



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE FULL COUNCIL MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 7th MARCH 2016 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Davis Cllr. Miss Gilbert
 Cllr. Gisbourne Cllr. Mrs Morgan Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<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 Eireann Hassatt, regarding 41f/2016. He had met with Members before regarding this matter. It was proposed to develop the site in phases, this being the first phase. There would be a pedestrian route to Rock Road. Traffic calming options would be for better signage or a zebra crossing. Cllr. Mould said this site had been identified for development in the NDP.</p> <p>Mrs Solley spoke regarding 41e/2016 and was representing the neighbours. She said pre-app advice had been to refuse. Mrs Solley said there will be loss of privacy, noise and disturbance and overlooking of neighbouring property. It was thought that the planning officer would not have changed her mind since the pre-app.</p> <p>Mr Wonnocott spoke regarding 41c/2016. He said that the proposal was to demolish the existing dwelling and replace it with a new property. The footprint would be slightly bigger but would have two (instead of) one-storey. The new building would be slightly forward but would not impact on the neighbours.</p>	
37/2016	<p><u>Apologies for Absence</u> – Cllrs. Blewett, Crowdy Richards and Webb (all on leave). Cllr. Rathbone (ill health). County Cllr. Penny.</p>	
38/2016	<p><u>Members' Declarations</u> –</p> <p>a. <i>Registerable Declarations of Interests</i> – none. Cllr. Davis provided the Clerk with his completed Financial Interests form.</p> <p>b. <i>Non-registerable interest</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> – none.</p>	
39/2016	<p><u>Minutes of Meetings</u> –</p> <p>a. <i>Full Council Meeting</i> – 1st February 2016 were APPROVED as a true record.</p> <p>b. <i>Planning Meeting</i> – 15th February 2016 were APPROVED as a true record.</p>	
40/2016	<p><u>Outside Bodies / Reports</u> –</p> <p>a. <i>Police</i> – PCSO Drennan spoke to her written report (copy on file). She urged Members to report the damage to the shelter on the Trewint Playing field. She agreed to attend at Rock Road with the speed camera. Cllr. Gilbert had witnessed a number of incidents of people texting whilst driving.</p>	

	<p>b. <i>County Council</i> – in the absence of Cllr. Penny there was no report.</p> <p>c. <i>St Minver Highlands Parish Council</i> – a copy of their February Minutes were made available to the Meeting.</p> <p>d. <i>Padstow Harbour Commission (PHC)</i> – a copy of their January Minutes were made available to the Meeting. It was noted that the wall at Porthilly had been remade and there are possible plans to place the sand removed during the Quarry car park extension onto Rock Beach. The proposal to de-designate the bathing area, had attracted a lot of publicity.</p> <p>e. <i>Wadebridge Library / One Stop Shop</i> – next meeting to be held on 17th March 2016.</p>	
41/2016	<p><u>Planning Applications</u> –</p> <p>a. <i>PA15/04952, Quarry Car Park, Rock</i> – extension of existing car park. Noted revised plans had been submitted. SUPPORT.</p> <p>b. <i>PA16/00611, Rock Sailing Club, Rock Road, Rock</i> – listed building consent for removal of existing external balcony and replacement with new balcony and staircase to provide adequate access / egress for persons with disabilities and safe evacuation in case of fire. NO OBJECTION.</p> <p>c. <i>PA16/00855, Middle Hobby, Trenint Hill, Trebetherick</i> – demolition of existing dwelling and erection of replacement dwelling. NO OBJECTION.</p> <p>d. <i>PA16/01057, Sharps Brewery, Pityme</i> – new fermentation vessel, conditioning tank and bunded chemical storage tank. NO OBJECTION.</p> <p>e. <i>PA16/01216, Trelawney, Worthy Hill, Trebetherick</i> – outline application for the erection of a new dwelling on land to the rear of Trelawney with all matters reserved. OBJECT on the grounds of loss of privacy, noise and disturbance. There was also concern with the access and proximity and overlooking of the neighbouring property. Members point out that this does not meet the aspirations of the NDP.</p> <p>f. <i>PA16/01321, Land West of Trewiston Lane, St Minver</i> – outline planning with all matters reserved for seven dwellings, 28% (two dwellings) to be affordable rent; 57% (four dwellings) affordable sale and 15% (one dwelling) to be open market. Cllr. Mould thanked Mr Hassatt for keeping Members informed throughout the proposal. Mr Hassatt confirmed the pedestrian footpath would be created at the start of the project. SUPPORT as the proposal meets the requirements of the NDP.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
42/2016	<p><u>Pre-Planning Applications</u> – Members are encouraged to comment on pre-apps, but no hardcopy of the application will be received.</p> <p>a. <i>PA16/00337PREAPP, St Margaret's, Rock Road, Rock</i> – pre-application advice for development of garden / paddock. OBJECT as this is 'garden grabbing' and the access is poor. It is not in accordance with the NDP.</p> <p>b. <i>PA16/00352PREAPP, Tide Race, Worthy Hill, Trebetherick</i> – pre-application advice for the replacement of the existing dwelling with a sustainable single dwelling house. NO OBJECTION.</p> <p>c. <i>PA16/00418PREAPP, Land North of St Minver AFC, Trewint Lane, Rock</i> – pre-application advice for a housing development of approximately 36 dwellings, to include affordable housing. OBJECT on the grounds it is outside the existing development envelope and not identified for development in the NDP. The area has serious flooding risks.</p> <p>d. <i>PA16/00579/PREAPP, Land East of Mermaids, Trebetherick</i> – pre - application advice for residential development. OBJECT on the grounds of access and that it does not meet with the aspirations of the NDP.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
43/2016	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Neighbourhood Development Plan (NDP)</i> – Cllr. Mould reported CC had advised that the NDP won't go to Referendum until August. She had asked them to rethink the timescale.</p>	

