



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE FULL COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 20th APRIL 2015 @ 7.30 pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Crowdy Cllr. Miss Gilbert
 Cllr. Gisbourne Cllr. Mrs Morgan Cllr. Richards
 Cllr. Ms Wade County Cllr. Penny

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chair welcomed those present, with a particularly warm welcome to the six members of the public.</p> <p>Mrs Sarah Roberts spoke regarding her planning application (54k/2015 refers). She explained the new property is to accommodate parents in the garden. They had discussed the application with their neighbours (Badgers Drift), who had written a letter of support. The building will have the same ridge height and not overlook neighbours. There had been a couple of objections with regards to the access track, which they partly own and have legal access over. Mrs Roberts undertook to make good and maintain the track. There had also been objections with reference to the property only to be built over the winter months. Ms Sam Hewitt, CC Planning Officer has no concerns.</p> <p>Mrs Kerenza Beer-Robson addressed Members regarding their plans for their property, Hobbyfield, Trebetherick. It is intended to erect the new property further back on the site and change the orientation to gain more privacy and maximise the views. Improvements will be made to the access entrance.</p> <p>Mrs Beer-Robson indicated she had no knowledge of whoever had created a large access to a field on the road to Trebetherick just above her property. The Clerk to establish if this is a breach of planning.</p> <p>Mr Jeremy Davis of The Point, Polzeath spoke regarding his planning application (PA15/00314). He said CC is looking to refuse this. He felt people were misinformed, thinking it was going to be an access straight onto Rock Road. There are caveats on the land, which should have been disclosed. The Council had no objection to the proposal and in their response to CC had pointed out that land in the area had been identified as having development potential. Mr Davis said he was irritated and pointed out the track would be used for cyclists and walkers and cars would be separated.</p> <p>County Cllr. Penny said Members need to address CC's concerns. He said he would take it to CC's Planning Committee if Ms Hewitt, case officer remained mindful to refuse it. The Clerk to contact Ms Hewitt and advise her that the Parish Council are adamant that she reviews her decision to refuse this. Mr Davis said he was happy to take it to appeal. Cllr. Penny to chase up.</p>	<p>Clerk</p> <p>Clerk Cllr. Penny</p>
50/2015	<u>Apologies for Absence</u> – Cllrs. Rathbone and Webb and the Clerk (all with ill health). Cllr. Blewett.	
51/2015	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – Cllr. Gilbert in the Munchies Snack Bar (Minute 58d/2015).</p>	

	<p>b. <i>Non-registerable interest</i> – none.</p> <p>c. <i>Declaration of Gifts</i> – none.</p> <p>d. <i>Dispensations</i> – none.</p>	
52/2015	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 2nd March 2015, AGREED as a true record.</p> <p>b. <i>Planning Meeting</i> – March meeting cancelled.</p>	
53/2015	<p><u>Outside Bodies/Reports</u> –</p> <p>a. <i>Police</i> – in the absence of PCSO Drennan there was no report.</p> <p>b. <i>County Council</i> – Cllr. Penny reported he had been invited to a site meeting at Clouds, Rock (54c/2015 refers). On next week's Full Council agenda is a proposal for a flat rate of £300 for water based concessions, surf hire, lessons, etc. This would raise around £5 -6,000 per year. The current proposal will raise around £40,000.</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. Ms Wendy Williams, Rock Rowing Club had written to the PHC to ask if it would be possible to have a gig shed at Ferry Point. The building would also contain changing rooms and toilet facilities. Commissioners were prepared to look at this as a future project.</p> <p>e. <i>Wadebridge and Padstow Community Network Panel Meeting</i> – Cllr. Gilbert had attended the meeting held on 12th March 2015 and brought back leaflets about the community network.</p> <p>Ms Anna Druce is the new Community Network Support Officer, replacing Mr David Chadwick.</p> <p>f. <i>Cornwall for Change (C4C)</i> – (formerly Chacewater PC initiative). The closing date for the submission of the complaint forms to C4C had passed. A meeting with CC Leaders had been held and details previously circulated via email.</p>	
54/2015	<p><u>Planning Applications</u> –</p> <p>a. <i>PA15/01904, Little Cayman, Rock Road, Rock</i> – construction of a replacement dwelling. Members OBJECT on the grounds the ridge height is too high and it would set a precedent, as all along the road currently are bungalows. Members have concerns with the scale and massing on the site and how it will alter the street scene.</p> <p>b. <i>PA15/02039, Seaside Café, St Moritz Hotel, Trebetherick</i> – change of roof from curved single pitch roof to flat roof with parapet upstand (Revised design to application No. PA12/04605 dated 19th September 2012.) NO OBJECTION.</p> <p>c. <i>PA15/02188, Clouds, Golf Course Hill, Rock</i> – construction of 2-storey extension to side of existing house and single storey art studio to rear. Resubmission of withdrawn application PA14/05907. There was originally a problem with a tree, all now in order. NO OBJECTION.</p> <p>d. <i>PA15/02210, Penmayne Mowhay, Penmaine Way, Rock</i> – proposed extension to form larger entrance hall. NO OBJECTION.</p> <p>e. <i>PA15/02214, Land West of 6 Forlaze Road, Green Lane, Rock</i> – two-storey cottage, on vacant land below Fair View, bordering Green Lane, Rock. Members did not understand why this application had come in separately to 54g/2015, as they are both on the same site.</p> <p>Cllr. Mould reported they are digging into the site, so as not to be too obtrusive. Members OBJECT on the grounds that if they are going to dig out and lower the level it will be practically underground. This, together with</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

