



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE COUNCIL MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 5th JANUARY 2009 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Mrs Gibson Cllr. Miss Gilbert
 Cllr. Gisbourne (PC/NCDC) Cllr. Lofthouse Cllr. Mrs Morgan
 Cllr. Mrs Webb Cllr. Brewer (CCC) Cllr. Rowe (CCC)
 Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present and wished them a happy new year. Cllr. Lane attended, representing St Minver Highlands Parish Council.</p> <p>The Clerk circulated a 2009 Calendar of Meetings to Members.</p>	
01/2009	<p><u>Apologies for Absence</u> – Cllrs. Rathbone (work commitment) and Stone (family bereavement).</p>	
02/2009	<p><u>Members' Declarations:</u></p> <p>a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Gibson declared a prejudicial interest in 05d/2009; Cllrs. Lofthouse and Morgan in 09a/2009 as they have Polzeath business interests.</p> <p>b. <i>Declarations of Gifts over £25</i> – the Clerk for her Christmas gift, for which she thanked Members</p>	<p>Clerk to record</p> <p>Clerk to record</p>
03/2009	<p><u>Minutes of Meetings:</u></p> <p>a. <i>Full Council Meeting</i> – 1st December 2008, AGREED as a true record.</p>	
04/2009	<p><u>Outside Bodies/Reports</u> –</p> <p>a. <i>Police</i> – PC Taylor was not in attendance.</p> <p>b. <i>County Council</i> – Cllr. Brewer said none of Cornwall's recyclable waste is going to landfill sites. He explained it would be necessary to co-operate with other Parish Councils in their group, to avoid duplication of meetings. Cllr. Rowe produced a map showing the proposed new electoral boundary divisions. He reported efforts are being made to expedite the boundary review.</p> <p>c. <i>District Council</i> – Cllr. Gisbourne had nil to report.</p> <p>d. <i>St Minver Highlands Parish Council</i> – a copy of the November Minutes was made available at the Meeting.</p> <p>e. <i>Padstow Harbour Commission</i> – a copy of the November Minutes was made available at the Meeting.</p>	

<p>05/2009</p>	<p><u>Planning Applications</u> –</p> <p>a. 2008/02199, <i>Delphy, Rock Road</i> – FP, retention of a wood timber garden tool shed. NO OBJECTION.</p> <p>b. 2008/02226, <i>Lower Strand, Rock Road</i> – FP, erection of bike and surfboard store. NO OBJECTION.</p> <p>c. 2008/02227, <i>Canon Heath, Rock Road</i> – FP, erection of extensions and general upgrading. NO OBJECTION, however, Members suggest a site visit and hope that it is a condition of approval that improvements to Brea Road are made.</p> <p>d. 2008/02287, <i>Land adj. to Pityme Park, Tredrizzick</i> – FP, erection of 23 affordable residential units including open space provision and associated infrastructure. Cllr. Gibson declared a prejudicial interest in this application as it is close to her property. She spoke on the matter and then left the meeting whilst the item was discussed.</p> <p>Although this site is within Highlands' area, Members wish to make the following OBJECTIONS. The Clerk to inform NCDC and to circulate the comments made to all District Councillors on the Planning Committee.</p> <p><u>Traffic Concerns / Poor Access</u> – the entrance is near a bend, has poor visibility and the situation is made worse by the volume of traffic visiting the nearby industrial site and the increase in summer traffic. It is noted it is proposed to extend the 30mph limit. It is felt this measure is totally inadequate. Traffic does not reduce speed immediately on entering a 30mph zone, rather it does so gradually. If this application is passed, Members feel it is essential that suitable traffic calming measures are introduced to ensure the safety of all road users.</p> <p>It is noted the play area on the development is to be open to the general public, this will increase significantly the number of pedestrians using this road, thereby adding to the danger.</p> <p>There is a lack of a safe route to school – the double chicane near the proposed entrance to the development is highly dangerous. There is no footway for much of the route, with a particularly dangerous point at Coppers' Corner, where pedestrians have to step into the road on the corner. Then there is the new pavement / crossing, which is felt to be too near Coppers' Corner. The result is that many families choose to drive to school rather than walk. PPG13 appears particularly relevant to these points.</p> <p>The planning application states the site is close to a bus route, however, this service is not frequent enough to commute to work outside the area.</p> <p><u>Building Line</u> – it would appear the building line is not being followed. The block of flats, at the entrance, is not following that of the house next door and will be positioned approximately 2 meters in front. This large building will be imposing and as it is positioned next to the main road, could generate dangerous parking on the roadside, as currently occurs at Above Town Close. It will be the first view visitors get of the village and will not be a particularly attractive one.</p> <p><u>Infrastructure</u> – the villages of Pityme, Rock and others in St Minver parish are at capacity for services and infrastructure. The road networks are in a very poor state. The roads in the parish are little more than country lanes, which carry a surprising amount of traffic, including heavy goods vehicles visiting the nearby industrial estate</p>	<p>Clerk to record</p> <p>Clerk</p>
