



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 20th FEBRUARY 2012 @ 7.30pm

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Mrs Morgan
 Cllr. Taper Cllr. Mrs Webb Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present.	
PL01/2012	<u>Apologies for Absence</u> – Cllrs. Gibson, Gilbert and Gisbourne (all with personal commitments); Cllr. Rathbone and Strong (both on leave).	
PL02/2012	<u>Members' Declarations:</u> a. <i>Declarations of Interest, in Accordance with the Agenda</i> – Cllr. Mould declared a prejudicial interest in PL03c/2012. b. <i>Declarations of Gifts over £25</i> – none	Clerk to record
PL03/2012	<u>Planning Applications Received</u> – a. <i>PA 12/00469, St Minver School, Rock</i> – retrospective consent for the installation of 10kW Photovoltaic Solar Panels on the south facing room of the school. NO OBJECTION. b. <i>PA 12/00936, Trebant, Rock</i> – application to raise crown, remove dangerous and crossover branches and cut out dead wood to Ash Tree subject to Tree Preservation Order. NO OBJECTION , provided CC's Tree Officer has no adverse concerns. c. <i>PA 12/00976, Lynam Court, Porthilly Lane, Rock</i> – proposed loft conversion, single storey extension and alterations. Cllr. Mould took no part in the discussion, but answered Members' queries. NO OBJECTION. d. <i>PA 12/01178, 22 Hr. Tristram, Polzeath</i> – application for Non Material Amendment to E1/2010/00667 for Construction of a two storey three bedroom dwelling and a detached garage (previously approved under 2006/00443); namely 1) cedar weatherboard cladding to north and east elevations of property; 2) proposed addition of two velux rooflights to south elevation, in the kitchen area of the building, request is for one additional rooflight either side of the existing. Members are not consulted on 'non material amendments'. No further action. e. <i>PA 12/01300, 8 Forlaze Road, Rock</i> – construction of extension and improvements to existing property. Members felt that the scale of the plans are not standardised and they cannot ascertain how large the development will be. For this reason they are unable to make an informed decision. They would like to see 'before' and 'after' plans/drawings to assist the consultation process.	

<p>PL04/2012</p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>PA10/04739, Pinewood Development</i> – Minute 146a/2011 refers. Mr Simon King, CC Planning Officer, reports he is negotiating with the developers to provide/install a more rustic/appropriate crash barrier. There is a lot of ill feeling locally about the crash barrier that has been installed. There was some discussion as to whether or not the road has been narrowed. The Clerk has requested Mr King meets Members on site to discuss this further.</p> <p>b. <i>Section 106 Contributions</i> – Minute 146b/2011 refers. In the absence of Cllr. Gisbourne there was no update, regarding the amount of s.106 monies paid / unpaid.</p> <p>c. <i>Keiro Lane, St Minver</i> – Minute 146e/2011 refers. In the absence of Cllr. Gisbourne there was no update, following discussions between Cllr. Gisbourne and CC’s Planning Officer, regarding the ‘Blue Reef’ sign.</p> <p>d. <i>Control of Advertisements</i> – guidance can be found at: www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf</p> <p>e. <i>Online Planning Applications</i> – Minute 05/2012 refers. An email from Ms Cathy Devereux-Mack, regarding improvements to CC’s website and the standard of planning applications was previously circulated to Members.</p> <p>f. <i>Planning Explained</i> – booklet produced by the Campaign to Protect Rural England (CPRE) in partnership with National Association of Local Councils (NALC). An e-learning course, to put this guide into practice, is also available at www.ntselearning.co.uk – simply self register to begin.</p> <p>g. <i>Guide to Neighbourhood Planning</i> – booklet from the Campaign to Protect Rural England / NALC.</p> <p>h. <i>PA12/00385, Daymer Bay Golf Course</i> – Minute 17j/2012 refers. Cllr. Mould reported she had discussed this application with Ms Samantha Hewitt, Planning Officer. The latter reported that a large number of the parking spaces had been sold. The Clerk to contact Ms Hewitt and point out that Members have been maintaining a watching brief of the site over the past two years and that community knowledge and perception is that there has never been more than two vehicles using the site at any one time. Members believe the information provided to the Planning Officer needs to be verified and the Clerk is to enquire if there is any way she can do this.</p> <p>Cllr. Mould reported that the lane that runs by the car park, behind the St Enodoc Hotel, had been ‘tidied up’ and hard core laid.</p>	<p>Cllr. Gisbourne</p> <p>Cllr. Gisbourne</p> <p>Clerk</p>
<p>PL05/2012</p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>PA11/02741, Land Adj. to 12 Pityme Industrial Estate, St Minver</i> – construction of storage unit for agricultural machinery. An explanation as to why this was granted contrary to Members’ wishes has been received.</p> <p>b. <i>PA11/05536, Carters Pub, Dunders Hill, Trebetherick</i> – construction of 8 no. dwellings (2 no. four bedroom; 4 no. three bedroom and 2 no. two bedroom affordable flats).</p> <p>c. <i>PA11/07589, Summerfield, Penmaine Way, Rock</i> – conversion of existing garage to kitchen/diner and construction of new side porch.</p> <p>d. <i>PA11/07598, Moanu Nui, Rock Road</i> – application for works to a tree covered by a Tree Preservation Order namely remove Ash Tree (T1) due to presence of honey fungus.</p> <p>e. <i>PA11/07781, Little Foxes, Hr. Tristram, Polzeath</i> – construction of garage (demolition of existing garage) and extension to driveway.</p> <p>f. <i>PA11/07821, Little Strand, Rock</i> – erection of extension (variation of withdrawn application no. PA11/05426).</p> <p>g. <i>PA11/07827, Apartment 401, St Moritz Hotel, Trebetherick</i> – construction of 2 glazed extensions on existing terraces (revised scheme to previous approval no.E1/2009/01444).</p>	

