



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 20th JUNE 2011 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Mrs Gibson
 Cllr. Miss Gilbert Cllr. Gisbourne Cllr. Rathbone
 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 the members of the public.</p> <p>Mrs Carol Carter of Carters' Pub spoke regarding their plans for the site. She indicated that they are hoping to demolish the pub and redevelop the plot. The family is working with Architects ARCO2. They sought Members support for their plans. The family run the pub themselves and there would be no loss of local jobs. An outline plan was circulated to Members (copy in the planning file). There is a problem with the drains in the high season, and Mrs Carter was unsure what difference this would make to redeveloping the site. The minimum parking has been provided and Members had concerns about this as parking in the area is already difficult. Aside from this Members had no objection in principle, though they were sorry to lose the pub.</p> <p>Cllr. Gisbourne arrived at this point.</p> <p>Ms Joan Kinnane, Architect for the owners of Savannah, Rock addressed Members, regarding the proposed planning application for the site, which is to replace the existing dwelling with a much larger property. The neighbouring property would lose much of its view of the sea and Members weren't happy with this, though they appreciated that this is not a planning consideration. There were also concerns about the bulk of the proposed building. Ms Kinnane said they had agreed to lop a tree on site, for the benefit of the neighbours. But Members wished to see a replacement tree included in the plans.</p>	
PL38/2011	<u>Apologies for Absence</u> – Cllr. Morgan (on leave).	
PL39/2011	<p><u>Members' Declarations:</u></p> <p>a. <i>Declarations of Interest, in Accordance with the Agenda</i> – none</p> <p>b. <i>Declarations of Gifts over £25</i> – none</p>	
PL40/2011	<p><u>Planning Applications Received</u> –</p> <p>a. PA11/03325, <i>Poachers Pocket, Dunders Hill, Polzeath</i> – demolition of existing dwelling and garage/workshop and replacement with new dwelling / garage. NO OBJECTION.</p> <p>b. PA11/03529, <i>Whispers, Trewint Lane, Rock</i> – construction of first floor side extension. NO OBJECTION.</p> <p>c. PA11/04139, <i>Foys, Porthilly Lane, Rock</i> – alterations and extensions to include new reclaimed Delabole roof, annexe over garage and bedroom link between house and garage. NO OBJECTION.</p>	

<p>PL41/2011</p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>2009/01120, Daymer Bay Golf Clubhouse</i> – Minute PL33a/2011 refers. Members reported that there is very little parking on site.</p> <p>b. <i>Section 106 Agreements</i> – Minute PL34b/2011 refers. Ms Louise Dwelly, CC (the person in charge of s.106 money) has emailed regarding the amount of s.106 cash received for the Lowlands since 2006. In terms of St Minver collected contributions, they are as follows: NCDC/CC negotiated and received two off site contributions which could be used in the parish:</p> <ul style="list-style-type: none"> • £60,000 from Lowena Manor, Rock was in a 106 dated 01/2008 and was collected and spent by North Cornwall DC prior to Cornwall Council on phase 1 of the CLT project. • £304,848 from Gwel Hayl, Rock was secured in a 106 agreement signed 09/2005 but was only received last year. CC was due to invest £320,000 into phase 2 of the CLT in 2010-2011 (last year). The intention was to use the funds collected from Gwel Hayl, Rock for this purpose. Unfortunately, when the first payment (25%) of the CLT scheme became due last year the funds from Gwel Hayl hadn't been received so only a proportion of the CLT scheme's funding requirement could be paid from the £304,848 contribution. That amount was £240,000 and the rest of the CLT funding was found from mainstream Council funds. So a balance of £64,848 from the off site contribution remains unspent and unallocated within the section 106 off site contributions pot. It is therefore technically available to be invested into another affordable housing project that is within the parish within a five year period. <p>In terms of transparency, the funds are collected and held in a special account and monitored regularly by the Finance Department. Ms Kim Penberthy in the Planning and Regeneration Finance Team holds and monitors payments against this account. As and when eligible affordable housing projects are progressed, funds are moved and coded to the relevant parish scheme.</p> <p>Cllr. Gisbourne will liaise with Ms Dwelly to try to establish why the figures are different to those previously provided to the press. He was also asked to look at the policy which ring-fences s.106 money for affordable housing. Members would like it to be available for other community projects.</p> <p>c. <i>Forward Planning</i> – Minute PL34d/2011 refers. Mr Marshall Plummer has made the following comments in response to Members' concerns (copy previously circulated via email to all Members) as to 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.</p> <ul style="list-style-type: none"> • <u>Pre-application Discussions</u> – as you may be aware we no longer carry out bespoke pre-application discussions on householder type applications but have focussed our attention on the provision design guidance for this scale of development. In respect of other types of applications, we encourage such discussions but cannot require applications to undertake this process if they chose not to. As part of any discussion, we will also promote contact with the Parish Council but this again is up to the applicant to action such a request. As you may be aware we are running training courses for Parish Councils to give advice and guidance on how parishes can effectively interact with applicants who wish to undertake such discussions. • <u>Dwellings on Unadopted Roads</u> – such development cannot be always ruled out but each case needs to be assessed on its own merits after taking advice from the highways officers if appropriate. • <u>Housing Allocation</u> – the Section 106 agreement will set down who may occupy affordable local need dwellings. The allocation of housing stock not controlled by Section 106 agreement is not a matter which is under the control of the Planning and Regeneration service. 	<p>Cllr. Gisbourne</p>
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- Density Limits – I am afraid to do not understand this point – can the question be rephrased please.
- Infrastructure – the availability of infrastructure is a material consideration when assessing an application. The difficulty in reality is differing perceptions as to what constitutes lack of infrastructure. A refusal of a planning application on such ground requires clear evidence as to the nature and impact of such a shortfall.
- Loss of View – this is a very well established principle and I am not aware of any plans by Government to altered the currently position.