	<p><i>PA15/02231, Land South of Fair View, Green Lane, Rock</i>, represents over development of the site, resulting in insufficient amenity space. The site is within close proximity to Forlaze Road, with resulting overlooking issues. Parking is an issue and Members wish to see two spaces for each application.</p>	Clerk
	<p>f. <i>PA15/02219, Penroy, Highcliff, Polzeath</i> – proposed dormer window extension. NO OBJECTION.</p>	Clerk
	<p>g. <i>PA15/02231, Land South of Fair View, Green Lane, Rock</i> – two-storey cottage, on vacant land south of Fair View, bordering Green Lane, Rock. Comments made regarding 54e/2015 also apply here.</p> <p>Members OBJECT on the grounds that if they are going to dig out and lower the level it will be practically underground. This, together with <i>PA15/02214, Land West of 6 Forlaze Road, Green Lane, Rock</i>, represents over development of the site, resulting in insufficient amenity space. The site is within close proximity to Forlaze Road, with resulting overlooking issues. Parking is an issue and Members wish to see two spaces for each application.</p>	Clerk
	<p>h. <i>PA15/02234, Pinewood Flats, Polzeath</i> – amended design and siting for two houses in lieu of 3 houses previously approved in the context of extant approval 2008/02344 (against which all S.106 obligations have been discharged) and in the context of approved design PA10/04739 for three houses of similar design to the current application on the same site. Members had concerns and queries regarding this application and felt they had insufficient information to make a decision.</p>	
	<p>i. <i>PA15/02239, Land South East of Unit 7 Pityme Ind. Est., St Minver</i> – change of use from agricultural to storage B8 to be used for the storage of up to about 180 boats (maximum length 10m), including the provision of hardstanding. NO OBJECTION.</p>	Clerk
	<p>j. <i>PA15/02342, 4 Slipway Cottages, Rock</i> – application for pollarding works to one holm oak subject to tree preservation order, namely removal of 4 metres (tree to be 1 metre higher than previous pollard points). NO OBJECTION.</p>	Clerk
	<p>k. <i>PA15/02612, Land East of Chy-an-Brea, Trenint Hill, Trebetherick</i> – new dwelling to include garage to the rear of Chy-an-Brea. Cllr. Mould was concerned about the access over the track. The planning officer has no concerns. NO OBJECTION.</p>	Clerk
	<p>l. <i>PA15/02704, Sea Breezes, Trebetherick</i> – demolition of existing garage, new two storey extension and single storey living room extension to the north-west. New garage and alignment of formation of new car parking space and realignment of the existing vehicular access and new gated pedestrian entrance to south of site. Members felt this was a complicated application and that it would have been easier to knock it down and rebuild. NO OBJECTION.</p>	Clerk
	<p>m. <i>PA1502582, The Coppice, Worthy Hill, Trebetherick</i> – replacement dwelling including the demolition of existing property. NO OBJECTION.</p>	Clerk
	<p>n. <i>PA15/03145, Pendalen, Trenint Hill, Trebetherick</i> – proposed extension to existing garage and sail loft. NO OBJECTION.</p>	Clerk
55/2015	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Minute 37a/2015 refers. Cllr. Mould reported CC requires a Strategic Environmental Assessment. A meeting to discuss this had been called for 22nd April 2015.</p> <p>b. <i>PA14/09496, Land East of Pen-Y-Bryn, Trebetherick</i> – two-storey, four-bedroom dwelling designed to meet Level 4 Code for Sustainable Homes. To include landscaping and oil-storage tank.</p> <p>The applicant has appealed against CC's refusal of this application.</p>	

