



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL

ON MONDAY, 20th SEPTEMBER 2010 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Mrs Gibson
 Cllr. Miss Gilbert Cllr. Rathbone Cllr. Strong
 Cllr. Taper Cllr. Mrs Webb 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 Mr David Wills and Mr & Mrs Prideaux.</p> <p>Mr Prideaux addressed the Council, regarding PL70c/2010. He is a near neighbour of An Lys. He explained that a Tree Preservation Order has recently been made for trees on the site. As a result one of the proposed properties has been moved and is now very near to "Silverdale". He pointed out that not all of the neighbours had been informed of the changes. He was also concerned that the deadline for comments is after CC's Planning Committee Meeting.</p> <p>The Clerk reported on a conversation she had with Mr Gavin Smith, Planning Officer. He advises the majority of objections received on the original application related to access (with which the Highways' Engineer has no problem) and possible damage to mature trees on the site. The revised application actually moves one of the houses further away from the trees, so one of these issues has been addressed. There is to be a pre-Planning Application Meeting today and more information will be available tomorrow and this may change his recommendation to the Planning Committee. Mr Smith explained that although the deadline for comments is after the Planning Meeting, if comments are received that materially impacts on the application, then the process will restart.</p>	
PL67/2010	<u>Apologies for Absence</u> – Cllrs. Gibson (ill health) and Gisbourne (leave).	
PL68/2010	<p><u>Members' Declarations:</u></p> <p>a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Taper in PL69d</p> <p>b. <i>Declarations of Gifts over £25</i> – none</p>	Clerk to record
PL69/2010	<p><u>Planning Applications Received</u> –</p> <p>a. PA10/05137, 4 Gull Rock, Rock – application for works to tree covered by a Tree Preservation Order namely coppice stool and cut main stems at 2 metres on Bay Tree. OBJECT, Members feel there is no need to coppice the tree, it would be better to reshape it.</p>	

	<p>b. PA10/05149, Rosemain, Pityme – demolition of existing single storey extensions, new two-storey extension to the rear and single storey extension to the side. NO OBJECTION.</p> <p>c. PA10/05288, Lowenna Manor, Rock Road, Rock – works to Trees covered by a Tree Preservation Order namely to coppice to 1m 6 No. Ash Trees. NO OBJECTION.</p> <p>d. PA10/05294, 35 Higher Tristram, Polzeath – retrospective application for timber decking and steps to the rear of the property. NO OBJECTION.</p> <p>e. PA10/05324, Rosemain, Pityme – work to trees covered by a Tree Preservation Order namely crown lift and crown clear to 6 m above ground level on two Macrocarpa Trees. NO OBJECTION.</p>	
<p>PL70/2010</p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>Exception Sites</i> – Minute 103b/2010 refers. Members considered the list of possible sites for affordable housing, provided by CC.</p> <ul style="list-style-type: none"> • <u>Land adjacent to Penmayne Villas / Dingles Way</u> – The Community Land Trust Phase 1 & 2 site. • <u>Bandroom Site</u> – approximately 0.75 hectares. • <u>Cantillion Close</u> – Second Phase refused on appeal due to insufficient numbers of properties for rent. • <u>Land at former Broad Park Saw Mills</u> – small site for approx four dwellings refused in 2005. • <u>Land adjacent to Carousel / Pityme Park</u> – the Sanctuary Application Site. <p>A further site was identified:</p> <ul style="list-style-type: none"> • <u>Field Opposite Rosemayne, nr. Croftlands</u> – outline planning permission exists for part of this site. <p>b. MVL/10/EG/0094, Penmayne Villas, Rock – Minute 103c/2010 refers. Members were informed that the boat had been removed.</p> <p>It was reported that a number of properties had put stones/boulders on the grass verge. It was RESOLVED the Chairman would compile a list of such properties and also those whose hedges overhang the road/pavement. The Clerk to speak to Mr Paul Allen, Highways for advice and then to write to the householders concerned and point out that if a vehicle / pedestrian is damaged, they would be responsible.</p> <p>c. 2010/00417, An Lys, Rock – the application to construct five new dwellings, is to be referred to CC’s Planning Committee for decision on Thursday, 23rd September 2010. It was RESOLVED Cllr. Gilbert will attend if available, if not Cllr. Mould. Members were not happy that the meeting is to be held in Liskeard and not Camelford. The Clerk to speak to Mr Gavin Smith for an update.</p>	<p>Cllr. Mould Clerk</p> <p>Cllrs. Gilbert / Mould Clerk</p>
<p>PL71/2010</p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. PA10/03484, 26 Hr. Tristram, Polzeath – single storey extension.</p> <p>b. PA10/03712, Wildways, Highcliff, Polzeath – change of use of land from agricultural to domestic.</p> <p>c. E1/2010/00626, 1 The Terrace, Rock – application for works to trees covered by a tree preservation order, namely the foliage on the holm oak (T20) needs to be reduced.</p>	

