



St MINVER LOWLANDS PARISH COUNCIL
MINUTES OF THE PLANNING MEETING
HELD IN THE COUNCIL CHAMBER, ROCK METHODIST CHURCH
ON MONDAY, 16th JULY 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. Taper Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed those present and circulated a letter from Mr T.J. Railton, regarding the wind turbine at Treswarrow Farm (PA12/04547).	
PL36/2012	<u>Apologies for Absence</u> – Cllrs. Webb (leave) and Gibson (personal commitment). Cllr. Gisbourne was not present at this point.	
PL37/2012	<u>Members' Declarations</u> – a. <i>Pecuniary Declarations of Interests</i> – Members must declare an interest, which has been declared on their Register of Financial Interests form, relevant to the agenda. The Clerk circulated the new version of the Register of Financial Interests forms to those Members present and asked that they be returned to her as soon as possible. She will post the form to those not at the meeting. b. <i>Non-pecuniary Interests</i> – Members must declare non-pecuniary interests at the start of the meeting or whenever the interest becomes apparent. Members declaring either type of interest must leave the room and not take part in the discussion or decision making, including public participation. c. <i>Declaration of Gifts</i> – Members must not accept any gift or hospitality with a value in excess of fifty pounds.	Clerk
PL38/2012	<u>Planning Applications Received</u> – a. PA12/04989, Porthilly Farmhouse, Porthilly Lane, Rock – extension of agricultural building and construction of roof to cover yard. NO OBJECTION. b. PA12/05598, Porthilly Farm, Porthilly Lane, Rock – construction of an agricultural building and creation of a new vehicular access. NO OBJECTION. Cllr. Gisbourne arrived at this point. c. PA12/05770, Highclere, Broad Park Close, St Minver – construction of conservatory extension. NO OBJECTION. d. PA12/06052, Silvermead, Green Lane, Rock – extensions to existing dwelling together with various refurbishments. Cllr. Taper complained that it was not easy to tell what the difference is in what is there already and what is planned. Members point out it is believed the property has pedestrian access only (not vehicular) as indicated in the application. NO OBJECTION but Members seek confirmation that the trees will not be damaged or	

	<p>removed. Members note that further applications are proposed to deal with access/parking and trees. They are somewhat mystified why the application is not being dealt with as a whole, as this would give us a better opportunity to view the development in its entirety.</p> <p>e. <i>PA12/06122, Seaworthy, Worthy Hill, Trebetherick</i> – proposed enclosure of existing covered area and changes to fenestration. NO OBJECTION.</p>	
PL39/2012	<p><u>CC has Received the following Pre-Planning Applications –</u></p> <p>a. <i>PA12/01318/PREAPP, Trelyon Rock</i> – pre-application advice for replacement of two dwelling houses.</p> <p>b. <i>PA12/01645/PREAPP, Land South of Meadowside, Trewint Lane, Rock</i> – proposed affordable housing development.</p> <p>c. <i>PA12/01677/PREAPP, Lowenva, Rock</i> – residential development.</p> <p>d. <i>PA12/01704/PREAPP, Harberton, Rock Road</i> – replacement dwelling.</p> <p>e. <i>PA12/01934/PREAPP, Silvermead, Green Lane, Rock</i> – pre-application advice for refurbishment and extension of existing house. Relocation of staff lodge, landscaping of site.</p>	
PL40/2012	<p><u>Other Planning Matters –</u></p> <p>a. <i>PA12/05208, Pinewood Development, Polzeath</i> – Minute 93c/2012 refers. Cllr. Gisbounre had nothing to report, regarding replacing the crash barrier with a more suitable wall. He thought that it was Mr Tim Foster, Highways who authorised the crash barrier’s installation. The Clerk to query if this is the case and establish if planning permission should have been sought to install the crash barrier.</p> <p>b. <i>Early Day Motion 2824</i> – Mr Dan Rogerson MP advises that Mr Bob Neill MP, Minister for Communities and Local Government is not supportive of the EDM to give Parish Councils the right to appeal against planning decisions. Mr Rogerson will continue his efforts.</p> <p>There was some concern as to which organisation would be responsible for costs and it was thought that this would be Cornwall Council.</p> <p>c. <i>Plot of Land, adj. to Pen-y-Bryn, Trebetherick</i> – a letter had been received from the owner’s agent. The Clerk to advise the agent that Highlands and Lowlands are in the process of creating a Neighbourhood Development Plan and that this matter will be considered as part of that process.</p> <p>d. <i>EN12/01653, Land Adj. to Tristram Car Park, Polzeath</i> – change of use of land for camping (Minute 93d/2012 refers). CC’s Enforcement Officer, Ms Louise Puddy, reports there is no breach of planning because Part 4 Class B of the Town and Country Planning (General Permitted Development) Order 1995 allows the use of any land for any purpose for not more than 28 days in total in any calendar year. This includes camping. In addition, at the time of her site visit there were no tents in the car parking area.</p>	<p>Clerk</p> <p>Clerk</p>
PL41/2012	<p><u>Planning Applications Approved by CC –</u></p> <p>a. <i>PA12/02715, Falcons, Rock Road, Rock</i> – change of use of existing garage into residential home office.</p> <p>b. <i>PA12/03753, 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 6th May 2009 (plot 1).</p> <p>c. <i>PA12/03755, Bide-a-While, Dunders Hill, Polzeath</i> – extension of time of E1/2009/00370 for erection of a detached 3 bedroom house and garage approved on 7th May 2009 (plot 2).</p> <p>d. <i>PA12/03920, Petra, Dunders Hill, Polzeath</i> – proposed mezzanine and alterations.</p>	