56/2015	<p><u>Environmental Matters</u> –</p> <p>a. <i>Beach Management Committee</i> – Minutes 38a/2015 refers.</p> <p>i. <u>Open Meeting</u> –</p> <p>ii. <u>St Minver Public Conveniences</u> – Mr Jon James, CC advised that CC would consider making additional land available on a case by case basis. Email previously circulated. It was RESOLVED to meet with Mr Jon James and Members from St Minver Highlands PC on 30th at 6.00pm.</p> <p>b. <i>Public Rights of Way Volunteering Opportunity</i> – jobs will include vegetation clearance, step replacement, signage, etc. Contact: 01872-322375 or countryside@cormacltd.co.uk.</p> <p>c. <i>Field Access</i> – covered by discussion in the Public Forum.</p>	Clerk
57/2015	<p><u>Highways Matters</u> –</p> <p>a. <i>Crash Barrier, Pinewood, Polzeath</i> – Minute 39a/2015 refers. Mr Tim Attlee, London Cornwall Property Partners (developers) reported he had yet to hear from the Westcountry Housing Association regarding replacing the barrier with a wall.</p> <p>b. <i>Road Traffic Order (RTO)</i> – Minute 39b/2015 refers. Members to receive an update, following the site meeting on 19th March, with Mr Neil Grigg (Highways), to consider installing double yellow lines. A report from Cllr. Webb had been circulated via email. Deferred to the May meeting.</p> <p>c. <i>Road Closure</i> – Cant Lane, St Minver, 18th April 2015 to 3rd May 2015 (Saturday 0900 to Sunday 1700 hours, weekends only).</p>	
58/2015	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Young Children's Play Area</i> – Minute 40a/2015 refers. Members received an update on the following:</p> <p>i. <u>Fortnightly H&S Inspection Reports</u> – there were no issues.</p> <p>ii. <u>Equipment Repairs</u> –</p> <p>iii. <u>Equipment Staining</u> – a decision on the quotation for staining the play equipment was deferred to the May meeting.</p> <p>b. <i>Repairs to the Water Supply to the Gents</i> – Minute 40b/2015. In the absence of Cllr. Blewett, who was to have spoken to the plumber regarding gaining access to the Football Pavilion, to see what damage there is to the pipes in the roof, this item was deferred.</p> <p>c. <i>Soakaway</i> – Minute 40b/2015 refers Cllr. Richards will seek a permanent solution to the flooding issues possibly caused by the soakaway.</p> <p>d. <i>Trewint Playing Field</i> – Members considered a proposal to permit a catering van to operate from the site. Details previously circulated via email. They were happy for the Munchies van to operate during the daytime and at football matches, but had reservations about granting permission for it to operate during the evenings. The Clerk to inform Mr Howarth.</p>	Clerk Cllr. Richards Clerk
59/2015	<p><u>Council Chamber</u> –</p> <p>a. <i>Internet / Broadband Access</i> – Minute 41a/2015 refers. A BT Engineer had called on the wrong date. A new appointment had been made for 21st April 2015.</p> <p>b. <i>PAT Testing</i> – testing had been completed satisfactorily.</p>	
60/2015	<p><u>Information Plinth, Polzeath</u> – Minute 42/2015. No update was available.</p>	

