



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL**  
**ON MONDAY, 16<sup>th</sup> MAY 2011 @ 7.30pm**

Present: Cllr. Mrs Mould (Chairman)      Cllr. Blewett      Cllr. Mrs Gibson  
 Cllr. Gisbourne (PC/CC)      Cllr. Mrs Morgan      Cllr. Strong  
 Cllr. Taper      Cllr. Mrs Webb      Mrs Thompson (Clerk)

Ref. No.	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particularly warm welcome to Mr Miller.</p> <p>Mr Miller addressed the Meeting, regarding PL32a/2011. The proposed development will have a major impact on his property, because of the new positioning and the increased height.</p>	
PL30/2011	<u>Apologies for Absence</u> – Cllrs. Gilbert and Rathbone (both on leave).	
PL31/2011	<p><u>Members' Declarations:</u></p> <p>a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Mould declared a prejudicial interest in PL32a/2011.</p> <p>b. <i>Declarations of Gifts over £25</i> – none</p>	Clerk to record
PL32/2011	<p><u>Planning Applications Received</u> –</p> <p>a. <i>PA11/01574, Greencourt, Golf Course Hill, Rock</i> – revised scheme for a replacement dwelling previously approved under E1/2008/01445. Cllr. Mould left the Meeting when this application was discussed.</p> <p>The views of the Planning Officer were sought on this application, as there have been comments about the height of the proposed building. Ms Devereux-Mack explained this is for a different design of dwelling to that previously approved – from a very modernist design to one of more traditional form. There were two heights to the previous scheme, part will be 1.6m higher, but the higher most section will be 0.5m above that previously approved.</p> <p>However, the distances between the new dwelling and its closest neighbours and the differing land levels means that she does not believe that there would be a sustainable reason to refuse planning permission on the grounds of additional massing of the new design through these increases in height.</p> <p>Cllr. Taper reported there were a number of objections to the application on Cornwall Council's website.</p> <p><b>OBJECT</b> on the grounds that the mass and height, particularly from the estuary, was out of keeping and will have a detrimental impact when viewed from the opposite shoreline. We feel that by granting permission, a dangerous precedent would be set.</p>	

<p><b>PL33/2011</b></p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>2009/01120, Daymer Bay Golf Clubhouse</i> – Minute PL24a/2011 refers. Cllr. Mould said that there had been several cars parked on site recently.</p> <p>Ms Samantha Hewitt, CC Planning Officer advises the site lies outside the development boundary for Rock, where there is currently no policy basis to support residential development other than exception sites for affordable housing. The site also has other site specific constraints including the access and landscape designations. Whilst the temporary consent for car parking would be a consideration, it would not be overriding. In her opinion the principle of residential development on this site would be difficult to support in light of current development plan policy and local characteristics.</p> <p>b. <i>Section 106 Agreements</i> – Minute PL24b/2011 refers. Members considered the response (previously circulated via email) from Mr Phil Mason, Head of Planning, CC, regarding the amount of s.106 cash received for the Lowlands since 2006 (£1,000) compared with the sum agreed (£181,000). Members understood that it is the responsibility of each Planning Officer to ensure that conditions applied to planning applications are carried out by the developer. Cllr. Gisbourne reported that he had been informed that some of the s.106 money would be directed at the Penmayne affordable housing development. It was <b>RESOLVED</b> to send a letter to Ms Louise Dwelly as Members do not feel that Mr Mason’s response deals with their concerns; and as the person in charge of s.106 money, Members request her thoughts on the subject. They also request a detailed breakdown of whether the £181,000 has actually been received and where has it been spent.</p> <p>c. <i>Sharps’ Brewery</i> – Minute PL24d/2011 refers.</p> <ul style="list-style-type: none"> <li>• <u>Planning Dept.</u> – Ms Lorraine Lehan has carried out some research into the planning history for this site and reports the units were granted consent in 1986 and 1987. There were no conditions regarding operating hours, nor have any been imposed subsequently.</li> <li>• <u>Environmental Health</u> – Cllr. Gibson reported that she had discussed the nuisance alarms with Ms Emma Bebbington of Sharps Brewery and this had resulted in a cessation of the problem. They are trying to keep the early morning noise to a minimum, however, until they implement the necessary improvements to the racking area, including sound proofing (for which plans have been drawn up), they can’t reduce the levels any further.</li> </ul> <p>d. <i>Forward Planning</i> – Members considered how best to deal with planning applications, which have an impact on the environment, in terms of size and a reduction in amenities enjoyed by neighbouring properties. There was much discussion about the number of applications, which alter the character of the area, but which do not necessarily contravene any planning rules. It was <b>RESOLVED</b> the Chairman and Clerk would draw up a letter to be sent to Mr Marshall Plummer, CC outlining Members concerns on this matter.</p> <p>e. <i>New-build Homes</i> – Minute 62b/2011 refers. Noted Mr John Rudge, Senior Development Officer, CC advises that Cornwall Council is compiling a county-wide list of new properties built since 1<sup>st</sup> April 2010. The Clerk to request a copy of the list for the Lowlands area.</p>	<p>Clerk</p> <p>Chairman / Clerk</p> <p>Clerk</p>
<p><b>PL34/2011</b></p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>PA11/01628, Pencarrick, Green Lane, Rock</i> – extension of time of 2008/00193 for the reconstruction/replacement of dwelling, vehicular access and pedestrian access together with erection of new house on sub divided cartilage including new vehicular and pedestrian access approved.</p>	
<p><b>PL35/2011</b></p>	<p><u>Older Children’s Play Area / Community Building</u> – Minute 65b/2011 refers.</p> <p>a. <i>“Field in Trust” Charity</i> – the working party will be meeting on Thursday; and will report to the Full Council meeting, with regards to whether or not to register the Trewint Playing Field as a charity.</p>	

