



## St MINVER LOWLANDS PARISH COUNCIL

### MINUTES OF THE FULL COUNCIL MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH

ON MONDAY, 7<sup>th</sup> DECEMBER 2015 @ 7.30pm

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chair welcomed those present.</p> <p>Mr Michael Dell spoke regarding a possible development at Trerare. He said he no longer has an interest in the land, but his son-in-law does. The site is immediately opposite the entrance to Croftlands and is in the middle of the built community and all utilities and local amenities are in the immediate vicinity. The plan is to apply for five bungalows, in keeping with the surrounding properties. The site would only have impact on three existing bungalows. He invited Members to visit the site. It was confirmed that the site is outside the development boundary, as identified in the NDP. Cllr. Mould said that CC had advised that weight is given to NDPs that are as far advanced as St Minver's.</p> <p>Mr Rob Mably spoke regarding a possible development at Highcliffe. He circulated a revised plan. The only difference is that the residential element is now divided into two parts to reflect the principles identified by the NDP. The building will be phased. There will still be a 50:50 affordable and open market housing. He said the open market properties were needed to fund the affordable element. The additional holiday homes on the site had not changed. None of the properties will be visible from the coastal path. Members felt that it broadly met the requirements of the NDP. Mr Mably will go ahead and submit an application.</p> <p>Members met with Mr Mark Innis, Architect, regarding Beachside (Minute 178f/2015 refers). He said the application was for two dwellings on the site. One was roughly on the footprint of the existing dwelling and the other roughly on the footprint of the annex. He referred to the Access and Design statement. The plan was for two two-storey buildings, as opposed to the existing one-storey, but they would partially be below ground level. The result is that the rooflines are lower than surrounding buildings. The boundary would not be changed. Mr Innis said there would be a lot of mass underground, but in terms of visual impact there would be little difference. There are two parking spaces per property.</p> <p>Cllr. Webb referred to the NDP, which identifies that any additional property should be permanently occupied. Mr Innis had not realised the NDP was so far advanced. He indicated his willingness to take this point back to his client. Members were concerned about the access.</p> <p>Members met with Mr Dean Robson, i.r.o. Polzeath WCs. He explained that for sometime, he and his partner had been somewhat dismayed at the range, prices and quality of non-alcoholic beverages (coffee essentially). He felt this was detrimental both to the beach itself, and the service it provides to locals and tourists.</p> <p>He had been in conversation with Cornwall Council, with a view to introducing an element of competition on the beach, in the form of a self-contained removable, stylish unit.</p>	

	<p>The conversations are ongoing, but CC suggested that it may be an option discussing possible redevelopment of the Polzeath public WCs and waste disposal area with St Minver Lowlands PC. He saw this as a possible opportunity and sought Members' views.</p> <p>Mr Huggett spoke regarding Clermont planning application (Minute 178e/2015 refers). He said the roof had been lowered by half a meter. It remains a two-storey building in an area of bungalows.</p> <p>Mr Davis spoke regarding his planning application (Minute 178e/2015 refers) and said the proposed changes would be only half a meter taller than the existing property. He referred to the number of objections on CC's website. He said the proposal was for a three-bedroom dormer bungalow, as opposed to the existing three-bedroom bungalow. He said there is plenty of car parking.</p> <p>Mrs Eales said there were three new objectors. She felt this application would set a precedent for two-storey buildings in Trelyn. Mr Eales said three of the objections were from people with second homes. It wasn't just the locals</p>	
173/2015	<u>Apologies for Absence</u> – Cllrs. Blewett and Richards.	
174/2015	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – none.</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>	
175/2015	<u>Casual Vacancy</u> – no-one had expressed an interest in joining the PC. The Clerk to contact the resident who had previously expressed an interest.	Clerk
176/2015	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 2<sup>nd</sup> November 2015, <b>AGREED</b> as a true record.</p> <p>b. <i>Planning Meeting</i> – 16<sup>th</sup> November 2015, <b>AGREED</b> as a true record.</p> <p>c. <i>Polzeath WC Working Party Meeting</i> – 2<sup>nd</sup> November 2015, <b>AGREED</b> as a true record.</p> <p>d. <i>Polzeath WC Working Party Meeting</i> – 16<sup>th</sup> November 2015, <b>AGREED</b> as a true record.</p>	
177/2015	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>Police</i> – PCSO Drennan sent her apologies and advised that no crimes were reported for the month of November 2015 for the Lowlands Parish area (compared to 3 burglaries and 1 theft reported for November 2014). Both Lowlands and St Kew Parishes had been subject of thefts/burglaries whereby sheds/vehicles had been broken into. She asked for this to be brought to the attention of Councillors.</p> <p>She had provided road traffic accident figures for Keiro Lane (Minute 181a/2015 below refers).</p> <p>b. <i>County Council</i> – Cllr. Penny reported there CC has a new Chief Executive Officer. Members confirmed they were unable to consider taking on the public conveniences at Daymer Bay.</p> <p>c. <i>St Minver Highlands Parish Council</i> – a copy of their November Minutes were made available to the Meeting.</p> <p>d. <i>Padstow Harbour Commission (PHC)</i> – a copy of their October Minutes were made available to the Meeting.</p> <p>e. <i>Wadebridge and Padstow CNP</i> – a meeting was held the previous week. The Ambulance Service had attended. A representative from CC's Open Spaces had also been present.</p>	

