



**St MINVER LOWLANDS PARISH COUNCIL**  
**MINUTES OF THE PLANNING MEETING**  
**HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH**  
**ON TUESDAY, 22<sup>nd</sup> MAY 2012 following the Parish Meeting**

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

Minute	AGENDA ITEMS	Action
	<p><u>Chairman's Welcome and Public Forum</u> – in the absence of Cllr. Mould, Cllr. Mrs Webb (Vice Chairman) took the Chair and welcomed those present.</p> <p>Mrs Pat Perry alerted Members that there are a number of houses, with overhanging hedges, some near the Doctors' Surgery, where the hedges are restricting the pathway.</p>	
PL27/2012	<p><u>Apologies for Absence</u> – Cllrs. Mould, Rathbone and Strong (all on leave); Cllr. Gibson (personal commitment); Cllr. Gilbert (training).</p>	
PL28/2012	<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>	
PL29/2012	<p><u>Planning Applications Received</u> –</p> <p>a. PA12/01308, <i>Cockmoyle, Rock</i> – construction of single dwelling. This is a pre-application consultation, on which Members are not consulted.</p> <p>b. PA12/01531, <i>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 fermentation vessels.</p> <p>Mr Gavin Smith, CC Case Officer had provided copies of the acoustic and odour reports. He advised that the application would not lead to an increase in odour, as it was simply for more storage. The Brewery was happy to accept a condition that noise would not be more than 5dB above background noise. <b>NO OBJECTION.</b></p> <p>c. PA12/03739, <i>The Pityme Inn, Rock Road, Rock</i> – installation of children's play equipment and rubber mulch. <b>NO OBJECTION.</b></p> <p>d. PA12/03753, <i>Bide-a-While, Plot 1 Dunders Hill, Polzeath</i> – extension of time of E1/2009/00369 for Demolition of existing dwelling and erection of new dwelling and garage approved on 6 May 2009 (Plot 1). <b>NO OBJECTION.</b></p> <p>e. PA12/03755, <i>Bide-a-While, Plot 2 Dunders Hill, Polzeath</i> – extension of time of E1/2009/00370 for Erection of a detached 3 bedroom house and garage approved on 7 May 2009 (Plot 2). <b>NO OBJECTION.</b></p> <p>f. PA12/03825, <i>Lowenna Manor, 10 Rock Road, Rock</i> – demolition of an existing entrance canopy and the construction of a single storey lean-to extension. <b>NO OBJECTION.</b></p>	

	<p>g. PA12/03828, Lowenna Manor, 9 Rock Road, Rock – demolition of an existing entrance canopy and the construction of a single storey lean-to extension. <b>NO OBJECTION.</b></p> <p>h. PA12/04003, Shores House, Shores Lane, Rock – application for consent to crown reduce west side of tree by 3m, crown lift to 5m above ground and remove lower branch to south side of Cupressus macrocarpa subject to a tree preservation order. The Clerk reported that this application has since been withdrawn.</p>	
<p><b>PL30/2012</b></p>	<p><u>Other Planning Matters –</u></p> <p>a. <i>Section 106 Contributions</i> – Minute PL21b/2012 refers. Cllr. Gisbourne advised he has a meeting in a week's time to meet CC's solicitor, to see if it is possible to move the s.106 monies from housing to other projects. He hopes to be able to give a full report to the June Full Council Meeting.</p> <p>b. <i>Early Day Motion 2824</i> – Minute PL21c/2012 refers. Mr Dan Rogerson MP advises he has signed the EDM, as Members' requested.</p> <p>c. PA12/01396, 3 Gul Rock, Rock – works to trees covered by a Tree Preservation order, namely to fell one sycamore tree (T2). An appeal has been made, in respect of CC's refusal to grant planning permission.</p> <p>d. <i>Planning and Regeneration Service Review</i> – Customers' views are sought on the service provided. The survey form can be completed on <a href="http://www.surveymonkey.com/s/JWMDRIVE">www.surveymonkey.com/s/JWMDRIVE</a>. Members may also wish to join their customer focus panel.</p> <p>e. <i>Pinewood Development, Polzeath</i> – no update, regarding the crash barrier / wall, was available. The Meeting understood a planning application was to be made. The Clerk to pursue. There was some discussion about whether or not the road was now narrower at this point in the road. It was difficult to settle this one way or the other.</p> <p>f. <i>Affordable Housing in Cornwall</i> – summary report, compiled by CRCC for CC. Copy taken by Cllr. Webb.</p> <p>g. PA12/02136, Savannah, Rock Road, Rock – in the unavoidable absence of Cllr. Mould, Cllr. Gisbourne will give the Parish Council's apologies to CC's Planning Committee as she is unable to attend and speak.</p>	<p>Clerk</p> <p>Cllr. Gisbourne</p>
<p><b>PL31/2012</b></p>	<p><u>Planning Applications Approved by CC –</u></p> <p>a. PA12/00385, Land South of St Enodoc Golf Club, Rock – continuance of use clubhouse to B1 to incorporate office, workshop and storage accommodation and associated land for use of car parking on permanent basis previously approved as a temporary consent under Application no. E1/2009/01120 dated 05/02/10. Noted a copy of the decision notice and case officer's report has been received.</p> <p>b. PA12/00469, St Minver School, Rock – retention of 10kW array of solar photovoltaic panels on the southeast roofslope of the school building.</p> <p>c. PA12/00698, Lynam Court, Rock Road, Rock – proposed garage with residential accommodation above.</p> <p>d. PA12/00936, Trebant, Rock – application to raise crown to 3.6 metres above ground, remove dangerous and crossover branches and cut out dead wood to Ash Tree subject to tree preservation order.</p> <p>e. PA12/01035, Rosemain, Rock Road, Rock – change of use of land to form additional residential curtilage to include construction of new garage, upgrading agricultural track into driveway and associated landscaping and fencing.</p> <p>f. PA12/01178, 22 Hr. Tristram, Polzeath – application for non-material amendments to planning permission no.E1/2010/00667 for Construction of a dwelling and detached garage (previously approved under 2006/00443); namely: 1) use of cedral weatherboard cladding on the walls of the north</p>	