<p>PL42/2012</p>	<p><u>Enforcement Matters –</u></p> <p>a. <i>EN12/00828, Rockall, 7 Brea Road, Rock</i> – development not in accordance with the approved plans. The case officer, Ms Louise Puddy, is on leave and no update is available.</p> <p>b. <i>EN12/01671, Haddon Cottage, Rock</i> – alleged construction of wall not on the approved plans. CC has closed this case.</p>	
<p>PL43/2012</p>	<p><u>Information Only/Future Agenda Items –</u></p> <p>a. <i>SLCC Branch Conference</i> – 18th September 2012, Green Lawns Hotel, Falmouth. It was AGREED to fund the Clerk’s attendance (£39 + VAT and travel), pro rata with the other Councils, for which she is the Parish Clerk.</p> <p>b. <i>PROW to Jesus Well</i> – a report had been received about the overgrown vegetation on this footpath. It was AGREED to approach the Golf Club, who had previously kept this area clear. The Clerk reported that a quotation of £100 had been received to clear the path with a chainsaw, if necessary.</p> <p><i>PROW 16: Trefressa to bottom of Trelyn</i> – the Clerk to ask the contractor to cut this path (on the spur towards the Pavilion Building) as a matter of urgency and to report to Cornwall Council that the surface here needs attention.</p> <p>c. <i>Grass Verge</i> – opposite Pavilion Stores. This is on the cutting schedule. The owners usually keep the verge cut, but one bungalow is up for sale and the verge outside remains uncut and needs attention urgently. The Clerk to ask the contractor to action.</p> <p>d. <i>Lewis’s Café (previously Di’s Dairy)</i> – there was some doubt about whether or not change of use permission is required to operate the café. The Clerk to clarify.</p> <p>e. <i>Trewint Recycling Bank</i> – the state of the Bank has been reported to Cory.</p> <p>f. <i>CC Governance Review</i> – the enquiry date is 17th July 2012 and there will be a round table discussion starting at 10am in the Trelawney Room, County Hall. The deadline for Parish Council’s to submit their written response has been extended to 27th July 2012.</p> <p>g. <i>Wind Turbine</i> – it was understood that two further wind turbine planning applications are in the pipeline.</p> <p>h. <i>Pityme Park</i> – it was reported that Sanctuary Housing and Mr Jody Jeffrey, CC’s Affordable Housing Officer wish to meet with Members about this proposal, which is back on the agenda. It was AGREED to hold an Extra-ordinary Meeting to accommodate this request. Highlands to be included in any meeting.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p> <p>Clerk</p>

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 3rd September 2012