clerk</p> <p>Clerk</p>

point out that the land is subject to landslip. Historically, neighbouring properties had been refused permission for a similar development. There is absolutely nothing about this application that Members find acceptable.

Ms Sarah Stevens, Planning Officer reported that she is minded to grant the application for the following reasons:

1. Several extensive site meetings were held on site with myself and my manager to assess the impact and objections received. *The Clerk to enquire how many 'extensive site meetings' were held and why it wasn't possible to extend to the Parish Council the courtesy of being invited to at least one of them.*
2. The site has permission for two large properties (not yet implemented). The site has substantial boundary treatments in situ which completely shield the rear garden from public vantage points and the neighbouring properties. The boathouse will be set into the garden where once completed only the roof element will be visible from the garden. *Members refute this. The garden is clearly visible from the beach – a major 'public vantage point'.*
3. With regard to the impact upon the area. Once on site, we walked along the beach/estuary area to assess the impact. It is agreed no other boathouses are in situ, however there is a raised area with a shed and steps further down the beach and a south west water station set into the cliff just up from the site. The boathouse will be shielded slightly by the natural vegetation and trees surrounding it. All trees will remain in situ and an in depth tree/landscape report was submitted. The boathouse will not encroach on the foreshore and will be sited above mean high water and will be sited in land in the ownership of the applicant. *The shed Ms Stevens refer to is no bigger than a spade shed and can hardly be used to justify the current application – the two are simply incomparable. The roof element from the beach, will be triangular, made out of glass and will be out of keeping with everything around it – including the existing shed. She herself acknowledges that the natural vegetation surrounding it, will shield the boathouse 'slightly'.*
4. The boathouse itself will be constructed with natural materials that will weather in time.

*Members had been in contact with English Heritage because the site is so close to the nearby Grade II\* listed church and their comments are awaited.*

*Finally, Members find it inconceivable that the Planning Officer is proposing to make a delegated decision, when so many letters of objection have been received. Members urge Ms Stevens to rethink her position, as far as they are concerned there is nothing whatsoever that is acceptable about this proposal. It would set a precedent that would open up the whole area to further development of a highly undesirable kind.*

The Clerk to submit these further comments to Ms Stevens.

Clerk

39/2014

Environmental Matters –

- a. *St Minver Public Conveniences – Minute 24a/2014 refers. Cllr. Gisbourne advised the meeting scheduled for 5<sup>th</sup> February had not gone ahead. Mrs Hyland has been in contact with Mr Jon James, CC to rearrange a fresh date.*
- b. *Footpath No.547/1/3 St Moritz Hotel to Greenaway – Minute 24b/2014 refers. Ms Debbie Ebsary, Countryside Information Officer (East) confirmed that this footpath is top of the list for remedial works. It is only the recent bad weather, which has added significantly to their workload that has delayed matters.*  
*This Footpath is now the subject of a Temporary Road Closure. Closed to through traffic for safety reasons by CC from 28<sup>th</sup> February to 17<sup>th</sup> July 2014.*
- c. *Coast Path Along the Granite Steps, Rock – Ms Debbie Ebsary reported that a site inspection had been made and although there is definitely some damage to the area they feel it does not require immediate attention. The*

