



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 7th APRIL 2014 @ 7.30 pm

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

| Minute | AGENDA ITEMS | Action |
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| | <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>Members met with Mr Ian Armstrong, ARCO₂ regarding agenda item 52c/2014. He indicated his willingness to answer any questions.</p> <p>Mr Colin Sleeman is the landowner (52c/2014) and said he wished to develop the site and provide homes for local people.</p> <p>Mrs Sue Robertson said the steps on the footpath at Daymer Bay needs urgent attention. Cllr. Mould said this is at the top of CC's 'to do' list. Mrs Robertson said it is very difficult to access the beach, if you are at all infirm. She confirmed that the beach would be 'sorted out'.</p> <p>Cllr. Morgan arrived at this point.</p> <p>Mr Rob Mably spoke regarding his plans for Higher Farm, Trebetherick. He said he is one of the new owners. He had approached CC with a pre-application and had received tentative approval. The owners wish to rebuild the barns with two semi-detached properties, the old farmhouse would be demolished and rebuilt and a new property built next to it. They aim to keep close to the existing ridge heights. He anticipated some opposition from the Trebetherick Residents' Association.</p> <p>Mrs Robertson said the barns, though not listed, are very, very old and are an integral part of the Trebetherick landscape.</p> <p>Mr Mably passed around various plans, etc. He will provide a plan, which shows where the shadows of the building will fall, to confirm there will be no detriment to neighbouring properties.</p> <p>There are two existing vehicular accesses on site and these will be retained. There will be no new entrances. There will be a minimum of two parking places per plot. He confirmed there will be an affordable housing contribution. He expressed his willingness to negotiate with CC for this to be a more 'general' contribution to a project in the parish. He was thanked for bringing his plans to the meeting.</p> | |
| 48/2014 | <p><u>Apologies for Absence</u> – Cllrs. Blewett, Rathbone and Taper (all on leave) and Cllr. Gibson (personal commitment).</p> | |
| 49/2014 | <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> | |

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| | <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> | |
| 50/2014 | <p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 3rd March 2014, AGREED as a true record.</p> <p>b. <i>Planning Meeting</i> – 18th March 2014, AGREED as a true record.</p> | |
| 51/2014 | <p><u>Outside Bodies/Reports</u> –</p> <p>a. <i>Police</i> – PC Taylor sent his apologies and a written report (copy on file).</p> <p>b. <i>County Council</i> – Cllr. Andy Penny reported he had spoken to the planning officer regarding the Ferry Point application (PA14/01729). The officer did not believe there would be any impact on the footpath, but he shares the other concerns of the PC. Cllr. Mould said CC's footpath officer had visited the site and had expressed his concerns.</p> <p>c. <i>St Minver Highlands Parish Council</i> – a copy of their February and March Minutes were made available to the Meeting.</p> <p>d. <i>Padstow Harbour Commission (PHC)</i> – a copy of their February Minutes were made available to the Meeting.</p> | |
| 52/2014 | <p><u>Planning Applications</u> –</p> <p>a. <i>PA14/01821, 4 Rock Road, Rock</i> – erection of gate to front drive, entering into Rock Road. Style is brown softwood, traditional wooden 5-bar gate. Approx. 360cm x 13cm high. NO OBJECTION.</p> <p>b. <i>PA14/01865, Camel's Eye, Trebetherick</i> – amendment to planning approval PA13/09604 (demolition of existing building and construction of new dwelling) showing slightly increased footprint. NO OBJECTION, but Members would have like to have been able to see the difference in the footprint.</p> <p>c. <i>PA14/02233, Land North of Deer Park, Rock Road, Rock</i> – outline permission for proposed 50/50 affordable/market housing development x 8 No. dwellings. It was confirmed that the right of way is owned by someone else, who is objecting to the application. Mr Armstrong was invited to speak and explained about the proposed access. Cllr. Mould reminded Members that a site visit had been held previously. She said that if the NDP goes ahead, this site will be inside the development boundary, but she still has concerns about the access. Mr Armstrong said the site does meet the visibility standard. He indicated that they would be willing to consider a 'traffic light' system, but he didn't see the value of it. Cllr. Webb said they could be sequenced so that traffic on Rock Road always has priority. Mr Sleeman said his family had owned the site for over 40 years and it had been used by HGV for much of that time, without a single incident. He explained how helpful he had been when Tintin was being built. Cllr. Gisbourne said he believed the only possible planning objection was poor access. NO OBJECTION but Members do have concerns about the access and are dismayed that Highways had not posted a comment on the website. Mr Perrin who owns Tennessee said he would not be willing for the footpath on his land to be upgraded to a cycle path, as it would be dangerous. Mr Armstrong said he would amend his plans to remove the cycle path on site.</p> <p>d. <i>PA14/02318, Moeity Cross, Brea Road, Rock</i> – demolition of existing garage/store and construction of ancillary accommodation for the use of guests to Moeity Cross which incorporates a garage/boat store. OBJECT on the grounds that the dwelling would be too imposing in the street-scene and Members' view this as a separate dwelling in its own right and it must have a minimum of three parking spaces.</p> <p>e. <i>PA14/02358, Asphodel, Rock</i> – single storey rear extension, conversion of loft with associated dormer windows and existing openings within existing side elevations. NO OBJECTION provided the Tree Officer has no concerns.</p> | |