	<p>County Cllr. Penny reported, through the Clerk, that at CC's Planning Policy Advisory Committee meeting in February the committee resolved to recommend to the Portfolio Holder for Planning that the representations of CC on the St Minver Parish Neighbourhood Development Plan be endorsed subject to the comments made by the Committee being included and submitted to the Examination.</p> <p>The main comments were concern over the split % of affordable homes. Many members still wanted to see a minimum 50% affordable on all sites as they were concerned that it would have a knock-on effect on neighbouring parishes having to take more.</p> <p>b. <i>Cornwall Area of Outstanding Natural Beauty (AONB) Management Plan 2016-2021 Public Consultation Draft</i> – closing date for comments is Midday on Monday 21st March 2016. The Draft is now available for comment via an online survey https://www.surveymonkey.co.uk/r/AONBPLAN. The Draft Plan is on the website www.cornwallaonb.org.uk/management-plan</p> <p>c. <i>PA15/03276 PREAPP, Lanarth, Rock</i> – Members were concerned about possible loss of mature trees on the site. Cllr. Mould had urged that the applicants should replace any that are damaged during construction with fully grown trees of appropriate species. It transpired that the building designated a 'boathouse' was, in fact, guest accommodation.</p>	
44/2016	<p><u>Environmental Matters</u> –</p> <p>a. <i>Polzeath WC Working Party (WP)</i> – it was AGREED that the £5,000 grant would be released only if up-to-date financial information was provided. Highlands' Members would take to their next Full Council meeting a suggestion that if their grant wasn't needed i.r.o. New Polzeath WCs, then it could be utilised to keep Coronation Gardens open in the winter months.</p> <p>Ms Michelle Carter-Foster, CC had sought Members' views on increasing the usable area around the Coronation Gardens WCs, to enable it to be let for "food trucks / commercial concessions". It was generally thought that this could assist CC in 'breaking even' with running the WCs.</p> <p>b. <i>PROW Maintenance Grant 2016</i> – Members RESOLVED to accept a grant of £1,845 to maintain the PROWs in the parish.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
45/2016	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children's Play Area</i> –</p> <ol style="list-style-type: none"> i. <u>Fortnightly H&S Inspection Reports</u> – no issues had been identified. ii. <u>Shelter</u> – Mr Meneer reported the shelter had been vandalised again. He will carry out repairs a.s.a.p. <p>b. <i>Soakaway</i> – Minute 27b/2015 refers. Cllr. Mould reported she had not been able to speak with Mr Brian Lane.</p> <p>c. <i>Football Pavilion</i> – Members received the following updates:</p> <ol style="list-style-type: none"> i. There had been no response from Dinorod or Metro Rod regarding a camera survey and quotation for a solution to drainage issues from the showers. The Clerk to pursue. ii. In the absence of Cllr. Blewett there was no update on the creation of a referee's shower area with internal access and installation of taps to facilitate shower cleaning. iii. St Minver FC will attend the March Planning Meeting to discuss the terms of their lease, to include an increase in the rent and a solution to the cleaning of the showers, etc. Also to receive a copy of the Club's insurance schedule, showing their public liability cover. 	<p>Clerk</p>
46/2016	<p><u>Administration Matters</u> –</p> <p>a. <i>Council Chamber</i> – Minute 28a/2016 refers. Cllrs. Webb and Gisbourne had met with representatives of St Minver Methodist Church regarding</p>	