	<p>Countryside Officer will approach the Duchy for a long(er) term route and also Natural England, as the land is a Site of Special Scientific Interest. They will keep Members informed during the process.</p> <p>The Clerk was asked to establish who installed the granite steps at Daymer Bay. These, too had been damaged by the storm.</p> <p>d. <i>Public Rights of Way Cutting Regime</i> – Members <b>AGREED</b> to accept an offer of £1,677.00 from CC to cut the PROWs in the parish for 2014.</p>	<p>Clerk</p> <p>Clerk</p>
40/2014	<p><u>Highways Matters</u> –</p> <p>a. <i>Rock Road Traffic Management Improvements</i> – Minute 147a/2013 refers. Cllr. Gisbourne provided the Clerk with the contacts for Mr Gary Leeson, Highways regarding the cost of the consultation on the Rock Road improvements and the installation of the yellow lines, verbally stated to have cost £16,600. The Clerk to contact him to establish where the monies were spent.</p> <p>b. <i>Polzeath Double Yellow Lines</i> – see also Minute 36a/2014 above. Members considered the map provided by PC Taylor, but the extent of the yellow lines was unclear. Cllr. Webb will speak to a local resident to establish if the lines went as far as Westward Flats.</p> <p>c. <i>Temporary Road Closure</i> – Porthilly Lane, Rock, 7<sup>th</sup> – 11<sup>th</sup> April 2014 (24 hours including weekends), closed for ducting works.</p>	<p>Clerk</p> <p>Cllr. Webb</p>
41/2014	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Trewint Public Conveniences</i> – Minute 26b/2014 refers. Discussion regarding the internal and external doors for the gents, deferred to the April Meeting, when Cllr. Blewett will be present.</p>	
42/2014	<p><u>Administration</u> –</p> <p>a. <i>Website</i> – Mr Robert Lawrence reported he had archived the 2012 Agendas and Minutes to a 2012 folder accessed from a link in the Minutes page on the website.</p>	
43/2014	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule No.2013/14-11 to a value of £2,314.56 were <b>APPROVED</b> for payment.</p> <p>b. <i>CPRE Cornwall</i> – Members <b>RESOLVED</b> to join this organisation at a cost of £29 pa from April 2014 and to send them details of the Trelyon planning application.</p> <p>c. <i>Requests for Grants</i> – Members considered the following requests:</p> <p>i. <i>Cornwall County Playing Fields Association</i> – it was <b>RESOLVED</b> not to make a grant towards their work.</p> <p>ii. <i>Police Sgt. Robin Moorcroft</i> – it was <b>RESOLVED</b> not to make a donation to his retirement gift, but individual Members could do so if they wished.</p> <p>d. <i>Rural Services Network Rural Opportunities Bulletin and CC's Grants Advice Service</i> – letter and details from Mr Dan Rogerson MP.</p>	<p>Clerk</p>
44/2014	<p><u>Documentation</u> –</p> <p>a. <i>Cornwall AONB</i> – 2 copies of a 2014 calendar and 2 copies of the AONB Delivery Plan 2011-16.</p> <p>b. <i>Mobile Library</i> – proposals on recommendations to replace the Council's existing mobile library and mobile one stop services with a range of community based initiatives will go out for a 12 week public consultation from today, Monday 3<sup>rd</sup> February 2014. Details previously emailed. See: <a href="http://www.cornwall.gov.uk/libraryconsult">www.cornwall.gov.uk/libraryconsult</a>.</p>	

	<p>c. <i>Funding Update Webpage</i> – new webpage will be updated fortnightly with funding information for community groups and businesses in Cornwall: <a href="http://www.cornwall.gov.uk/default.aspx?page=35295">http://www.cornwall.gov.uk/default.aspx?page=35295</a>. The Grantnet database facility is also available on the Council's website for parish and town councils, community groups and local businesses to use. It is free to register to undertake grant searches from business start ups to community projects: <a href="http://www.cornwall.gov.uk/default.aspx?page=20734">http://www.cornwall.gov.uk/default.aspx?page=20734</a>.</p> <p>d. <i>Local Audit and Accountable Act</i> – Members made no response to the consultation document (previously circulated via email). Deadline 10<sup>th</sup> March.</p> <p>e. <i>Hospital Car Service</i> – details of the reorganisation of the service was previously circulated and a copy placed on the website.</p>	Information
45/2014	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – 7<sup>th</sup> April 2014. Apologies from Cllr. Rathbone.</p> <p>b. <i>Planning Meeting</i> – 18<sup>th</sup> March 2014. Apologies from Cllrs. Morgan and Rathbone.</p> <p>c. <i>Cornwall AONB Annual Forum</i> – Saturday, 22<sup>nd</sup> March 2014, 10am – 2pm, Duchy College, Stoke Climsland. Open to everyone with an interest in the AONB and its local communities. Event is free, but must be booked by Friday, 14<sup>th</sup> March 2014. Details previously emailed.</p>	
46/2014	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. None.</p>	
47/2014	<p><u>Meeting Closed</u> – 20.55pm.</p>	

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

Date: 7<sup>th</sup> April 2014