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| | <p>f. <i>PA14/02758, Flintstones, Golf Course Hill, Rock</i> – application for works to trees subjected to a Tree Preservation Order namely removal of one mature <i>Cupressus Macrocarpa</i> (T11) and to perform light crown reduction on semi-mature copper beech (<i>Fagus Salvatica</i>) (T14). NO OBJECTION provided the Tree Officer has no concerns.</p> | |
| 53/2014 | <p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Minute 38a/2014 refers. Cllr. Mould reported work continues and a report will be sent to the next edition of the <i>St Minver Link</i>.</p> <p>b. <i>PA13/01166, Pendeenah, Tristram Cliff, Polzeath</i> – Minute 38b/2014 refers. No response had been received from the Planning Inspectorate, regarding Members’ complaint against the decision to overturn CC’s refusal of this application. The Clerk had sought Mr Dan Rogerson’s assistance to obtain a response from them.</p> <p>c. <i>EN13/02558, Pinewood, Polzeath</i> – Minute 38c/2014 refers. Non-compliance with the planning condition (PA12/05208) to remove the barrier and replace it with a wall expired on 3rd November 2013. Case closed: not expedient. No response had been received from Mr Phil Mason CC’s Head of Planning, regarding CC’s decision not to enforce the planning condition. The Clerk to report this discourtesy to Cllr. Edwina Hannaford, Portfolio Holder for Environment, Heritage and Planning.</p> <p>d. <i>PA13/11758, Trelyon, Rock</i> – construction of new boathouse with store. Cllr. Mould reported a site meeting had been held on 31st March 2014. The Planning Officer had indicated she was minded to refuse the application.</p> <p>e. <i>Cornwall Local Plan: Strategic Policies</i> – consultation will run from 17th March 2014 to 5pm on 28th April 2014, following which the Plan will be submitted to the Secretary of State for examination. Details previously emailed.</p> | Clerk |
| 54/2014 | <p><u>Environmental Matters</u> –</p> <p>a. <i>St Minver Public Conveniences</i> – Minute 39a/2014 refers. Members to receive an update. Mr Jon James had been invited to provide a date when he can meet with representatives from Lowlands and Highlands. Mrs Hyland is trying to obtain the revised figures. A letter had been received from Highlands offering their support in extending the current opening hours. A letter was circulated from a resident of St Neot, urging the PC to take on the running of the WCs.</p> <p>b. <i>Daymer Bay Granite Steps</i> – Minute 39c/2014 refers. Ms Debbie Ebsary, Cormac Countryside Information Officer (East) advised the Countryside Officer inspected the granite steps at Daymer Bay, on 6th January 2014 and the repair is the responsibility of Cornwall Council as the Coast Path runs down them. The works have been tagged to their January / February Storms 2014 code and will be repaired as soon as resources allow. She undertook to keep Members informed. Cllr. Strong said concrete could be poured through the gaps and the existing steps reinforced. He said someone had removed the ‘five-bar safety’ gate and people were now re-using the steps. The Clerk to contact Ms Ebsary and say these steps are extremely dangerous and to ask for the name of the officer who would be accountable if there is an accident. She was also instructed to point out that large numbers of visitors will visit the site from now on and this is very urgent. There are further steps, made of railway sleepers, which leads to a path by the stream and this path too needs attention. Cllr. Penny left the meeting at this point.</p> | Clerk |