178/2015	<p><b>Planning Applications –</b></p> <p>a. <i>PA15/10163, Tresevens, Dunders Hill, Polzeath</i> – application for removal of condition 2 in respect of decision notice PA15/03764. Condition 2 is related to the work being carried out in accordance with the plans. The Clerk had sought clarification but had not received a response.</p> <p>b. <i>PA15/10285, Higher Penmayne, Rock</i> – change of use from agricultural field to touring caravan and camping use to include the removal of section of hedge in existing camping park and extension of existing access road. <b>OBJECT</b> on the grounds of road safety and lack of information on the number of caravans and the period of occupation.</p> <p>c. <i>PA15/10406, Tzitzikma, Rock Road, Rock</i> – removal of conditions 2 and 3 in relation to decision notice 2006/01899 dated 8<sup>th</sup> November 2006. Original application was for the erection of a new detached house and redevelopment of part of the existing building to create further bed and breakfast accommodation.</p> <p>Condition 2. The occupation of the development hereby permitted shall be limited to a person solely or mainly working at the holiday accommodation (currently known as Tzitzikama Lodge), or a widow or widower of such a person and to any residents dependents. Reason: The siting and relationship of the residence with the current holiday accommodation together with the route of vehicular access would make its separate ownership unacceptable in view of the use conflict that would result.</p> <p>Condition 3. Upon occupation of the manager’s dwelling hereby approved, the existing managers accommodation (as shown on Dwg No TZH/PA/10) shall ceased to be used for this purpose and shall be used for holiday accommodation (as shown on Dwg No TZH/PA/11). Reason: The need for on-site manager’s accommodation has been acknowledged and following the occupation of the new managers dwelling, the existing manager’s accommodation should become holiday accommodation rather than unrestricted/unconnected residential accommodation given its relationship to the existing holiday accommodation.</p> <p>Cllr. Mould said the NDP, which is currently out for consultation, acknowledges the need for B&amp;B accommodation of this type.</p> <p><b>OBJECT</b> on the grounds the conditions applied in 2006 are still relevant.</p> <p>d. <i>PA15/10479, Bethune Cottage, Shores Lane, Rock</i> – replacement dwelling. A letter of objection had been received and circulated to Members. It was not clear if the mature copper beech on the property had a TPO. The Clerk to check.</p> <p>It was clarified that parking spaces would increase from two to four. The overlooking issue had been dealt with on the application by obscure glass.</p> <p>The architect had previously said the site area is 700sqm (0.70 Acres). The existing dormer bungalow house has a gross internal floor area (GIA) of approximately 97sqm. The proposed new dwelling has a GIA of 195sqm.</p> <p><b>NO OBJECTION</b> provided obscure glass is used, as identified in the application.</p> <p>e. <i>PA15/10554, Clermont, 17a Trelyn, Rock</i> – extension. Internal alterations and new roof to form dormer style first floor accommodation (revised design following withdrawn application PA15/08422).</p> <p>The Chairman said Members had to make their decision on planning grounds. <b>NO OBJECTION</b> because they understood that there is no valid planning reason, but from the parish perspective this is an undesirable development and would set a precedent. The estate is all bungalows at present and Members do not wish to see this change.</p> <p>f. <i>PA15/10720, Beachside, Dunders Hill, Polzeath</i> – demolition of existing House and Annex and replacement with 2 dwelling houses. <b>OBJECT</b> on the grounds of the access into the site, the concern is not with the visibility splay but whether vehicles can access the plot safely.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
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179/2015	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan</i> – Cllr. Mould reported this had gone out for a seven week consultation. Then it goes to an independent inspector for ratification. It is hoped to go to referendum at the end of February.</p> <p>b. <i>PA15/09344, Ultraviolet, Daymer Lane, Polzeath</i> – erection of dwelling, garage and store. Members felt they should abide by the policies in the NDP and <b>OBJECT</b> to the application on the grounds the site is outside the development boundary. Members wished this to go to CC’s Planning Committee. Cllrs. Morgan and Mould will attend.</p>	Clerk
180/2015	<p><u>Environmental Matters</u> –</p> <p>a. <i>Polzeath WC Working Party</i> – public forum refers.</p> <p>It was <b>RESOLVED</b> to accept the recommendation from the WC Working Party that no further action is taken on the current offering. Members wish both to have the strip of land between the toilets and the Tube Station and the access pathway to be reinstated in the package. Members also wish the store to be moved, as discussed at the site meeting, so the property comes unencumbered. The Clerk to inform Mr Jon James and Mr John Richomme and St Minver Highlands PC.</p> <p>The Clerk referred to an email from Mr Jon James, CC in which he advised his report which identified the requirements “<i>to enable CC to transfer facilities and investment required to generate income so that CC can run facilities like Roscarrock</i>” had been accepted in principle. But he has “<i>to work up a more detailed business case</i>”.</p> <p>Members were unable to consider the proposals from Mr Robson.</p>	Clerk
181/2015	<p><u>Highway Matters</u> –</p> <p>a. <i>Speed Restriction Petition, Keiro Lane</i> – Minute 163a/2015 refers. Mr Oliver Jones, CC had advised Highways had placed a monitor opposite the entrance to Haven Holidays. The results are awaited.</p> <p>Cllr. Gilbert reported the Lane won’t be considered for reclassification as a ‘B’ road until the results are known. PCSO Drennan had provided the road traffic accident figures (copy on file). The figures are low, which may be because not all accidents are reported.</p> <p>b. <i>Yellow Lines</i> – Minute 163b/2015 refers. No further action to be taken, but Members await the reinstating of the missing yellow lines.</p> <p>Cllr. Penny left the meeting at this point.</p>	
182/2015	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children’s Play Area</i> –</p> <p>i. <u>Fortnightly H&amp;S Inspection Reports</u> – were not available.</p> <p>ii. <u>Shelter</u> – it was not known if Cllr. Richards had purchased shingle tiles to repair the roof.</p> <p>b. <i>Soakaway</i> – Minute 146c/2015 refers. In the absence of Cllr. Richards there was no update regarding a permanent solution to the flooding issues possibly caused by the soakaway. Deferred from the December meeting.</p>	Cllr. Richards Cllr. Richards
183/2015	<p><u>Information Plinth, Polzeath</u> – Minute 165/2015 refers. It would appear that no action had been taken in this matter by Mrs Hyland. Cllr. Morgan will check the existing plinth and then Members will liaise with Highlands as to what is wanted.</p>	
184/2015	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule 2015/16-9, to a value of £3,653.74 was <b>APPROVED</b> for payment.</p>	

