



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL**  
**ON MONDAY, 18<sup>th</sup> JULY 2011 @ 7.30pm**

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

Minute Number	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present, with a particular welcome to Mr Rushworth and Mr Jolyon Sharpe.</p> <p>Members met with Mr Jolyon Sharpe, CC, who discussed with them:</p> <p>a. <i>Polzeath Beach Cleaning</i> – Minute PL52/2011 below refers. Mr Sharpe reported the Ranger budget was hit quite hard and savings had to be made, this came in the form of fewer wardens. In previous years there was a warden cleaning in the morning and one in the evening. Mr Brian Bartlett the local Beach Ranger is now doing the morning clean and CC no longer have an evening cleaner on the beach. He said that an average of 28 hours per week is currently being spent on beach cleaning at Polzeath.</p> <p>There is still significant investment in beach cleaning and it would not be a factor that would threaten the Blue Flag. In his opinion water quality, dog control and beach signage are greater concerns. Surveys have shown that people do not stop visiting a beach that has lost its Blue Flag. Litter is but one small aspect of the Blue Flag and Mr Sharpe would question the understanding of anyone who feels that litter is the only threat to this rather expensive accreditation. In partnership with Street Scene and Waste they run a coastal service, where a waste vehicle empties the beach bins along the coastline. From 1<sup>st</sup> July this runs in the morning only but from the 22<sup>nd</sup> it runs in the afternoon, too.</p> <p>CC's regular checks show that 60% of beach waste is from a marine source, with 40% from beach visitors. Litter on Polzeath has gone up by 19% over 5 years, but he explained these figures were "skewed". Of the 10 beaches in North Cornwall, Polzeath is the third cleanest, the first and second being Trevone and Constantine Bay.</p> <p>He pointed out that under the Clean Neighbourhood Act there is a responsibility for local businesses to deal with waste created by their activities. A majority of the 40% waste created by beach visitors would have been created in this way. Cllr. Morgan felt many of the businesses already "do their bit". Mr Sharpe said there are ways of increasing their contribution, e.g. by sponsoring additional bins.</p> <p>Mr Rushworth asked what will happen from 2012, when the new waste contract is issued by CC. Mr Sharpe said he was advising the officers drawing up the contract, but he cannot give further details because of business confidentiality. However, he emphasised that beach cleanliness would be a major contractual obligation.</p>	

	<p>Minute PL52/2011 was taken at this point.</p> <p>b. <i>St Minver Silver Band</i> – Minute PL53/2011 below refers. As the Band has withdrawn their request to widen the access to the area where the Band plays at Polzeath, no further action is necessary.</p> <p>Cllr. Mrs Gibson addressed the Council as a member of the public. She advised that she had received a letter from the Planning Enforcement Officer, regarding the hedge she has erected on her property (Highfield, Pityme). She asked Members to confirm that they had been consulted.</p>	
PL45/2011	<u>Apologies for Absence</u> – Cllr. Strong.	
PL46/2011	<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 PL47d/2011.</p> <p>b. <i>Declarations of Gifts over £25</i> – none</p>	Clerk to record
PL47/2011	<p><u>Planning Applications Received</u> –</p> <p>a. <i>PA11/03652, Pentwyns, Trewint Lane, Rock</i> – an amendment to the application for the removal of existing sheds and construction of garage and study has been received. <b>NO OBJECTION.</b></p> <p>b. <i>PA11/03654, Pentwyns, Trewint Lane, Rock</i> – an amendment to the application for alterations and construction of extension to existing dwelling has been received. Members considered the amended plans, but did not feel that the application does enough to deal with the issues they previously raised. It was, therefore, resolved to continue to <b>OBJECT</b> on the grounds that the access is dangerous and the property should not be extended further. Members continue to feel the submitted plans are misleading – the land falls away steeply and will result in overlooking of the neighbouring property.</p> <p>c. <i>PA11/04177, Lower Cole, Golf Club Hill, Rock</i> – demolition of dwelling-house and construction of replacement dwelling. <b>NO OBJECTION.</b></p> <p>d. <i>PA11/05031, Trebarrick, Rock</i> – demolition of existing outbuilding and construction of garden room. Cllr. Mould declared a prejudicial interest. <b>NO OBJECTION.</b></p> <p>e. <i>PA11/05180, 3 Gull Rock, Rock</i> – works to trees subject to a Tree Preservation Order, namely the removal of one sycamore (T2) and removal of 5 lowest branches of Sycamore (T4). <b>OBJECT</b> because Members feel that there is no evidence to support the necessity for this work, other than to improve the view from the property.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL48/2011	<p><u>Other Planning Matters</u> –</p> <p>a. <i>2009/01120, Daymer Bay Golf Clubhouse</i> – Minute PL41a/2011 refers. No cars had been seen parked in the new car park.</p> <p>b. <i>Section 106 Agreements</i> – Minute PL41b/2011 refers. Cllr. Gisbourne advised he had reminded Ms Louise Dwelly, CC (the person in charge of s.106 money) regarding the queries raised by Members.</p> <p>c. <i>New-build Homes</i> – Minute PL41e/2011 refers. Cllr. Gisbourne advised he had not had the opportunity to find out any more information, regarding accessing funding from the “new-build Homes” pot for the proposed community building.</p> <p>d. <i>White Heron Restaurant</i> – Minute PL41i/2011 refers. Miss Lindsay Ilson, CC's Enforcement Technical Officer advises, that an officer has been out on site, regarding the recently erected advertising signs, but could not locate the signs. Members confirmed the signs are still in situ, however, Members have since spoken to the owners and have withdrawn their objection as the signs will be removed at the end of the season. The Clerk to advise CC.</p>	Clerk

