



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

Present: Cllr. Mrs Mould (Chairman) Cllr. Blewett Cllr. Miss Gilbert
 Cllr. Gisbourne Cllr. Rathbone Cllr. Strong
 Cllr. Taper Cllr. Mrs Webb Mrs Thompson (Clerk)

Minute	AGENDA ITEMS	Action
	<u>Chairman's Welcome and Public Forum</u> – the Chairman welcomed Members.	
PL44/2012	<u>Apologies for Absence</u> – Cllrs. Gibson and Morgan were not present.	
PL45/2012	<u>Members' Declarations</u> – a. <i>Pecuniary/Registerable Declarations of Interests</i> – none b. <i>Non-Pecuniary/Disclosable Interests</i> – none c. <i>Declaration of Gifts</i> – Members must not accept any gift or hospitality with a value in excess of fifty pounds.	
PL46/2012	<u>Planning Applications Received</u> – a. <i>PA 12/02350, The Colt House, Trewint Lane, Rock</i> – replacement house on existing footprint. NO OBJECTION. b. <i>PA 12/04605, Seaside Café, St Moritz Hotel</i> – description has been changed to: "Erection of extension to existing Seaside Pool Cafe and variation of condition 2 of decision PA10/04565 to allow for use of swimming pool and beach huts all year round between the hours of 1000 - 1800 each day." NO OBJECTION. Cllr. Mould voted against the proposal. c. <i>PA 12/05465, St Michael's, Trewint Lane, Rock</i> – demolition of existing dwelling and construction of new dwelling. NO OBJECTION. d. <i>PA 12/05879, Land North East of Longhouse Lane, Rock</i> – retention of general purpose agricultural building and pond. OBJECT on the grounds this is hobby farming in an area outside the development boundary and is interfering with the natural water course; Members also feel that the agricultural building is not of a suitable construction to house cattle and question the need for a pond to water animals. e. <i>PA 12/05934, Rock Sailing Club, Rock</i> – consent for external lift for disabled access to first floor. NO OBJECTION. f. <i>PA 12/05935, Rock Sailing Club, Rock</i> – listed building consent for external lift for disabled access to first floor. NO OBJECTION. g. <i>PA 12/05971, St Enodoc House, Rock</i> – construction of single storey extension with roof terrace over. NO OBJECTION. h. <i>PA 12/06349, Rosemary, Worthy Hill, Trebetherick</i> – construction of a detached house to replace existing dwelling (to include demolition of "Rosemary". Members were unable to ascertain the ridge height of the proposed dwelling and it was pointed out that a neighbour has commented,	

	<p>on CC's website, that the plans do not show how far the new development will be from their property. The Clerk to seek clarification before a decision is made.</p> <p>i. PA12/06527, <i>Land adj. to Lowenva, Rock</i> – removal of dead wood and storm damaged branches, reduction in height by no more than 2.5 metres and removal of branches growing over road back to suitable growing point or to trunk from four trees (nos. 5-10 starting from the north end out of a group of nineteen Cupressus macrocarpa) on the opposite side of the road to the property. NO OBJECTION.</p> <p>j. PA12/06531, <i>Land adj. to Lowenva, Rock</i> – removal of dead wood and storm damaged branches, reduction in height by no more than 2.5 metres and removal of branches growing over road back to suitable growing point or to trunk from four trees (nos. 1-4 starting from the north end out of a group of nineteen Cupressus macrocarpa) on the opposite side of the road to the property. NO OBJECTION.</p> <p>k. PA12/06535, <i>Fynn Lodge, Sandy Lane, Rock</i> – thinning of crown by maximum of 20% to beech tree on boundary of property. NO OBJECTION.</p> <p>l. PA12/06593, <i>Merryfield Cottage, Rock</i> – increase eaves height in order to improve first floor accommodation. NO OBJECTION, but Members do have concerns about the proposed ridge height.</p> <p>m. PA12/06618, <i>Killick, Trewiston Lane, St Minver</i> – construction of boathouse / garden room to replacement existing structures. NO OBJECTION, but Members doubt if it will be possible to get a boat out onto the highway.</p> <p>n. PA12/06636, <i>Seaforth, Polzeath</i> – construction of balcony on North elevation. NO OBJECTION.</p> <p>o. PA12/06639, <i>Robins Hill, Dunders Hill, Polzeath</i> – extension of time application for addition of single storey pump room, revised dormer design, revised roof design and revised fenestration to rear elevation. Application no. E1/2009/01070 dated 22/09/09 relates. NO OBJECTION.</p> <p>p. PA12/06793, <i>Three Farthings, Porthilly Lane, Rock</i> – single storey first floor extension to form orangery to rear of property. NO OBJECTION.</p> <p>q. PA12/06686, <i>Land West of 20 Hr. Tristram, Polzeath</i> – construction of new dwelling and garage. NO OBJECTION.</p> <p>r. PA12/06819, <i>55 Little Trelyn, Rock</i> – erection of two storey side extension and front porch and moving existing garage to front of proposed extension. NO OBJECTION.</p> <p>s. PA12/07154, <i>Lower Cole, Golf Course Hill, Rock</i> – rebuild existing garage with addition of games room/bedroom over (revised design to withdrawn application PA12/02967). NO OBJECTION.</p> <p>t. PA12/07159, <i>Windrush, Rock</i> – construction of 2 single storey extensions to form 2 no en-suite bedrooms. NO OBJECTION.</p> <p>u. PA12/07305, <i>Brock, Trebetherick</i> – construction of extension and refurbishment of dwelling. The Clerk had not received this application, but had downloaded it from CC's website. NO OBJECTION.</p> <p>v. PA12/07307, <i>Sparks, Trebetherick</i> – demolition of existing dwelling and construction of new dwelling. NO OBJECTION.</p> <p>w. PA12/07371, <i>Rock Hill And Guinea-Liggan Rock</i> – felling of 4 sycamore trees and a tree of unidentifiable species on the southern boundary of Rock Hill, (Trees 1-5) and lopping of branches of two Beech trees and two Holm Oak trees on southern boundaries of both Rock Hill and Guinea Liggan, (Trees A-D). NO OBJECTION provided the Tree Officer has no objection.</p>	Clerk
PL47/2012	<p><u>Other Planning Matters</u> –</p> <p>a. PA12/05208, <i>Pinewood Development, Polzeath</i> – Minute 93c/2012 refers. The Clerk reported that she had not received an update, from:</p>	