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	<p>and, of course, the increase in traffic (including boat trailers, etc.) which the summer brings.</p> <p>The school is full, with 60 on the waiting list for 30 places. Already families living in the village have to take their children to school in Wadebridge.</p> <p><u>General Comments</u> – Members feel that with a development as large as this, we should have been consulted at the pre-application stage.</p> <p>Members feel there has been excessive growth in recent years, with 13 council/affordable housing sites in St Minver parish (a list can be provided, if required). We understand the pressure to provide affordable housing, but we do not feel that the parish of St Minver specifically needs it in view of other recent developments. There are other areas in North Cornwall, which are in dire need of such housing and we would like to see NCDC specifically encourage development in such villages, rather than overload parishes (such as St Minver) simply to meet housing targets.</p> <p>The site does not relate well to the main village, it is “going out on a limb” and is encroaching into the countryside. It is our view that there are other more natural infill sites within the parish, which should be considered for development before giving the go ahead for this particular development.</p> <p>The scale of this development is much too large for this rural coastal village. Policy HSG1 appears relevant to these points.</p> <p>Nearby development (to the rear of Coppers Corner) has a condition that the property should have glazed windows to ensure privacy. If this application is granted then the privacy of Highfield and Carousal needs to be guaranteed.</p> <p>e. <i>2008/02306, St Wendron, Rock Road</i> – replacement of existing dwelling with a new two-storey five-bedroom dwelling. NO OBJECTION, however, Members would like to ensure that NCDC’s Tree Officer’s report is adhered to the letter.</p> <p>f. <i>CPRE Cornwall</i> – CPRE Cornwall has written to offer its support “...to anyone raising objections to planning applications in Cornwall, which are contrary to local plan policies; threaten protected areas of the landscape and are considered to be inappropriate development within the countryside or in towns.” It was AGREED to contact the CPRE regarding the Tredrizzick development site.</p>	Clerk
06/2009	<p><u>Financial Matters</u> –</p> <p>a. <i>Accounts for Payment</i> – schedule No.2008/9-10, totalling £1,985.53 were APPROVED for payment.</p>	
07/2009	<p><u>Traffic Matters</u></p> <p>a. <i>Rock Road Improvement Scheme</i> – Minute 177a/2008 refers. Cllr. Mould spoke regarding the site visit between representatives from the Parish Council, residents, local businesses and Highways’ officers. The majority wanted double yellow lines at the bottom end of Rock Road, and were prepared to contribute towards the costs involved. The Clerk to explain the situation to Explorer Marine, who had written to object to any efforts to reduce parking in the area. Cllrs. Lofthouse, Morgan and Mould would represent Lowlands and invite other interested parties to look at transport issues on Rock Rd.</p>	Clerk Cllr. Mould / Lofthouse / Morgan

	<p>b. <i>Keiro Lane</i> – Minute 182c/2008 refers. No response had been received from County Highways, regarding the complaint about the poor quality repairs, recently carried out. It was felt the wrong grade of tarmac had been used. Cllr. Rowe to pursue.</p> <p>c. <i>Trewiston Lane</i> – Minute 182c/2008 refers. No response from County Highways, regarding the complaint about the large pothole between Trewiston Farm and Trewiston Nursing Home. Cllr. Rowe to pursue.</p> <p>d. <i>Road Closures</i> –</p> <ul style="list-style-type: none"> • B3314, between Keiro Lane and Bodieve, Wadebridge will be closed, from 16th February 2009, for two weeks for resurfacing. The closure will be in place between 07.30 – 18.00. • Dinham Road and up past Trevelver Farm, to the junction, is in for patching and surface dressing. There will be a temporary road closure to carry out this work from 16th February 2009 for up to three weeks (24 hour). 	<p>Cllr. Rowe</p> <p>Cllr. Rowe</p>