	<p>and east elevations of the dwelling; 2) two additional rooflights to south elevation (one either side of the approved rooflight) to serve the kitchen.</p> <p>g. <i>PA12/01859, The Old Granary, Cant Farm, St Minver</i> – construction of single storey extension.</p> <p>h. <i>PA12/01952, 26 Trelyn, Rock</i> – demolition of garage and rebuilding of new garage and studio.</p> <p>i. <i>PA12/03046, Stepper Cottage, Worthy Hill, Trebetherick</i> – submission of details to discharge Conditions 5 and 6 in respect of decision notice PA10/05802.</p> <p>j. <i>PA12/03178, 9 Forlaze Road, Rock</i> – application for Non Material Amendment to PA11/10515 for Construction of extension over garage; namely insertion of bulls eye window to side elevation which will be "fixed" and "obscure glazed".</p>	
<b>PL32/2012</b>	<p><u>Planning Applications Refused by CC</u> –</p> <p>a. <i>PA12/01396, 3 Gul Rock, Rock</i> – works to trees covered by a Tree Preservation Order namely to fell one Sycamore Tree (T2).</p>	
<b>PL33/2012</b>	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. <i>PA12/02967, Lower Cole, Golf Course Hill, Rock</i> – rebuild existing garage with addition of games room/bedroom over.</p>	
<b>PL34/2012</b>	<p><u>End of Year Accounts</u> – Members to receive and accept the 2011/12 accounts, and to consider the Internal Auditor's report. Deferred to the June Full Council Meeting.</p>	
<b>PL35/2012</b>	<p><u>Information Only/Future Agenda Items</u> –</p> <p>a. <i>Overgrown Trees</i> – Cllr. Webb reported that someone had been injured by low growing tree branches, on the first footpath on the left as you go down Daymer Lane, towards the beach. It was clarified that the tree is not in anyone's garden. It was <b>RESOLVED</b> to have the branches cut back. The Clerk to contact Mr David Barnes.</p> <p>b. <i>Beach Cleaning</i> – Ms Sarah Sims has enquired about the beach cleaning arrangements at Rock and Daymer Bay. Cllr. Morgan said that up to 2009/10 a grant of £500 had been received from NCDC, which had been passed on to Padstow Harbour Commissioners for Rock and Mr Godfrey owner of the Car Park for Daymer Bay. The Clerk to advise Ms Sims.</p> <p>c. <i>Polzeath Beach</i> – Members pointed out that some people are still exercising their dogs on the beach, even though the summer prohibition is now in place. The Clerk to report this to CC's Dog Warden.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

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

Date: 6<sup>th</sup> June 2012