	renewal of the lease and it was RESOLVED the rent would increase by 13% to £1,360 p.a. w.e.f. April 2016.	Clerk																								
	b. <i>PAT Testing</i> – Cllr. Mould reported will ask Mr Lee Edwards to carry out the annual PAT testing.	Clerk																								
47/2016	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – Schedule 2015/16-12 to a value of £1,395.52 was APPROVED for payment.</p> <table border="1"> <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>747.72</td> <td></td> <td>747.72</td> </tr> <tr> <td>Trewint Field - incl. WCs, play equipment</td> <td>370.00</td> <td></td> <td>370.00</td> </tr> <tr> <td>Neighbourhood Plan</td> <td>105.00</td> <td>7.00</td> <td>112.00</td> </tr> <tr> <td>Administration, including insurance</td> <td>143.51</td> <td>22.29</td> <td>165.80</td> </tr> <tr> <td></td> <td></td> <td></td> <td>£1,395.52</td> </tr> </tbody> </table> <p>b. <i>Budget Monitor</i> – a copy was circulated at the meeting.</p> <p>c. <i>Website Upgrade</i> – Members RESOLVED to go ahead with an upgrade to the website and to have a separate site from Highlands.</p> <p>d. <i>Wadebridge Library / One Stop Shop</i> – Members were asked to make an annual donation towards the running costs of this facility. It was felt that this would be unworkable and that not all the PCs in the cluster group would contribute. The Clerk to inform Ms Druce.</p>	Item	Price	VAT	Total	Salaries, including NI & tax	747.72		747.72	Trewint Field - incl. WCs, play equipment	370.00		370.00	Neighbourhood Plan	105.00	7.00	112.00	Administration, including insurance	143.51	22.29	165.80				£1,395.52	Clerk Clerk
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48/2016	<p><u>Documentation / Correspondence</u> – not covered elsewhere on the agenda.</p> <p>a. <i>Clerks & Councils Direct</i> – March 2016. Taken by Cllr. Mould.</p> <p>b. <i>Bottle Bank</i> – a letter had been received complaining about the state of the surface. It was RESOLVED to write to Mr Richard Hore and ask if he is able to put some hardcore to fill the gaps or would he prefer Members to organise this. Also to establish if the sign can be taken down. <i>Clothing Bank</i> – the key to the bank has been mislaid. Cllr. Davis to action.</p> <p>c. <i>Field by Hobbyfield, Trebetherick</i> – the Clerk to write to the owners to say CC had no record of an application to remove the hedge, which had resulted in the road deteriorating.</p> <p>d. <i>Speed Bumps</i> – a request had been received for speed bumps in Trebetherick. The Clerk to advise the request had been referred to Highways. However previous requests of this nature had been refused.</p> <p>e. <i>Paperless Planning</i> – Cllr. Davis removed the heater and coat hooks. The Clerk to ask Mr Lawrence to pick up the keys before Friday.</p>	Clerk Cllr. Davis Clerk Clerk Clerk																								
49/2016	<p><u>Diary Dates</u> –</p> <p>f. <i>Full Council Meeting</i> – 4th April 2016.</p> <p>g. <i>Planning Meeting</i> – 21st March 2016.</p> <p>h. <i>Wadebridge and Padstow CNP Meeting</i> – Thursday, 17th March, 6.30 pm to 8.30 pm. WYPAC (aka Goods Shed) Southern Way, Wadebridge. Cllrs. Gilbert, Morgan and Gisbourne will attend.</p> <p>i. <i>Cornwall Area of Outstanding Natural Beauty (AONB) Annual Conference</i> – to be held on Saturday 7th May 2016, 9.30am – 4.15pm at the Bedruthan Steps Hotel, Mawgan Porth.</p>																									
50/2016	<u>Information Only/Future Agenda Items</u> – none.																									
51/2016	<u>Meeting Closed</u> – 21.05pm.																									

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 4th April 2016