



St MINVER LOWLANDS PARISH COUNCIL

MINUTES OF THE PLANNING MEETING

HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL

ON MONDAY, 17th JANUARY 2011 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Miss Gilbert
 Cllr. Gisbourne (PC/CC) Cllr. Mrs Morgan 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 Peter Moore, Mr David Wills and Mr Derek Sharpe.</p> <p>Mr Sharpe addressed Members, regarding the fence at Trelyn, Rock. He objected to the way the matter had been handled by CC's Planning Committee. He had previously written to the Clerk and she has replied.</p> <p>Members met with Mr Peter Moore, Cornwall Rural Housing Assoc. Ltd., regarding the allocation of properties on the Dingle's Way, Penmayne development. (Agenda item PL04a/2011 refers.) Mr Moore explained the process involved. He pointed out that CC had insisted there should be no priority to St Minver, per se, and this is reflected in the Lettings Policy (copy in planning file). This means that anyone in Band A in an adjoining parish is eligible to apply.</p> <p>He reported there had been 64 bids for one 4-bedroom house; 56 bids for two 3-bedroom houses; and 87 bids for one bungalow. The properties have now all been let.</p> <p>The development will be open for viewing between 12 noon and 1pm on Thursday, 20th January 2011. Mr Moore was thanked for attending.</p> <p>Mr Wills spoke on behalf of St Minver CLT saying they regretted they were not consulted on the actual allocation. Cllr. Mould asked if the CLT could press Highways to carry out repairs on the access road to their development.</p>	
PL01/2011	<u>Apologies for Absence</u> – Cllr. Gibson (private commitment).	
PL02/2011	<p><u>Members' Declarations:</u></p> <p>a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Blewett and Mould declared a prejudicial interest in PL03b/2011.</p> <p>b. <i>Declarations of Gifts over £25</i> – none</p>	
PL03/2011	<p><u>Planning Applications Received</u> – Cllr. Gisbourne abstained from voting on all planning applications.</p> <p>a. PA10/07929, <i>Quorndon, Rock</i> – construction of a new dwelling (previously approved under 2009/00692). Members, again, OBJECT</p>	

	<p>to the application, on the grounds the access is unacceptable, onto an already very busy narrow lane, predominantly used by farm traffic. Furthermore, Members understand that this application is for a larger property, with potentially more vehicular movements. Members request that Highways make a site visit and carry out a visibility splay survey.</p> <p>b. <i>PA10/08563, Barnecutt Bakery, Rock</i> – proposed extension to provide new deli counter, prep kitchen and coffee shop with infill extension to bakery area. Cllrs. Blewett and Mould left the Meeting whilst this item was discussed. NO OBJECTION, but Members are concerned about the lack of adequate parking. Cllr. Taper would like to see a sign indicating there is free parking at Trewint (for a future Meeting).</p> <p>c. <i>PA10/08572, Land adj. to Grass Court, Trewint Lane, Rock</i> – construction of a dwelling with attached garage. NO OBJECTION.</p> <p>d. <i>PA10/08627, Cant Farm, St Minver</i> – part demolition of existing barn and proposed new sustainable dwelling. Ms Cathy Devereux-Mack, Planning Officer has clarified the application is for a holiday occupancy restricted dwelling, not an unrestricted dwelling as the original application description may have implied. NO OBJECTION.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL04/2011	<p><u>Other Planning Matters</u> –</p> <p>a. <i>Dingle’s Way, Penmayne</i> – Minute 10/2011 refers. No follow-up action was needed, following Members’ meeting with Mr Peter Moore, Cornwall Rural Housing Assoc. Ltd.</p> <p>b. <i>Pinewood Development, Polzeath</i> – Minute PL85e/2010 refers.</p> <ul style="list-style-type: none"> • <u>Advertising Sign</u> – Mr Gwyn Morley, CC’s Planning Enforcement Officer advises that the developers have yet to submit a planning application in respect of the advertising sign. He will pursue. • <u>Replacement Trees</u> – Mr Simon King, Planning Officer advises that the approved landscaping scheme (copy held) indicates the possible loss of the one macrocarpa tree (now felled) and the proposed planting of a number of malus and arbutus trees on the bank. These are indicated on the plan itself. 	
PL05/2011	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>PA10/04739, Pinewood Flats, Dunders Hill, Polzeath</i> – amended design and siting for three houses as previously approved under application number 1008/02344.</p> <p>b. <i>PA10/05603, Cambrea, Worthy Hill, Trebetherick</i> – construction of first floor extension above attached double garage.</p> <p>c. <i>PA10/05724, Cedar House, Brea Road, Rock</i> – works to a tree covered by a Tree Preservation Order namely crown raise to 2.5m above lawn, trim branches extending towards house to clear walls/room by 2.5m on a Deodar Cedar.</p> <p>d. <i>PA10/05802, Stepper Cottage, The Close, Worthy Hill, Trebetherick</i> – amended details for the erection of a replacement dwelling approved under 2008/01815 namely revising scheme to accord with permitted ridge level to single storey element and minor rise (250mm) to main ridge (incorrect levels transposed from planning to technical scheme) and omission of window closest to neighbouring boundary.</p>	