	<p>e. <i>Sharps' Brewery</i> – Minute PL44b/2011 refers. Members reported the Brewery wants to put in an additional floor in the original building; install a new frontage and move the “digester”, It was pointed out that it will be much nearer the school. The total output is to be increased, which will create more jobs. Cllr. Taper asked if the business would be making a contribution to the community and queried if they had spoken to the school. When the planning application is received, the Clerk to advise the school.</p> <p>f. <i>PA10/04739, Pinewood Development</i> – Minute PL41h/2011 refers. A set of plans had been received, from Mr Simon King, CC Planner, which illustrate that a wall/fence will be provided to the lower part of the site at the rear of the footpath, the development at the upper level will back onto the footpath. It was <b>RESOLVED</b> that Members will take photographs of the site, for future reference.</p> <p>g. <i>Planning Decisions</i> – copies of the decisions are no longer provided in hardcopy, but are available on CC's website.</p> <p>h. <i>PA11/04285, Atlantic House, Polzeath</i> – Ms Samantha Hewitt, CC advises this planning application has been withdrawn.</p> <p>i. <i>Homes and Communities Agency</i> – link and information about bringing empty homes back into use in the community. <a href="http://www.homesandcommunities.co.uk/empty-homes-toolkit?page_id=&amp;page=1">http://www.homesandcommunities.co.uk/empty-homes-toolkit?page_id=&amp;page=1</a></p> <p>j. <i>Social Housing Reform</i> – consultation. Directions are needed in order to implement important elements of the Government's planned reforms. <a href="http://www.communities.gov.uk/publications/housing/socialhousingregulator">www.communities.gov.uk/publications/housing/socialhousingregulator</a></p>	<p>Clerk</p> <p>Members</p>
<b>PL49/2011</b>	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>PA10/07446, Flat 3 &amp; 4 St Mortiz Court Trebetherick</i> – non material amendment to planning permission no. 2009/00925 'Extension to ground floor flat to create living room and porch and to provide additional bedroom for use in association with first floor flat' namely increase in width and height of the extension to be in line with the existing property.</p> <p>b. <i>PA11/00379, Isabella, Cant Farm, St Minver</i> – proposed single storey porch extension and alterations to external openings.</p> <p>c. <i>PA11/00583, Sandy Lodge, Rock</i> – works to trees covered by a Tree Preservation Order namely on Beech Tree reduce lateral spread toward Sandy Lodge roof by 30%; reduce lateral reaching toward power line and 15-25% thin through crown.</p> <p>d. <i>PA11/02624, Trebetherick House, Dunders Hill, Polzeath</i> – change of use of office space to retail use</p> <p>e. <i>PA11/03547, Treviles Cottage, Hichfliffe, Polzeath</i> – single storey extensions to front and rear of dwelling.</p> <p>f. <i>PA11/03698, Trebarrick, Rock</i> – works to trees covered by a Tree Preservation Order, namely felling of a mature ash on south boundary of the property.</p> <p>g. <i>PA11/04568, Rosemain, Rock</i> – non material amendment to PA10/05149 for demolition of single storey extensions, new two storey extension to the rear and single storey extension to the side, namely (1) insert group of 4 velux windows into roof of family room (SW elevation); (2) insert velux window into roof of new sitting room (SE elevation).</p>	
<b>PL50/2011</b>	<p><u>Planning Refused by CC</u> –</p> <p>a. <i>PA11/02719, 47 Higher Tristram, Polzeath</i> – proposed internal alterations and extension.</p>	
<b>PL51/2011</b>	<p><u>Intelligent Energy Europe (IEE) Programme</u> – ‘Expressions of Interest’ are being sought from communities and businesses who are interested in working with CC to <i>‘increase their energy efficiency and/or become more self sufficient in terms of</i></p>	