d. *Community Right to Build* – a new leaflet has been published by the Dept. of Communities and Local Government. It can be downloaded from the following link: <http://www.communities.gov.uk/publications/housing/righttobuildleaflet>

e. *New-build Homes* – Minute PL34e/2011 refers. Mr John Rudge, CC's Senior Development Officer reports that a total of 7 new builds were completed for the Lowlands area in 2010/11. But 2 of the units resulted in no net gain i.e. a house was demolished and a new one built in its place. Therefore the net total for the area was 5 additional units. The sites were:

- 2009/01388, Rose Cottage, Rock Road.
- 2007/01121, Ham Field (affordable units).
- 2009/00099, Land at Penmayne, Rock.
- 2009/00228, The Cottage, Daymer Lane, Daymer Bay.

Members were hopeful that this would mean there would be some funding available for the proposed community building. Cllr. Gisbourne to pursue.

Cllr.
Gisbourne

f. *Public Speaking at CC Planning Committees* – Ms J. Rapier, CC's Democratic Services Manager writes to advise that Cornwall Council at its meeting held on 17th May 2011 agreed that the Public Speaking at Planning Committees Procedure be amended to reflect the reduced number of non-material considerations which cannot be taken into account by the Committee. Copy of the guidelines held by the Clerk.

g. *Sustainable Communities Acts 2007 & 2010* – Leiston-cum-Sizewell Town Council are facing an application from Tesco and seek Members support for their proposal to require applicants of major developments to:

- attend a meeting of the local Town or Parish Council, or of a duly called Town Meeting, to answer questions on the application for development;
- fund the council or duly called town meeting to commission an independent report on the application and critique of any reports that the applicant has submitted in support of the application for development.

The rationale being that local elected representatives and local people should be making their decision on whether an application should go ahead based on the best evidence, and this would help ensure that evidence was available. I have pasted full proposal and rationale.

Members **RESOLVED** to support the proposal.

Clerk

h. *Pinewood Flats, Polzeath* – an email has been received from concerned residents, regarding the narrowing of the road, caused by the installation of temporary bollards. This has been reported to Highways. Another matter of concern was that it is difficult to envisage how the road can be re-instated to its original width when the work is completed and the bollards are removed. The Clerk reported that Highways have been informed of both issues.

i. *White Heron Restaurant* – the recently erected advertising signs on this site has been reported to Planning Enforcement as a possible breach of planning. A site visit is to be made.

j. *Online Planning Guidance* – a guidance note on how to access the weekly lists was provided to all Members present.

<p>PL42/2011</p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>PA11/01574, Green Court, Golf Course Hill, Rock – revised scheme for a replacement dwelling previously approved under 2008/01445.</i></p> <p>b. <i>PA11/01722, St Cuby, Trebetherick – construction of a two storey extension and construction of porch to front door, existing dormer windows in roof converted to doors opening onto new balconies, bay window added to living room and internal modification to kitchen/dining.</i></p>	<p>Paperwork not received</p> <p>Paperwork not received</p>
<p>PL43/2011</p>	<p><u>Planning Refused Approved by CC –</u></p> <p>a. <i>PA11/02555, Plot between Faraway & Trenod, Highcliff, Polzeath – construction of detached dwelling.</i></p>	<p>Paperwork not received</p>
<p>PL44/2011</p>	<p><u>Information Only/Future Agenda Items –</u></p> <p>a. <i>Project Management Course – 6th July 2011 at ECCVS, St Inguner Country Offices, Lanivet. This is a free course, booking is essential.</i></p> <p>b. <i>Sharps' Brewery – Members are invited to propose three dates for a visit to the brewery for a presentation of future plans for the development of the site and production facilities. It was AGREED to suggest 7pm on Monday, 27th June; Tuesday, 28th June or Monday, 11th July; with the 27th June being the preferred date.</i></p> <p>c. <i>Community Network – meeting scheduled for Thursday, 23rd June 2011 at 7pm in Egloshayle Pavilions, Egloshayle.</i></p> <p>d. <i>St Minver Silver Band – Cllr. Gibson declared a prejudicial interest. There is a proposal to remove a section of the wall to accommodate a vehicle to bring a sound system onto the site. Members thought that there was little merit to the suggestion and that a better solution would be for the band to provide a different sound system, which would not require such radical action. The Clerk to advise Mr Jolyon Sharpe, CC's Senior Beach Ranger.</i></p> <p>e. <i>St Minver Fete – 25th June 2011. Members were reminded that volunteers are needed.</i></p>	<p>Clerk</p> <p>Clerk to record</p> <p>Clerk</p>

Signature: (Cllr. Mrs Gail Webb)
Vice Chairman

Date: 4th July 2011