	<ul style="list-style-type: none"> • <u>Planning</u> – Mr Mark Andrews, CC Team Leader, regarding replacing the crash barrier with a more suitable wall. • <u>Highways</u> – Mr Tim Foster, regarding authorisation of original barrier. <p>b. <i>CC Wind Turbine Policy</i> – it was RESOLVED to support a proposal from Mr T.J. Railton, requesting that Members urge CC to “...adopt a policy for wind turbines as a matter of urgency...”</p> <p>c. <i>CC’s Core Strategy</i> – it was RESOLVED to support a proposal from Dr Bernard Deacon by signing an open letter to CC, urging them to rethink their proposal to increase Cornwall’s housing stock by 48,000 homes over the next 20 years.</p> <p>d. <i>Tredrizzick Proposal</i> – it was AGREED to confirm the meeting with Mr Jody Jeffrey, CC and the developers scheduled for Thursday, 30th August 2012, 7pm in the Council Chamber.</p>	<p>Clerk</p> <p>Clerk</p> <p>Clerk</p>
PL48/2012	<p><u>Planning Applications Approved by CC</u> –</p> <p>a. <i>PA12/01531, Sharps Brewery, Rock</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>b. <i>PA12/03251, The Institute, Rock</i> – consent to remove large limb back to main trunk to Ash Tree covered by a tree preservation order.</p> <p>c. <i>PA12/03739, Pityme Inn, Rock Road, Rock</i> – installation of children's play equipment and rubber mulch.</p> <p>d. <i>PA12/03825, 10 Lowenna Manor, Rock</i> – demolition of an existing entrance canopy and the construction of a single storey lean-to extension.</p> <p>e. <i>PA12/03828, 9 Lowenna Manor, Rock</i> – demolition of an existing entrance canopy and the construction of a single storey lean-to extension.</p> <p>f. <i>PA12/04060, Ventura, Rock Road, Rock</i> – demolition of detached dwelling and erection of replacement detached dwelling.</p> <p>g. <i>PA12/04603, 2 Pityme Farm Road, Pityme</i> – construction of extension to existing dwelling to accommodate utility, living and storage rooms.</p> <p>h. <i>PA12/05097, Harbour Lights, Porthilly Lane, Rock</i> – extension and internal re-ordering to existing single dwelling house and conversion of garage to ancillary accommodation.</p> <p>i. <i>PA12/05414, Landersfield, Rock</i> – extension and internal re-ordering together with re-roofing in natural slate of existing dwelling.</p> <p>j. <i>PA12/05767, Trepetroc, Trebetherick</i> – construction of porch with ramp and canopy to front of dwelling.</p> <p>k. <i>PA12/05772, Hanjaque, Rock Road, Rock</i> – construction of first floor extension to provide en-suite to bathroom over existing utility.</p> <p>l. <i>PA12/06122, Seaworthy, Worthy Hill, Trebetherick</i> – enclosure of covered area and changes to fenestration.</p>	
PL49/2012	<p><u>Planning Applications Withdrawn</u> –</p> <p>a. <i>PA12/05036, 47 Hr. Tristram, Polzeath</i> – construction of single storey extension to rear of dwelling and other associated alterations.</p>	
PL50/2012	<p><u>Enforcement Matters</u> –</p> <p>a. <i>EN12/01227, Taomhara, Golf Course Hill, Rock</i> – works to TPO tree. CC is taking no action. Case closed.</p> <p>b. <i>EN12/00828, Rockall, 7 Brea Road, Rock</i> – development not in accordance with the approved plans. CC is taking no action. Case closed</p> <p>c. <i>EN12/02048, Lewis’s Café (formerly Di’s Dairy)</i> – change of use to café. CC has closed this case, stating ‘not development’.</p>	

PL51/2012	<u>Emergency Payments</u> – there were no emergency payments to be made.	
PL52/2012	<u>Licence Applications</u> - Surf-Side Beach Café, Polzeath Beach; case officer is Linda Edmunds. It was noted this is in Highlands' area.	
PL53/2012	<u>Rock Parking</u> – there was a general discussion about the parking difficulties in the village.	
PL54/2012	<u>Information Only / Future Agenda Items –</u> a. <i>2012 Cornwall Sports Awards</i> – closing date for nominations is August 31 st 2012. Further information on www.cornwallsportspartnership.co.uk b. <i>Sharp's Brewery, Pityme</i> – Members are invited to visit the site on 21 st September 2012. The Clerk to establish the time. c. <i>Tremorvah, Rock Road, Rock</i> – it was not clear if the high wooden fence requires planning permission. The Clerk to report this to Planning Enforcement.	 Clerk Clerk

Signature: (Cllr. Mrs Carol Mould)
Chairman

Date: 3rd September 2012