	<b>Item</b>	<b>Price</b>	<b>VAT</b>	<b>Total</b>	
	Salaries, including NI & tax	631.62		631.62	
	Trewint Field - incl. WCs, play equipment	373.35		373.35	
	Administration, including insurance	82.36	6.41	88.77	
	Trewint - changing rooms refurbishment	2,560.00		2,560.00	
				<b>£3,653.74</b>	
	<p>b. <i>Budget Monitor</i> – covered by 184c/2015 below.</p> <p>c. <i>Budget 2016/17</i> – Members considered the draft budget drawn up by the Clerk and it was <b>RESOLVED</b>:</p> <p>i. To earmark the £8,000 in the 2015/16 budget towards running WCs and carried it forward to 2016/17;</p> <p>ii. Hire of the changing rooms to be increased;</p> <p>iii. <b>RESOLVED</b> to increase the price for grass strimming on Trewint to £47 per cut, the H&amp;S play inspections to £15.00 and the WC cleaning to £12 per clean w.e.f. 1<sup>st</sup> April 2016.</p> <p>iv. Members accepted the quotation weed spraying of pedestrian areas at a cost of £1,054.</p> <p>With these amendments, it was <b>RESOLVED</b> to accept the budget. It was further <b>RESOLVED</b> to set the precept at £47,500 for 2016/17. The Clerk to notify CC.</p>				Clerk
	<p>d. <i>Insurance Cover</i> – Cllr. Gisbourne to carry a check of the insurance policy. This item was deferred.</p>				Cllr Gisbourne
	<p>e. <i>St Minver Cemetery Committee</i> – Minute 83c/2012 refers. Members received a copy of the Committee’s 2014/15 accounts.</p>				
185/2015	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda.</p> <p>a. <i>The Clerk</i> – November 2015. Taken by Cllr. Mould.</p> <p>b. <i>Campaign to Protect Rural England</i> – Winter 2015.</p>				
186/2015	<p><u>Diary Dates</u> –</p> <p>a. <i>Full Council Meeting</i> – 4<sup>th</sup> January 2016.</p> <p>b. <i>Planning Meeting</i> – 18<sup>th</sup> January 2016.</p> <p>c. <i>Polzeath WC Working Party Meeting</i> – TBC.</p> <p>d. <i>Clerk’s Leave</i> – 29<sup>th</sup> – 31<sup>st</sup> December 2015.</p>				
187/2015	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. None.</p>				
188/2015	<p><u>Meeting Closed</u> – 21.24pm.</p>				

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

Date: 4<sup>th</sup> January 2016