	<ul style="list-style-type: none"> h. <i>PA11/08082, Bethune Cottage, Shores Lane, Rock</i> – demolition of 3-bedroom, detached, two-storey dwelling and construction of replacement 4-bedroom, chalet dwelling and associated landscape works. i. <i>PA11/08092, Lanarth, Rock</i> – consent to reduce trunk height back to where growth is healthy on beech tree subject to tree preservation order (G72). j. <i>PA11/08170, Highcliffe, Francis Road, Trebetherick</i> – construction of new groundsman store and office. k. <i>PA11/08290, Lynam, Shores Lane, Rock</i> – construction of shed. l. <i>PA11/08291, 2 Wentworth Close, Polzeath</i> – proposed demolition of existing garage and construction of extension. m. <i>PA11/08354, Faraway, Highcliff, Polzeath</i> – demolition of dwelling and construction of replacement detached dwelling. n. <i>PA11/08537, Grey Ladies, Daymer Lane, Trebetherick</i> – demolition of dwelling house and erection of replacement dwelling house (alterations to scheme approved under PA10/07714). o. <i>PA11/09024, Rosemain, Rock Road</i> – consent to crown raise stand to 5m and reduce branches growing towards house by a maximum of 4M to 12 Macrocarpa Trees with G76 of the Rock TPO 2011. p. <i>PA11/09035, 7 Rockall, Brea Road, Rock</i> – proposed boathouse and store. q. <i>PA11/09068, Roserrow Golf & Country Club, St Minver</i> – installation of a ground mounted 50kWp photovoltaic array (approximately 200 panels with a rating of 250W). r. <i>PA11/09141, 50 Little Trelyn, Rock</i> – application for Non Material Amendment to E1/2008/02125 for Demolition of existing single storey garage with terrace and erection of extension to existing dwelling to create a two storey semidetached three bedroom house; namely repositioning of window in SW end elevation. s. <i>PA11/09177, Trewiston Lodge Nursing Home</i> – proposed lounge extension to form sunroom including patio extension. t. <i>PA11/09293, Summer Place, Daymer Lane, Trebetherick</i> – alterations to dwellings, construction of replacement detached garage with carport and replacement of entrance gates (revised application to previously approved application PA11/06548). u. <i>PA11/09780, Pantops, Highcliffe, Polzeath</i> – erection of replacement dwelling with existing access. v. <i>PA11/09938, Seasalt, The Pavilion, Rock</i> – alterations to shop front and siting of air conditioning unit on roof. w. <i>PA11/09968, Sharps Brewery Ltd, Pityme Ind. Est., Rock</i> – display of 2 pole mounted signs, namely (1) advance directional sign at junction of Rock Road with the lane leading to the industrial estate, (2) estate layout sign at the entrance to the industrial estate. x. <i>PA11/10515, 9 Forlaze Road, Rock</i> – construction of extension over garage y. <i>PA11/10996, Tregirls, Highcliff, Polzeath</i> – construction of detached garage. z. <i>PA11/10998, Furzy Close, Hr. Tristram, Polzeath</i> – single storey extension to rear of property. 	
<p>PL06/2012</p>	<p><u>Planning Applications Refused by CC –</u></p> <ul style="list-style-type: none"> a. <i>PA11/07753, 10 Slipway Cottages, Rock</i> – extension of balcony and enlargement of patio doors on south elevation. b. <i>PA11/08200, 47 Hr. Tristram, Polzeath</i> – construction of single storey extension to rear of dwelling and raised decked area to the side and rear (resubmission of previously refused application no. PA11/02719). NOTE – an explanation as to why this was refused contrary to Members’ comments has been received from CC 	