	<p>e. <i>PA10/05846, 19 St Moritz Villas, Trebetherick</i> – alterations to dwelling including installation of steel flue, replacement of timber balcony with a larger glazed balcony and enlargement of window on the rear elevation and enlargement of rooflights and installation of an additional rooflight and solar panels on the front elevation.</p> <p>f. <i>PA10/05942, Malindi, Polzeath</i> – retrospective application for the construction of decked area.</p> <p>g. <i>PA10/06171, Mallow Brea Road, Rock</i> – works to tree covered by a Tree Preservation Order namely (1) raise crown to 20 feet; (2) remove dead wood; (3) remove dangerous/crossing branches; (4) reduce length of long branches on <i>Macrocarpa</i> fir tree.</p> <p>h. <i>PA10/06226, Avocets, Rock</i> – application for works to trees covered by a Tree Preservation Order namely removal of 8 to 10 feet off the top of a <i>Monteray Cyprus</i> and shorten back a heavy limbs by 1-1.2m.</p> <p>i. <i>PA10/06228, 4 The Anchorage, Slipway, Rock</i> – application for works to a tree covered by a Tree Preservation Order namely crown reduction on a <i>Holm Oak</i> by a 3rd.</p> <p>j. <i>PA10/06293, Bryneglos, Worthy Hill, Trebetherick</i> – side extension.</p> <p>k. <i>PA10/06313, Tregirls, Highcliff, Polzeath</i> – proposed extension, enclosure of covered area and changes to fenestration.</p> <p>l. <i>PA10/06389, 2 & 3 Little Treverrow, Rock</i> – revised details for the demolition of 2 no. holiday homes and the construction of a new holiday home previously approved under application number 2010/00035.</p> <p>m. <i>PA10/06390, Yaffles, Worthy Hill, Trebetherick</i> – alteration to west facing windows, removal of chimney, insertion of high level velux windows, installation of utility and room into existing garage and associated elevational changes and installation of sundeck to front of dwelling.</p> <p>n. <i>PA10/06404, Trelawney House, Rock Road</i> – works to trees covered by a Tree Preservation Order namely the felling of one common beech tree (T1) and one horse chestnut (T2).</p> <p>o. <i>PA10/06560, Anyways, Rock</i> – single storey extensions to front and sides of dwelling provide new study, ground floor shower room, lobby and new porch.</p> <p>p. <i>PA10/06568, Grey Gables, Daymer Lane, Trebetherick</i> – conversion of existing garage and bunk room into bedroom and bathroom.</p> <p>q. <i>PA10/06828, Cant Farm, St Minver</i> – construction of single storey storage and maintenance building.</p> <p>r. <i>PA10/07125, Lanarth, Rock</i> – works to trees within a Tree Preservation Order namely 2-3 metre reduction in lateral spread on 4 mature <i>Macrocarpas</i>.</p> <p>s. <i>PA10/07187, The Mariners, Slipway, Rock</i> – construction of demountable steps and entrance to existing first floor restaurant (in lieu of previously approved extension E1/2010/00618).</p>	
<p>PL06/2011</p>	<p><u>Gritting / Salting Policy</u> – Minute 13n/2011 refers. At the January Full Council Meeting, in response to new government guidance on “Community Action During Severe Weather” it was resolved the Clerk should send a copy of Highways’ letter, which raised a number of queries in relation to how the Council proposed to utilise the services of a private</p>	

	<p>gritting company, to Ms Sarah Sims, CC. This was done and Ms Sims has requested further details.</p> <p>It should be noted that the government guidance refers mainly to action on pavement and paths, whereas the private gritting company would be salting the roads. After further consideration, it was AGREED not to pursue this matter further. The Clerk to advise Ms Sims.</p>	Clerk
PL07/2011	<p><u>Information Only/Future Agenda Items –</u></p> <p>a. <i>Community Speedwatch</i> – Members suggested w/c 21st February, with a preference for Friday, 25th February for their Meeting with the Police. The Clerk to advise Sgt. Moorcroft.</p> <p>b. <i>NCANS School Project</i> – Members appointed Cllr. Gibson to meet with Ms Keltie Seaber, Extended Services Locality Co-ordinator and represent the Council on this project.</p> <p>c. <i>Parish Councillor Training</i> – CALC will be delivering three free training events. Members did not wish to pursue this initiative.</p> <ul style="list-style-type: none"> • <u>The Council as an Employer</u> – 10th February 2011. Topics include: contracts, terms and conditions of service, dispute resolution and disciplinary processes. • <u>Finance, Accounts and Preparing for Audit</u> – 28th February 2011. Topics include: internal financial controls, principles of accounting and year end financial planning. • <u>Good Councillor Skills Day</u> – 19th March 2011. Topics include: roles and responsibilities, code of conduct, meeting skills, agenda setting, chairmanship, ethical standards, and declarations of interest and document management. <p>d. <i>North Cornwall Group</i> – 27th January 2011, 7.30pm, Delabole Methodist Church Room. An opportunity to ask questions of Cllr. Lance Kennedy.</p> <p>e. <i>RoSPA Annual Inspection</i> – the Clerk reported she had asked RoSPA to carry out an annual safety inspection, when they are in Cornwall in April.</p> <p>f. <i>Midas Housing Development, St Mabyn</i> – qualifying, local residents are urged to register their interest with Cornwall Homechoice. Ms Phillipa Mayland, CC's Area Housing Manager will be attending St Mabyn's Parish Council Meeting on Tuesday, 18th January 2011, 7.30pm in the Village Hall.</p>	<p>Clerk</p> <p>Clerk</p>

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 7th February 2011