



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHAPEL
ON MONDAY, 16th APRIL 2012 @ 7.30pm

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

Minute	AGENDA ITEMS	Action
	Cllrs. Blewett, Mould and Webb met with Mr Paul Allen, Cormac Solutions Ltd., regarding the future of public conveniences in the parish at 7pm. (Minute PL24/2012 below refers.) Representatives from Highlands had also attended.	
	<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 present.</p> <p>Mr Ed Hughes spoke regarding PL20f/2012. He objected to the elevation of the development, pointing out that the balcony would cause an overlooking of his mother's property. He also thought that there would be a noise issue. He also expressed concern about parking and an increase of traffic. There was some discussion about the section 106 money that would be due from the development. The position, regarding this is not known. Mr Hughes asked what the permitted level of noise is. He was advised to contact Environmental Health.</p> <p>Mr Giles Hill and Ms Clare Glover addressed the Meeting regarding some land they own in Trewint Lane. They sought Members' support in building two properties on the site. The Chairman explained that the Parish Council is working on a Local Development Plan, but this is a long-term process.</p> <p>Ms Joan Kinnane, Architect of Savannah, Rock then addressed the Meeting. The Chairman reported a number of residents had expressed concerns about the bulk of the development, in particular the ridge height. There was also concern about the access. Ms Kinnane provided responses to these complaints and explained the thinking behind the proposal. She advised there would be four parking spaces. She was asked if it could be 'dug in' more thereby lowering the height, but Ms Kinnane did not think this was appropriate.</p> <p>The representatives from CC were unable to attend the Meeting, to discuss the section 106 monies. (Minute PL21b/2012 below refers.)</p>	
PL18/2012	<u>Apologies for Absence</u> – Cllr. Gibson (personal commitment); Cllr. Taper was not present.	
PL19/2012	<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>	
PL20/2012	<p><u>Planning Applications Received</u> –</p> <p>a. <i>PA12/01531, Sharps Brewery, Pityme Ind. Est.</i> – proposed construction of extension to provide temperature controlled warehouse, new boiler house and staff amenities. New security gatehouse, staff parking and additional</p>	May full