08/2009	<p><u>Trewint Playing Fields</u> –</p> <p>a. <i>Children’s Play Area</i> – Minute 178a/2008 refers. It is anticipated work will start shortly. It might be necessary for Mr Mark Meneer to trim the grass and pick up the litter in the area.</p> <p>Noted an application form has been submitted to Cllrs. Brewer and Rowe for £675 from their Members’ Grant Fund for play panels plus £453 for litter bins.</p> <p>b. <i>Trewint Toilets</i> – Minute 178b/2008 refers. A quotation had been received from Mr Mark Meneer, to upgrade the gents’ toilets. It was AGREED the Clerk should write and accept this tender, to include material and labour at a total cost of £982.</p> <p>c. <i>Land Registration</i> – Minute 80e/2008 refers. An application has been submitted to register the Trewint Playing Fields and public toilets with the Land Registry.</p>	Clerk
09/2009	<p>Polzeath –</p> <p>a. <i>Polzeath Police Fund</i> – Minute 176a/2008 refers. Notes had been received of the Police visit to Highlands’ last council meeting. Cllr. Mould felt it was inappropriate for the Council to spend 20% of our precept on additional policing. Cllr. Strong was strongly opposed to the idea that we were paying twice for policing. There was a general feeling of agreement with these viewpoints. It was AGREED to go ahead with the Joint Meeting with Highlands and the Police, on 15th January 2009, 7.30pm in the Perceval Institute.</p> <p>b. <i>Hard Stand Area</i> – Minute 176b/2008 refers. Mr Jolyon Sharpe, NCDC, advises no further refurbishment of the hard stand area, is to be undertaken, however, they are negotiating with the surf to attempt to minimise future damage.</p> <p>c. <i>Bring Site Facility Improvements</i> – NCDC advise of new “bottle bank” facilities at Coronation Gardens, Polzeath.</p>	Clerk
10/2009	<p><u>Environmental Matters</u> –</p> <p>a. <i>Benches</i> – Minute 179a/2008 refers. A revised list was circulated at the meeting. Cllr. Mould reported seat no.5 on the list has been removed. She asked Members to inspect those in their area.</p>	

	<p>b. <i>Common Land Registration</i> – Members considered the list of registered common land and approved it for accuracy.</p> <p>c. <i>Daymer Lane Footpaths</i> – Minute 179d/2008 refers. In the absence of Cllr. Stone there was no update regarding the review of the definitive map and the collecting of evidence to resubmit an application for additional footpaths to be added to the Definitive Map.</p> <p>d. <i>Shoreline Management Plan Review</i> – paperwork relating to the invitation to participate in the initial stage of the review process, by completing a questionnaire and response form were taken by Cllr. Gilbert. She will report back to the February Meeting.</p>	Cllr. Gilbert
11/2009	<u>Publication Scheme</u> – copy circulated at the meeting. Council considered and AGREED to adopt the revised Freedom of Information Publication Scheme. The website to be updated.	Clerk
12/2009	<p><u>Documentation</u> –</p> <p>a. <i>Victoria County History of Cornwall</i> – Minute 12h/2008 refers. Whereabouts of the book <i>Cornwall and the Cross, Christianity 500-1560</i> to be monitored. Cllr. Morgan will return this book.</p> <p>b. <i>Our Money, Your Dream</i> – notification of grant funding available to young people aged 13-19. Details had been passed to a local youth organisation. No further action.</p> <p>c. <i>Publicity Code</i> – government consultation document.</p> <p>d. <i>Electoral Review</i> – Minute 173/2008 refers. The Boundary Commission has published its DRAFT recommendations (extract circulated at the meeting). Members were happy with the proposal for St Minver parish.</p>	Cllr. Morgan
13/2009	<p><u>Diary Dates</u> –</p> <p>a. <i>Calendar of Meetings 2009</i> – copy circulated at the meeting.</p> <p>b. <i>Code of Conduct Training</i> – Wednesday, 14th January 2009 at 6.30pm, Council Offices, Wadebridge.</p> <p>c. <i>North Cornwall Committee, CALC</i> – Wednesday, 28th January 2009 at 7.30pm, Camelford Hall.</p> <p>d. <i>CALC Annual Conference</i> – Saturday, 7th February 2009, Council Chamber, New County Hall. Background information is held by the Clerk.</p>	
14/2009	<p><u>Information Only/Future Agenda Items:</u> –</p> <p>a. <i>Cleaner</i> – the Clerk advised Members that Mrs Joyce Mitchener has tendered her resignation as the Council Chamber cleaner. It was AGREED to ask Mr Mark Meneer if he could take over this duty.</p> <p>b. <i>Dog Faeces</i> – Cllr. Gibson drew attention to the deplorable state of the area at the bottom of Rock. It was AGREED to contact Padstow Harbour Commission as the problem is on their land.</p>	Clerk Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 2nd February 2009