	d. <i>E1/2010/00667, Land at 22 Hr. Tristram, Polzeath</i> – construction of a two storey three bedroom dwelling and a detached garage.	
PL72/2010	<u>The Following Applications have been Withdrawn</u> – a. <i>E1/2009/01209, Cranbrook (Nursery Stores), Rock</i> – construction of first floor flat above existing shop.	
PL73/2010	<u>Complex Issues</u> – at their September Full Council Meeting, Members agreed to discuss one or two “complex issues” at their Planning Meetings. The following have been selected for discussion: a. <i>Older Children’s Play Area</i> – Minute 106b/2010 refers. Council considered utilising the spare ground as a play area, aimed at the older children. PC Taylor has expressed concern that the area is some distance from houses and could lead to vandalism. He strongly advised consulting with the youngsters before any action is taken. Cllr. Mould suggested a circular route around the playing field, which could be used for multiple activities, e.g. BMX bike trail, circuit training. Cllr. Gilbert reported on a recent visit she had made to Wooden Waves, Newquay. Cllr. Webb said some thought should be given to the provision of outdoor fitness equipment. It was RESOLVED to form a Working Party consisting Cllrs. Blewett, Gilbert, Mould, Rathbone and Webb to take this matter forward. b. <i>Trewint Community Building</i> – Minute 106b/2010 refers. Council considered taking further action, regarding the possibility of an all-purpose building (on the site of the existing pavilion/scout/guide buildings), for the use of local organisations. Cllr. Rathbone pointed out that the Hall at the School is actually a Community Hall. He queried whether another hall is actually needed. Cllr. Mould’s said the existing Trewint buildings would soon be unfit for purpose. It was RESOLVED to concentrate our efforts on the creation of an Older Children’s Play Area and revisit this proposal in the future.	
PL74/2010	<u>Information Only/Future Agenda Items</u> – a. <i>Social Care Charging Policy</i> – consultation events will be held on 16 th September at Bodmin Public Rooms, 5.30-8.30pm. Booking is necessary. Further details previously emailed. b. <i>CALC Annual General Meeting</i> – 28 th September 2010, at Bodmin Shire Hall. Guest speaker: Mr Tom Fletcher on Cornwall Council’s Strategic Access Review. c. <i>Planning Filing</i> – the Clerk queried if there was a need to keep copies of the covering letters to planning applications and the Parish Council’s responses, in view of the fact that this is also computerised. It was AGREED this was no longer necessary. d. <i>St Minver Pre-school</i> – Grand Opening and Fun Day, Saturday 2 nd October 12 noon to 4pm. e. <i>Rock Road, Traffic Calming Proposals</i> – Wednesday, 27 th October 2010 @ 7.30pm in the Rock Institute. f. <i>Double Yellow Lines, Polzeath</i> – to be added to the October agenda. g. <i>Bench / Memorial Meeting</i> – Members suggested trees and plaques as alternative memorials.	Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 4th October 2010