61/2015	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule 2015/16-01 to a value of £5,504.89 was APPROVED for payment.</p> <table border="1" data-bbox="323 253 1302 533"> <thead> <tr> <th>Item</th> <th>Price</th> <th>VAT</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Salaries, including NI & tax</td> <td>631.62</td> <td></td> <td>631.62</td> </tr> <tr> <td>Trewint Field - incl. WCs, play equipment</td> <td>376.51</td> <td></td> <td>376.51</td> </tr> <tr> <td>Parish seat repairs</td> <td>83.18</td> <td>1.51</td> <td>84.69</td> </tr> <tr> <td>Council Chamber</td> <td>322.70</td> <td>4.50</td> <td>337.20</td> </tr> <tr> <td>Administration</td> <td>489.20</td> <td>50.63</td> <td>539.83</td> </tr> <tr> <td>St Minver Cemetery Committee - precept</td> <td>3,450.00</td> <td></td> <td>3,450.00</td> </tr> <tr> <td>Neighbourhood Development Plan</td> <td>82.71</td> <td>2.33</td> <td>85.04</td> </tr> <tr> <td></td> <td></td> <td></td> <td>£5,504.89</td> </tr> </tbody> </table> <p>St Minver Cemetery Committee had provided a copy of their Annual Report, which was made available to Members.</p> <p>b. <i>Income & Expenditure 2014/15</i> – copy was circulated at the meeting.</p>	Item	Price	VAT	Total	Salaries, including NI & tax	631.62		631.62	Trewint Field - incl. WCs, play equipment	376.51		376.51	Parish seat repairs	83.18	1.51	84.69	Council Chamber	322.70	4.50	337.20	Administration	489.20	50.63	539.83	St Minver Cemetery Committee - precept	3,450.00		3,450.00	Neighbourhood Development Plan	82.71	2.33	85.04				£5,504.89	
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62/2015	<p><u>Documentation / Correspondence</u> –</p> <p>a. <i>Clerks & Councils Direct</i> – March 2015.</p> <p>b. <i>The Clerk</i> – March 2015.</p> <p>c. <i>Countryside Voice</i> – CPRE magazine, Spring 2015.</p> <p>d. <i>Council Matters</i> – insurance brokers' magazine.</p>																																					
63/2015	<p><u>Diary Dates</u> –</p> <p>a. <i>Council Annual Meeting</i> – Tuesday, 5th May 2015.</p> <p>b. <i>Planning Meeting</i> – 20th April 2015.</p> <p>c. <i>Parish Meeting</i> – 18th May 2015 @ 7pm.</p> <p>d. <i>Clerk's Leave</i> – 27th April – 1st May 2015.</p> <p>e. <i>Summer Fete</i> – it was AGREED there would be no Summer Fete this year</p> <p>f. <i>Code of Conduct Training</i> – CC are offering free training sessions:</p> <p>i. <u>Camborne One Stop Shop</u> – 14th May 2015, 2-4pm.</p> <p>ii. <u>Liskeard One Stop Shop</u> – 16th July 2015, 2-4pm.</p> <p>iii. <u>St Austell One Stop Shop</u> – 14th September 2015, 4-6pm.</p> <p>Bookings essential to jharries@cornwall.gov.uk.</p> <p>g. <i>Library and One-Stop Shop Consultation</i> – email previously circulated.</p> <p>i. Liskeard Library – Monday, 20th April 2015, 6-8.30pm.</p> <p>ii. Truro Library – Tuesday, 21st April 2015, 6-8.30pm.</p> <p>h. <i>Reaching Communities (Buildings)</i> – Thursday, 14th May 2015. The Exchange, Wadebridge. Cost is £25. Opportunity to discuss Big Lottery funding applications with representatives from the organisation. Details previously circulated via email.</p>																																					
64/2015	<p><u>Information Only/Future Agenda Items</u> – none.</p>																																					
65/2015	<p><u>Meeting Closed</u> – 9.45pm.</p>																																					

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 5th May 2015