	<i>renewable electricity and/or heat generation</i> '. It was thought this might be useful for the proposed community building. The Clerk to provide Cllr. Mould with details.	Clerk
PL52/2011	<p><u>Polzeath Beach Cleaning</u> – Minute 100c/2011 refers. Members considered a proposal from Highlands' (brought to their attention at the Full Council Meeting on 4<sup>th</sup> July by Highlands Members, Cllrs. Harris and Shepherd) to share the cost of 3 hours beach cleaning per evening at £7 per hour for six weeks in July and August. The general view was that from what Mr Sharpe had said there was no imminent danger of losing the Blue Flag, as the Highlands' Members had feared. Nonetheless Members wished to see Polzeath Beach kept as clean as possible and it was <b>RESOLVED</b> to take no further action at this time, but to reconsider the matter if Mr Sharpe were to come back to the Council with a known problem. He pointed out that St Gennys Parish Council owns and manages Crackington Haven Beach, if Members wanted advice.</p> <p><u>Public Toilets, Polzeath</u> – the Clerk reported that Highways have undertaken a temporary repair to the 'hole' at Polzeath Toilets. They will also monitor the situation and investigate/remedy in the winter.</p>	Clerk
PL53/2011	<u>St Minver Silver Band</u> – Minute 87a/2011 and July Public Forum refers. Mr Gary Gauss, Chairman of the Band, advises that the Band Committee have again discussed the beach access proposal and have decided not to proceed with the request. 50% of the reason for the proposal was to do with connecting the speakers but with their new speakers this is less of an issue. The other 50% was to do with getting the vehicle/trailer off the road while unloading/loading to reduce traffic obstruction. The Band thinks they can all live with this for the limited time over which it occurs.	
PL54/2011	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Pityme Industrial Estate</i> – a member of the public had complained about the number of advertising signs, which are on Keiro Lane. They would prefer to see one sign, advertising all the business on the site. The Clerk to check the position with CC.</p> <p>b. <i>'Face to Face' Consultation</i> – CC Cllr. Gill Steward has emailed to confirm the One Stop Shops which will be relocated into libraries. Wadebridge is not on the list. Noted the full report can be viewed on <a href="http://democracy.cornwall.gov.uk/ieListDocuments.aspx?Cid=580&amp;Mid=3208&amp;Ver=4">http://democracy.cornwall.gov.uk/ieListDocuments.aspx?Cid=580&amp;Mid=3208&amp;Ver=4</a>.</p> <p>c. <i>Rock Inn</i> – Members were informed that the area set aside for parking is no longer available for the public to use, but is reserved for employees.</p> <p>d. <i>Rock Toilets</i> – Cllr. Blewett reported that he has someone who can unlock the toilets. The Clerk to contact the Padstow Harbour Commissioners.</p> <p>e. <i>Fixed Penalty Notice Training</i> – the first one-day course will be held at St Austell One Stop Shop, on Friday 29<sup>th</sup> July 2011 at a cost of £80.</p> <p>f. <i>Highfield, Pityme, St Minver</i> – Public Forum refers. Cllr. Gibson declared a prejudicial interest. There was some discussion regarding visibility, but it was pointed out that the recently erected hedge adheres to CC's own guidelines. Members <b>AGREED</b> to send a letter, pointing this out and confirming they had been consulted on this matter by the owners.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk to record</p> <p>Clerk</p>

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

Date: 5<sup>th</sup> September 2011