PL07/2012	<p><u>Planning Withdrawn</u> –</p> <p>a. PA11/07280, Treverrow House, Rock – construction of two-storey extension to side and rear of dwelling.</p> <p>b. PA11/07601, Land East of Cant Farm, St Minver – rebuilding and conversion of car shed to provide holiday accommodation.</p> <p>c. PA11/08487, Tomhara, Golf Course Hill, Rock – consent to remove 5 main spars from a Holm Oak (T18) on tree protected by the Rock 2001 Tree Preservation Order.</p> <p>d. PA11/09327, Meadow Garth, Worthy Hill, Trebetherick – construction of dwelling.</p> <p>e. PA11/10007, Rosemayne, Penmayne Lane, Rock – construction of dwelling and formation of new vehicular/pedestrian access to highway.</p>	
PL08/2012	<p><u>Enforcement Issues</u> – the following possible planning infringements have been received by Cornwall Council:</p> <p>a. EN11/02750, Land N.E. of Longhouse Lane, Rock – construction of a building. NOTE – a resident reported that a “new pond and barn behind some very serious stock fencing” had been erected and was duly reported to CC’s Planning Enforcement Section. Case Officer: L. Puddy.</p>	
PL09/2012	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. SLCC Branch Meeting – Wednesday, 22nd February 2012, 7pm, Liskeard Town Council.</p> <p>b. Cornwall Conversations – 5th March, 7–9pm, Launceston Town Hall. An opportunity for Members to meet with Cllr. Alec Robertson, CC Leader and Members of CC’s Cabinet.</p> <p>c. Winter Advice – Came & Co. (Council’s insurance brokers) reminds Members that they are only covered for damage ‘...caused by the escape of water from any tank, apparatus or pipe...’, if they take the following action:</p> <ul style="list-style-type: none"> • All pipes and tanks in roof spaces and other void or unheated areas must be suitably lagged. • Thermostatically controlled heating systems must be permanently on and set at a minimum temperature of 4° centigrade. • The location of the main stop valves must be clearly identified and indicate the direction of off/on. <p>d. Health & Safety Awareness Session – a free half-day course, organised by CC, for organisers of small/medium scale events in Cornwall. Each session will commence at 9am until 1pm. The nearest is:</p> <ul style="list-style-type: none"> • St Minver Holiday Park, St Minver – Tuesday, 13th March 2012. <p>Cllr. Mould will attend. The Clerk to provide information.</p> <p>e. Plymouth University Architectural Students – Cllr. Morgan had attended the event.</p>	Clerk

Signature: (Cllr. Mrs Carol Mould)

Chairman

Date: 5th March 2012