	b. <i>Topographical Survey</i> – it was <b>RESOLVED</b> to accept the quotation from RB Surveys for £445 to carry out a topographical survey. Cllr. Mould will liaise with Mr Julian Harris.	Clerk / Chairman
PL36/2011	<p><u>CC “Non-jobs”</u> – Minute 62b/2011 refers. It was <b>RESOLVED</b> the Clerk is to compile a list over the next six months of all communications received from CC, with a view to identifying any “non-jobs” they deem exist in Cornwall Council.</p> <p>Cllr. Mould raised the question of the extraordinary network meeting, called to consider the “Face to Face” proposals. It was <b>RESOLVED</b> the Clerk to send an email to Ms Lisa Riches, CC with Members questions: how will the lack of privacy be overcome; what does “reduced service” mean; what services will no longer be available; can anything be done about parking charges.</p>	Clerk  Clerk
PL37/2011	<u>Emergency Payment</u> – it was <b>RESOLVED</b> to make a payment of £21 to Cornwall Council in respect of the licence application for the St Minver Fete. Members were asked to assist with the Fete. The Clerk to contact BBC Radio Cornwall; Atlantic Radio and Pirate FM with details of the Fete.	Clerk
PL38/2011	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>An Lys, Rock</i> – Mr Gavin Smith, Planning Officer advises that a new planning application for this site is expected and he believes it will be for two properties. He reported that Highways had no problem with the site, for up to five houses. However, CC’s Planning Committee turned it down because of the highways issues, although it is understood they would have no problem, if the splay was improved AND/OR there was a reduction in the number of properties. Cllr. Webb pointed out that the overgrown hedge is not helping the problem. Cllr. Gibson felt strongly that we should be part of the pre-application discussion on such matters.</p> <p>b. <i>Insurance Renewal</i> – Minute 67a/2011 refers. Came &amp; Co. advises that there are two options available, for those who commit to a 3-year agreement to remain with Aviva (which Members did at their May Full Council Meeting). It was <b>RESOLVED</b> to sign a new 3-year binding agreement with Aviva (until 30<sup>th</sup> September 2014), they offer an insurance contract of 16 months for the price of 12 months at a premium of £1,056.29. This will mean the renewal date will be the 1<sup>st</sup> October each year and the Parish Council will benefit from a 12% discount in premium over the 3-year period. There would be an additional £52.81 to pay now.</p> <p>c. <i>Road Closure</i> – Penmaine Way, Rock will be closed from 27<sup>th</sup> June to 8<sup>th</sup> July for new water and sewer connections to be installed.</p>	Clerk

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

Date: 6<sup>th</sup> June 2011