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| | <p>c. <i>Rock Beach</i> – Minute PL16c/2014 refers. Mr Jonathan Hewitt, Rock Marine had not attended the Public Forum.</p> <p>d. <i>St Moritz Footpath</i> – following repairs to the path, a 17” diameter pipe had been left open at both ends. As a child could gain access this had been reported to CC’s Countryside Team and to the St Moritz Hotel. The latter had undertaken to carry out a temporary safety repair.</p> | |
| 55/2014 | <p><u>Highways Matters</u> –</p> <p>a. <i>Rock Road Traffic Management Improvements</i> – Minute 40a/2014 refers. Members considered the response from Mr Gary Leeson, Highways (previously circulated via email) regarding a breakdown of the cost of the consultation on the Rock Road improvements and the installation of the yellow lines.</p> <p>b. <i>Polzeath Double Yellow Lines</i> – Minute 40b/2014 refers. Cllr. Webb will seek to establish if the lines originally went up to Westward Flats.</p> | Cllr. Webb |
| 56/2014 | <p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Trewint Public Conveniences</i> – Minute 41a/2014 refers. Discussion regarding the internal and external doors for the gents, deferred to the April Meeting, when Cllr. Blewett will be present.</p> <p>Mr Meneer reported he had cleared the blocked urinals, which may result in higher water bills. If this is too severe, a water regulator may be needed.</p> <p>b. <i>Young Children’s Play Area</i> – Minute 26a/2014 refers. Cllr. Gilbert reported there were no issues. She and Cllr. Gibson had looked into the provision of an additional piece of equipment and would like to see it go towards skateboard equipment.</p> <p>c. <i>Trewint Playing Field Flooding</i> – Minute PL16b/2014 refers. An email from Members insurers, regarding the flooding at this site, had been previously circulated.</p> <p>The residents affected had indicated they could attend a site meeting any time between the 11th and 16th April. The Clerk to invite Mr Julian Harris and Cllr. Gibson to meet with the neighbours.</p> <p>d. <i>Notice of an Application to Register Mines and Minerals</i> – had been received from the Land Registry. The applicant is Prince Charles and the deadline to agree or object is 16th April 2014. Members had no objection.</p> | <p>Cllr. Blewett</p> <p>Clerk</p> <p>Clerk</p> |
| 57/2014 | <p><u>Administration</u> –</p> <p>a. <i>Financial Regulations / Standing Orders</i> – Clerk’s covering letter refers. It was RESOLVED to circulate the existing and model Financial Regulations and Standing Orders to all Members for further consideration. The Clerk to action.</p> <p>b. <i>Council Chamber</i> – all the electrical items, stored in the Council Chamber, had passed the PAT test.</p> | Clerk |
| 58/2014 | <p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule No.2014/15-01 to a value of £5,799.38 were APPROVED for payment.</p> <p>Cllr. Mould pointed out that the electricity charge for the Council Chamber was higher than usual, because a heater had been left on.</p> <p>b. <i>2013/14 Income and Expenditure Account</i> – copy circulated at the meeting.</p> | |
| 59/2014 | <p><u>Documentation</u> –</p> <p>a. <i>Clerk’s and Councils Direct</i> – March 2014. Taken by Cllr. Mould.</p> <p>b. <i>The Clerk Magazine</i> – March 2014. Taken by Cllr. Mould.</p> | |

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| | <p>c. <i>Fees under the Licensing Act 2003</i> – this consultation seeks views on details of the move from centrally-set to locally-set fees. Closing date 10th April 2014:- https://www.gov.uk/government/consultations/locally-set-licensing-fees. Details previously emailed.</p> <p>d. <i>Kresen Kernow Project</i> – CC to build a new archive and local studies centre for Cornwall. Funded by the Heritage Lottery Fund and Cornwall Council, the new centre will be on the old brewery site at Redruth. Online consultation survey at: http://www.cornwall.gov.uk/kresenkernow, open until mid-June 2014. Various roadshows to be held, details previously emailed.</p> <p>e. <i>Information Bulletin for Town/Parish Councils</i> – March 2014. Previously circulated via email.</p> | Information |
| 60/2014 | <p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – Tuesday, 6th May 2014.</p> <p>b. <i>Planning Meeting</i> – Tuesday, 22nd April 2014. Apologies from Cllr. Gisbourne.</p> <p>c. <i>Summer Fete</i> – it was confirmed there will be no Fete this year.</p> | |
| 61/2014 | <p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Letting Signs</i> – Members felt that the area is being inundated with commercial signs, advertising properties for holiday lettings. It is understood that such signs need planning permission. The Clerk to check on the precise rules. When this is known, it was AGREED to write to the Holiday Letting Agents and request the signs are removed.</p> | Clerk |
| 62/2014 | <u>Meeting Closed</u> – 21.32. | |

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 6th May 2014