	<p>e. <i>PA11/09035, Rockhall, 7 Brea Road, Rock</i> – there has been a complaint made to CC, claiming that the development now in progress, does not comply with the planning permission for a "boathouse and store". Members were shown some photographs. Cllr. Mould said she had visited the site and that it does look very imposing and the ridge line dwarfs all the other bungalows around it. It was RESOLVED to contact the Planning Officer and ask that a check be made to make sure the development is built in accordance with the approved plans.</p>	Clerk
PL22/2012	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>PA11/07220, St Moritz Hotel, Trebetherick</i> – application for Lifting of condition 3 on Decision Notice No.PA10/08721 for "Extend recently approved garden room to pool terrace" (restriction of trading times).</p> <p>b. <i>PA11/10783, Carters Pub, Trebetherick</i> – re-submission of approved outline planning PA11/05536 for Construction of 8 No. dwellings (2 No. four bedroom; 4 No. three bedroom and 2 No. two bedroom affordable flats) namely amended boundary and minor adjustment to layout.</p> <p>c. <i>PA12/00163, Land Adjacent To Meadow Garth, Worthy Hill, Trebetherick</i> – construction of dwelling on plot adjacent to Meadow Garth together with proposed new drive and access to dwelling 'Meadow Garth'.</p> <p>d. <i>PA12/00217, Shoals, Trewint Lane, Rock</i> – application to fell mature Pine Tree (T112) subject to a tree preservation order.</p> <p>e. <i>PA12/00222, Bethune Cottage, Shores Lane, Rock</i> – variation of condition 2 on Decision Notice PA11/08082 for Demolition of 3 bedroom, detached, two storey dwelling and construction of replacement 4 bedroom, chalet dwelling and associated landscape works; namely to add 400mm to the height of the chalet and addition of dormer window (shown at Section B of drawing 11/016/01/A).</p> <p>f. <i>PA12/00663, Rosemary Cottage, Lower Greenbanks, Rock</i> – construction of first floor extension with internal alterations to ground floor.</p> <p>g. <i>PA12/00976, Lynam Court, Porthilly Lane, Rock</i> – proposed loft conversion, single storey extension and alterations.</p> <p>h. <i>PA12/01300, 8 Forlaze Road, Rock</i> – construction of extensions and alterations to property.</p>	
PL23/2012	<p><u>Overgrown Hedge</u> – Minute 47h/2012 refers. It was RESOLVED the Clerk would contact the agent, acting for the owners of the property with the overgrown hedge at Gull Rock, and request that it be cut back.</p> <p>Members also referred to the hedge at Pendragon, which overhangs the yellow lines, making them difficult to view. The angle that it leans towards the road also causes problems. The top being wider than the bottom means that it 'catches' high sided vehicles as they pass. The Clerk to contact the owners.</p>	Clerk Clerk
PL24/2012	<p><u>Public Convenience Review</u> – it has come to Members' attention that there is a possibility Rock Toilets may be demolished to make way for more parking spaces. The Clerk to contact the Duchy of Cornwall and ask what their position on this is.</p> <p><i>Trewint Public Conveniences</i> – Cllr. Mould reported the toilets had been filled with cardboard and toilet paper and set alight. The damage would cost in the region of £100-£200. A report of the incident had been made to the Police.</p> <p>Cllr. Mould reported on the outcome of discussions with Mr Paul Allen, Cormac Solutions Ltd. They would like to work with the Parish Council to help lower the running costs. One option would be for Members to take on the cleaning only initially and, perhaps, extend their involvement later.</p> <p>Members could not see the merit in taking on the toilets at Daymer Bay. They only benefit local businesses and it is suggested CC approach them for financial assistance. With regards to the toilets at Polzeath, Members felt that these serve</p>	Clerk

	CC's car park and that this should be taken into account when deciding the future of the WCs. They were also of the opinion that the toilets are in need of refurbishment. It was RESOLVED not to take over management of either public convenience. The Clerk to advise Mr Allen.	Clerk
PL25/2012	<p><u>Trewint Recycling Facility</u> – the Clerk reported she had spoken to Mr Alan Rogers of Cory. He advises Trewint is not due for closure and the bins now on site are theirs. Apparently, CC insisted that the previous suppliers remove their containers by 1st April, but there was insufficient time for Cory to get all the bins replaced – hence the delay.</p> <p>The site is scheduled for a weekly collection service, but this will increase to twice a week during the summer, if necessary.</p>	
PL26/2012	<p><u>Information Only/Future Agenda Items</u> –</p> <ul style="list-style-type: none"> a. <i>Valley Lodge, Sandy Hills, Rock</i> – work is to be carried out to stabilise the ground and access will be via the public right of way. Work will commence around 30th April 2012 and take about eight weeks. b. <i>Footpath Cutting</i> – the Clerk to request the contractor to cut back any badly overhanging vegetation on the footpaths. c. <i>Grass Verge Cutting</i> – the Clerk to contact the contractor and query the quantity of grass left. d. <i>Street Traders, Polzeath</i> – this is an ongoing problem and one which has proved difficult to solve in the past. e. <i>Yellow Lines, Polzeath</i> – Cllr. Gisbourne said there was a problem with sand covering the yellow lines. He is liaising with CC's street cleaners. f. <i>Children's Play Area</i> – the Clerk to ask Mr Mark Mineer to infill the pit outside the play area. g. <i>Older Children's Play Area / Community Building</i> – Cllr. Mould had circulated a paper outlining the background to the project. It was RESOLVED to continue with grant funding applications. Cllrs. Blewett and Rathbone voted against. 	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 8th May 2012